

**ROCKINGHAM COUNTY
ZONING VARIANCE APPLICATION**

FOR OFFICE USE ONLY

FEE: \$350.00

DEADLINE DATE: _____

RECEIPT # _____

HEARING DATE: 5/3/16

DATE REC March 25, 2016

TAXES PAID yes

BZA # VAR16-098

APPLICANT: LCD ACQUISITIONS, LLC

ADDRESS: 455 EPPS BRIDGE PARKWAY, SUITE 201, ATHENS, GA 30606

CONTACT PERSON: SETH RODERICK, P.E.

Daytime No. (540)434-6365

Address: VALLEY ENGINEERING; 3231 PEOPLES DRIVE; HARRISONBURG, VA 22801

LOCATION: (N S E W) side of Road Name RESERVOIR STREET (Route Number) 710
approximately 1800 miles(feet) (N S E W) of Road Name STONE SPRING ROAD (Route
Number) 280 in the CENTRAL Magisterial District, Election District # 3

TAX MAP # 125-(A)-L163, 125-(A)-L164,
125-(A)-L165A, 125-(A)-L165,
125-(A)-L182 (PARTIAL) ZONING: CURRENTLY:A-2,
BEING REZONED
TO: R-5 ACRES: 36.81+/-

TO THE BOARD OF ZONING APPEALS:

I (We) respectfully request that the Board of Zoning Appeals decide our appeal for a variance. This appeal is for a variance to the Rockingham County Code and is relative to the: Area, Sideyard, Height, Use, Parking or x Other (specify other) 10% STREET GRADE LIMIT provisions of the Code; specifically

I (We) request to be allowed to use a maximum street grade of 15%, which conforms to VDOT standards, in the design of internal streets for the proposed "Retreat at Harrisonburg" development n the approximate areas depicted on the attached schematic. This request is a variance of §17-701.03.(b), which limits private streets to a 10% maximum street grade.

for the following reason(s): (1) The existing topography is excessive; 25% or steeper in the areas where a variance is being requested (2) Inter-parcel Connectivity: 15% road grades will allow for the proposed streets to connect to adjacent parcels 3) Viewshed Preservation: 15% road grades will reduce large cuts and preserve trees and the viewshed at the higher elevations of the property.

A previous appeal on this (has/has not) been filed on this property. My (Our) interest in this property is as (owner, lessee, contract purchaser)

VALLEY ENGINEERING
Owner's Agent / Engineer

By: [Signature] SETH RODERICK, P.E.

(SEE OTHER SIDE)

