



Community Development Rezoning Report REZ16-069

Planning Commission
April 5, 2016

Board of Supervisors
April 27, 2016

Applicant	LCD Acquisitions, LLC
Tax Map Id	125-(A)- L163, L164, L165, L165A, and L182 (portion)
Present Zoning	General Agricultural District (A-2)
Proposed Zoning	Planned Residential District (R-5)
Location	east of Reservoir Street (Rt 710), approximately 1800 feet north of Stone Spring Road (Rt 280)
Acreage	36.81
Election District	3
Comprehensive Plan	Mixed Use Center

Staff Recommendation:	Approval	March 22, 2016
Planning Commission:		
Board of Supervisors:		

GENERAL INFORMATION

OVERVIEW / BACKGROUND

Located at the City limit along Reservoir Street, these parcels comprise an undeveloped wooded hilltop occupied by a single-family residence and a manufactured home. The City and the County have recently begun improvements to Reservoir Street. In 2011, the Commonwealth required certain municipalities to designate an Urban Development Area (UDA) in the Comprehensive Plan. The Rockingham County UDA includes this property.

PROFFERS¹

The applicant has submitted a master plan as required for the Planned Residential District and a set of proffered conditions to the rezoning request. These documents have been attached to this report.

COMPREHENSIVE PLAN

The Mixed Use Centers must be developed in at least two uses, one of which must be either community or neighborhood retail development or a community or neighborhood park. Other permitted uses include residential-scale offices, townhouses, and multifamily residential buildings. Residential areas within a Mixed Use Center can have a maximum density of up to 16 dwelling units per net acre of residential area, or up to 10 units per acre of gross project area.

Densities and intensities within UDAs are a minimum of four or more dwellings per developable acre for single family detached housing, a minimum of six or more dwellings per developable acre for townhouses, or a minimum of 12 or more multifamily units per developable acre. Developments may have a combination of residential and commercial use.

The uses within the center must be integrated through architectural treatments, landscape and streetscape improvements, and connecting streets and sidewalks. Isolation of uses will not be permitted. Mixed Use Centers may be the retail core or “downtown” for a TND. Mixed Use Centers must be served by public water and sewer systems and are to be connected to the surrounding neighborhood grid of streets. Parking should be located in on-street parallel spaces, and to the sides or rear of buildings.

¹ Proffers are voluntary contributions made by developers to the County through the conditional zoning process. Proffers are binding commitments which become a part of the County’s zoning ordinance as it pertains to a specific property.

UDAs are the focus for infrastructure investments in order to accommodate the expected growth and planned densities. These infrastructure investments will be made by some combination of State and county funding and private developer contributions. The county will consider the capacity of water, sewer and roadway infrastructure within the UDA as a whole when considering approval of any individual rezoning in a UDA. Any such approvals will depend in part on whether existing or anticipated infrastructure is in place or is planned in such a way as to reasonably accommodate the proposed development.

ZONING AND EXISTING LAND USE

The Zoning Administrator notes a concern with the number of units and whether they plan to do so many per year or construct them with no plan for development to know how rapidly growth will happen.

After receiving a variance request for increased road grades on March 25, the Zoning Administrator has concern with the County rezoning property that cannot meet the necessary road grades as set out in the Code. When this occurs, the applicant then comes to the BZA for a variance, and that is a huge burden for that Board. If we feel we need to increase our road grade requirement, I would suggest we take a look at the ordinance and work with affected entities such as Emergency Services, etc. to determine what the road grade should be.

Adjoining Properties and Uses

Direction From Site	Zoning	Existing Land Use
North	City of Harrisonburg	Residential
East	General Agricultural District (A-2)	Undeveloped, Wooded
South	General Agricultural District (A-2)	Undeveloped, Wooded, Home Sites
West	Medium Density Residential District (R-2)	Wooded, Home Sites

STAFF AND AGENCY ANALYSIS

UTILITIES

Public Works

Staff has met with the applicant and public water and sewer facilities would need to be extended to the property from the intersection of Stone Spring Road and

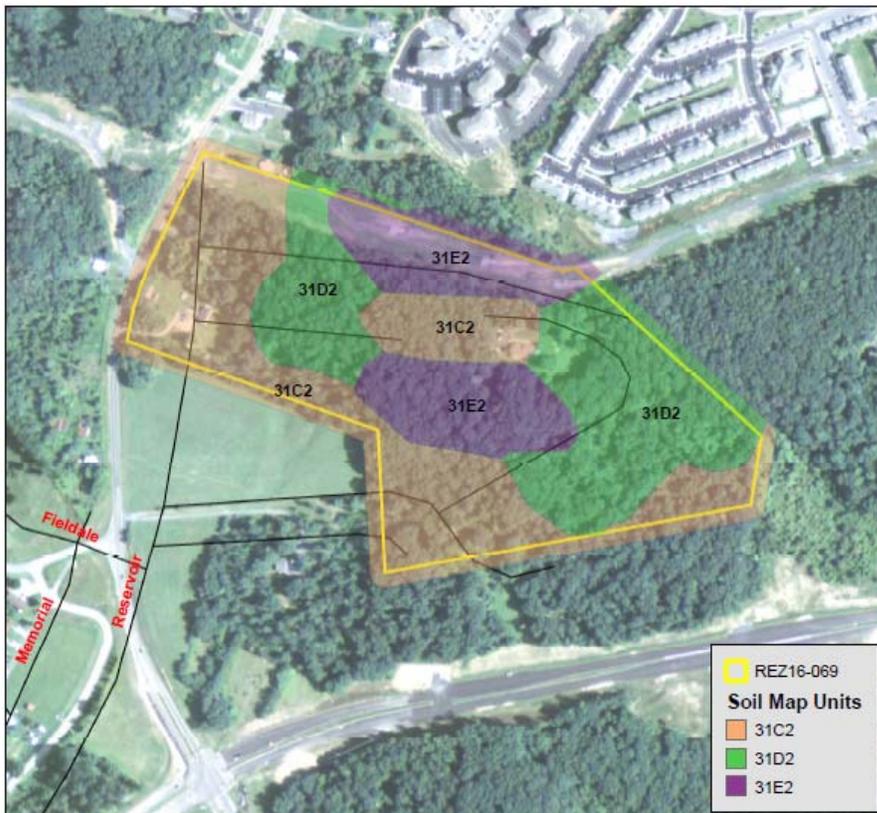
Reservoir Street. All County-owned and County-maintained sewer would need to be gravity systems. Pump stations and force mains are not desirable. Adequate capacity is available in the downstream sewer system and adequate water flow can be provided. Public Works would prefer the water be extended along Stone Spring Road and would be interested in potentially participating in the cost for increasing the size of the waterline along this stretch of roadway.