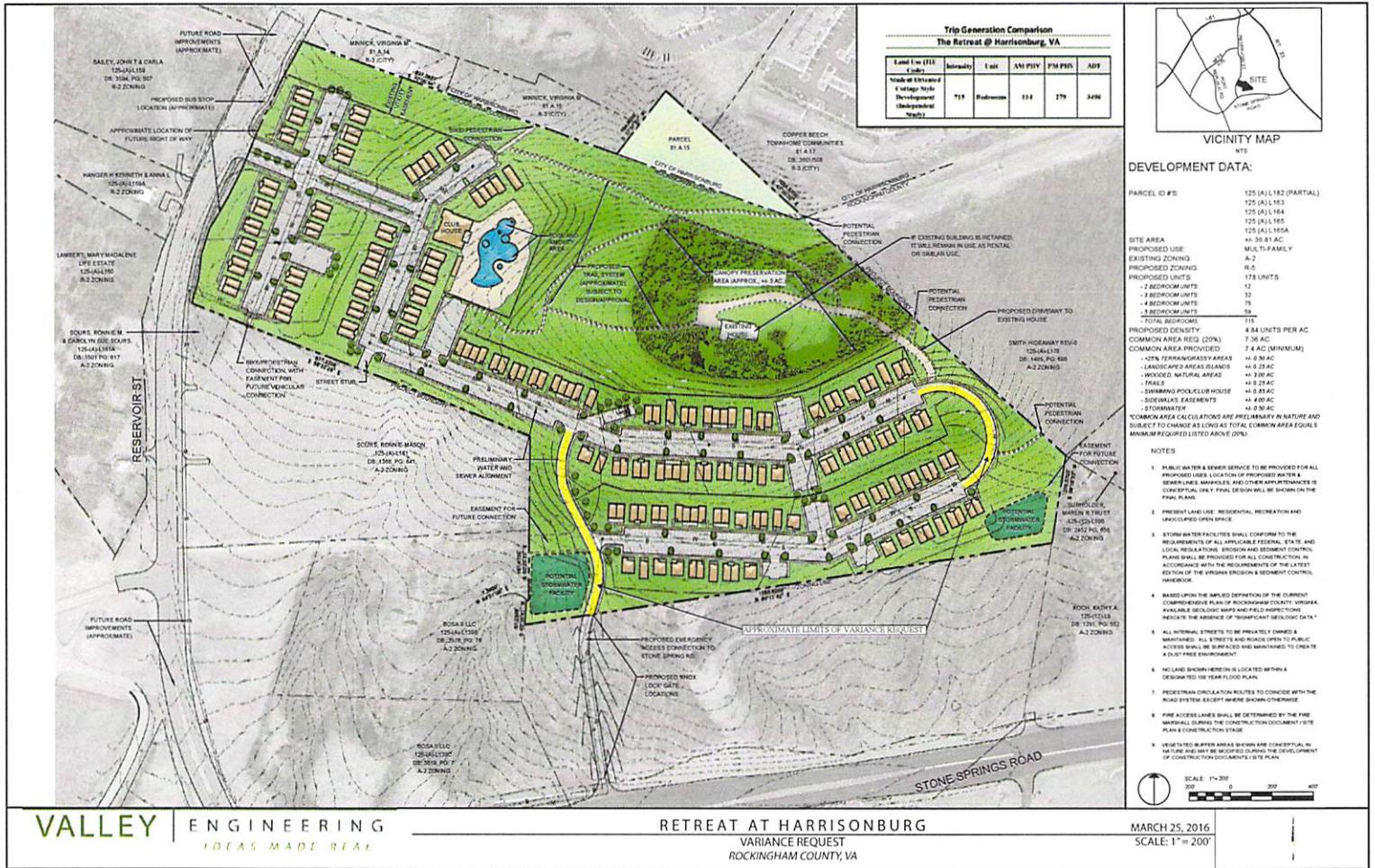
ADDITIONAL DETAILS REQUIRED WITH APPLICATION:

Attach a drawing on 8 1/2" x 11" plain paper showing the following:

- A. Size and Shape of property.
- B. Location of proposed or existing building - distance from public highway/street and from adjoining property.
- C. Size and shape of proposed or existing building.
- D. Show other buildings, driveway, septic, etc. located on the property.

NAMES AND COMPLETE MAILING ADDRESSES (USE E-911 ADDRESSES) OF ALL ADJACENT LANDOWNERS, INCLUDING LANDOWNERS ACROSS ANY ROAD. IF ADJACENT TO CITY, A TOWN, OR ANOTHER COUNTY, YOU NEED TO SUPPLY THOSE NAMES AND ADDRESSES ALSO. Name of owners may be found in Real Estate and Land Use office located in the Rockingham County Administration Center. Complete mailing addresses are listed in Land Use Books in front of the Treasurer's Office also (located next to the Land Use Office).

NAME	ADDRESS
1) SMITH, HIDEAWAY REV-O	560 NEFF AVE., SUITE #200, HARRISONBURG, VA 22801
2) BURHOLDER, MARLIN R TRUST	510 BOYERS ROAD, ROCKINGHAM, VA 22801
3) KOCH, KATHY A.	4634 SHEN LAKE DR, ROCKINGHAM, VA 22801
4) BOSA II LLC	2395 MASSANETTA SPRINGS RD., ROCKINGHAM, VA 22801
5) BOSA LLC	2395 MASSANETTA SPRINGS RD., ROCKINGHAM, VA 22801
6) SOURS, RONNIE MASON	2540 PORT REPUBLIC RD., ROCKINGHAM, VA 22801
7) SOURS, RONNIE M AND CAROLYN SUE SOURS	2540 PORT REPUBLIC RD., ROCKINGHAM, VA 22801
8) LAMBERT, MARY MADELENE LIFE ESTATE	2770 RESERVOIR ST., ROCKINGHAM, VA 22801
9) HANGER, H KENNETH AND ANNA L	2650 RESERVOIR ROAD, ROCKINGHAM, VA 22801
10) BAILEY, JOHN T AND CARLA	10845 QUAIL CREEL LN., MANASSAS, VA 20112
11) MINNICK, VIRGINIA M	916 GREENDALE RD. HARRISONBURG, VA 22801
12) MINNICK, VIRGINIA M	916 GREENDALE RD. HARRISONBURG, VA 22801
13) COPPER BEECH TOWNHOME COMMUNITIES	2590 PARK CENTER BLVD, SUITE 200, STATE COLLEGE, PA 16801



Trip Generation Comparison
The Retreat @ Harrisonburg, VA

Land Use (FTE Units)	Intensity	1 mi	1/4 MI PHU	PM PHU	ADU
Multi-Unit Residential (Medium Density)	718	Medium	134	179	3496



DEVELOPMENT DATA:

PARCEL ID #S: 125 (A1142 (PARTIAL)), 125 (A1163), 125 (A1164), 125 (A1165), 125 (A1165A)

SITE AREA: 44.36 AC

PROPOSED ZONING: MULTIFAMILY

EXISTING ZONING: A-2

PROPOSED UNITS: 178 UNITS

PROPOSED UNITS: 12 (2-BEDROOM UNITS), 32 (3-BEDROOM UNITS), 75 (4-BEDROOM UNITS), 59 (5-BEDROOM UNITS)

TOTAL BEDROOMS: 713

PROPOSED DENSITY: 4.84 UNITS PER AC

COMMON AREA REQ (20%) : 7.36 AC

COMMON AREA PROVIDED: 7.4 AC (MINIMUM)

LANDSCAPE AREAS: 44.36 AC

WOODED NATURAL AREAS: 3.00 AC

TRAILS: 0.23 AC

SHRIMPING POOL/CLUB HOUSE: 44.88 AC

SIDEWALKS/EASEMENTS: 44.88 AC

STORMWATER: 44.88 AC

*COMMON AREA CALCULATIONS ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE AS LONG AS TOTAL COMMON AREA EQUALS MINIMUM REQUIRED LISTED ABOVE (20%).

- NOTES:**
1. PUBLIC WATER & SEWER SERVICE TO BE PROVIDED FOR ALL PROPOSED LOTS. LOCATION OF PROPOSED WATER & SEWER LINES, MANHOLES, AND OTHER APPURTENANCES TO BE SHOWN ON THE FINAL DESIGN SHALL BE SHOWN ON THE FINAL PLANS.
 2. PRESENT LAND USE: RESIDENTIAL, RECREATION AND UNDEVELOPED OPEN SPACE.
 3. STORM WATER FACILITIES SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS. EROSION AND SEDIMENT CONTROL PLANS SHALL BE PROVIDED FOR ALL CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE VIRGINIA EROSION & SEDIMENT CONTROL MANUAL.
 4. BASED UPON THE IMPLIED DEFINITION OF THE CURRENT COMPREHENSIVE PLAN OF ROCKINGHAM COUNTY, VIRGINIA. AVAILABLE GEOLOGIC MAPS AND FIELD OBSERVATIONS INDICATE THE ABSENCE OF "SIGNIFICANT GEOLOGIC DATA".
 5. ALL INTERNAL STREETS TO BE PRIVATELY OWNED & MAINTAINED. ALL STREETS AND HIGHWAYS TO BE PUBLIC. ALL STREETS SHALL BE SURFACED AND MAINTAINED TO CREATE A DIVERSE FREE ENVIRONMENT.
 6. NO LAND SHOWN HEREON IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN.
 7. PEDESTRIAN CIRCULATION ROUTES TO COINCIDE WITH THE ROAD SYSTEM, EXCEPT WHERE SHOWN OTHERWISE.
 8. FIRE ACCESS LINES SHALL BE DETERMINED BY THE FIRE MARSHAL DURING THE CONSTRUCTION DOCUMENTS/ SITE PLAN & CONSTRUCTION STAGE.
 9. VISITATED BUFFER AREAS SHOWN ARE CONCEPTUAL IN NATURE AND MAY BE REQUIRED DURING THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS/ SITE PLAN.