Health Department

No comment from the local health department; public utilities to serve.

ENVIRONMENTAL

Soils



31C2 - Slopes are 7 to 15 percent. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

31D2 - Slopes are 15 to 25 percent. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

31E2 - Slopes are 25 to 45 percent. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

Environment

No comment from the Environmental Director.

PUBLIC FACILITIES

Schools

No comment from Rockingham County Public Schools.

Fire & Rescue

The property is located within Hose Company #4 Volunteer Fire Company's Port Republic Road Sub-station & Harrisonburg Volunteer Rescue Squad's respective first due areas. With the continued construction and growth within the County, our office has concerns with being able to provide emergency services to new and upcoming projects and locations while maintaining current emergency responses.

Sheriff

No comment from the Office of the Sheriff.

TRANSPORTATION

Traffic Counts

Road	Classification	Geometry	Traffic Count*	Posted Speed
Reservoir Street (Route 710)	Major Collector to Fieldale,	4-Lane Divided Highway (Portion to be modified in	8,800 VPD (2014), k=0.084, dir.= 0.513	40 MPH

	Minor Arterial to City Limits	upcoming project)		
Stone Spring Road (Route 280)	Minor Arterial	4-Lane Divided Highway	N/A	45 MPH

* Vehicles Per Day (VPD)

VDOT

1. The change in zoning districts from A-2 to R-5 will have a substantial impact to the roadway network. It is expected that the potential change in traffic generation will be in excess of 1,000 vehicles per day.

2. The rezoning does not warrant a Chapter 527 Traffic Impact Analysis (TIA). However, knowing that the residue of the property is planned for future commercial use, the cumulative change in traffic generation could exceed the 5,000 trips per day that would warrant a Chapter 527 TIA. Therefore, VDOT recommends that a TIA either be performed now, taking future development into account, or else some guarantee be made by the applicant that a TIA will be performed at time of commercial rezoning. The goal is that a TIA won't be circumvented by rezoning the property in phases.

3. The primary entrance proposed by the Master Plan on Reservoir Street does not appear to currently meet sight distance requirements for a private subdivision (commercial) entrance. However, with the proposed Reservoir project being imminent, the required sight distance may be available once the road modifications are complete. VDOT recommends that the applicant review any current road plans available to ensure that the primary access meets sight distance requirements for the new 4-lane section of roadway. Otherwise, alternative access will be required.

4. Access Management requirements will apply to any access to Rt. 710 or Rt. 280. Any future signalization needs to access the development, as warranted by a traffic study, will be the responsibility of the developer. Current spacing requirements would allow for the proposed access on Reservoir Street to be signalized if warranted. The cross-over on Stone Spring Road proposed for use for the emergency access entrance does not meet signalized intersection spacing requirements; however, the next available crossover to the north does. All entrances must be designed in accordance with the VDOT Road Design Manual. Traffic signals must be warranted based on measured traffic counts and a signal warrant analysis prior to being permitted. Any signal warranted based on assumed traffic generation will require bonding and a signal agreement with VDOT, and would not be constructed until actual vehicle counts meet the warrant.

5. In relation to comment 4 above, it is recommended that the future commercial development be considered when designing access to the adjacent roadways. Since the second Rt. 280 crossover north of Reservoir meets signalization spacing requirements, it may be beneficial to consider a connection from the residential development to the north side of the property. It is possible that the future commercial development could require the first cross-over to be restricted or closed, depending on the intensity and layout of the commercial development. If a TIA were to be performed as mentioned above, this could be further explored during the analysis.

SUMMARY

Considerations

- The property lies within the designated Urban Development Area of the Comprehensive Plan.
- The Plan Description rejects the need for a phasing plan, citing the need “to better allow market-driven development practices and ensure the financial success of the project as a whole.”
- The applicant has applied for a variance for two roads within the development to be at a grade of greater than 10%.
- Adequate water and sewer capacity are available; the design and location of utility service will be resolved in the Site Plan.
- While this rezoning request does not warrant a TIA, commercial development to the south may warrant a TIA. VDOT would not want the requirement to be circumvented by rezoning the property in phases.
- The applicant has agreed to enter into a signal agreement with VDOT to address access to Reservoir Street, if that is required within a five year period.
- The applicant has proffered several conditions including the provision of 3.5 parking spaces per unit.

Staff Recommendation: Approval

March 22, 2016

Whereas this property lies within the Urban Development Area of the Comprehensive Plan and abuts an existing residential development in the City, staff recommends approval.

Planning Commission Recommendation:

Board Decision: