



Community Development Rezoning Report REZ16-095

Planning Commission
May 3, 2016

Board of Supervisors
June 8, 2016

Applicant	Pleasant Run, LC
Tax Map Id	124-(A)- L98
Present Zoning	Medium Density Residential District with Conditions (R-2C)
Proposed Zoning	Medium Density Residential District with Conditions (R-2C)
Location	West of Pleasant Valley Rd (Rt 679) approximately 500 feet north of Spaders Church Rd (Rt 689)
Acreage	71.492
Election District	4
Comprehensive Plan	Agricultural Reserve

Staff Recommendation:	Table	April 28, 2016
Planning Commission:		
Board of Supervisors:		

GENERAL INFORMATION

OVERVIEW / BACKGROUND

In 2009, the Board approved the rezoning of 282.86 acres of land from General Agricultural District (A-2) to Medium Density Residential District with Conditions (R-2C). The conditions to this development, known as the Springs at Osceola, included a phasing plan as well as a condition that limited the minimum size of each lot to no less than 1.2 acres. Since that time, the Springs at Osceola has not developed as quickly as the phasing plan would have permitted. The applicant requests an amendment to the proffered conditions to revise the development plan for the 71-acre portion located on the west side of Pleasant Valley Road to provide smaller lot sizes and a diversity of unit types.

PROFFERS¹

The applicant has submitted a list of proffered conditions, which has been attached to this report.

COMPREHENSIVE PLAN

The Comprehensive Plan identifies this area as Agricultural Reserve. One of the primary goals of the Comprehensive Plan is to preserve the agricultural industry and economy. The Agricultural Reserve is planned for agricultural uses and uses that support agriculture as a viable way of life and economic enterprise.

ZONING AND EXISTING LAND USE

The Zoning Administrator has expressed concern over the speed in which these lots are developed, noting that other proffers accepted by the Board have allowed only for a certain number per year. Due to the amount of development in the County at this time, the Zoning Administrator is concerned with the impact on emergency services (fire, rescue, and law enforcement) and impacts on schools and roads with no plan for development of the lots.

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.

Adjoining Properties and Uses

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

STAFF AND AGENCY ANALYSIS

UTILITIES

Public Works

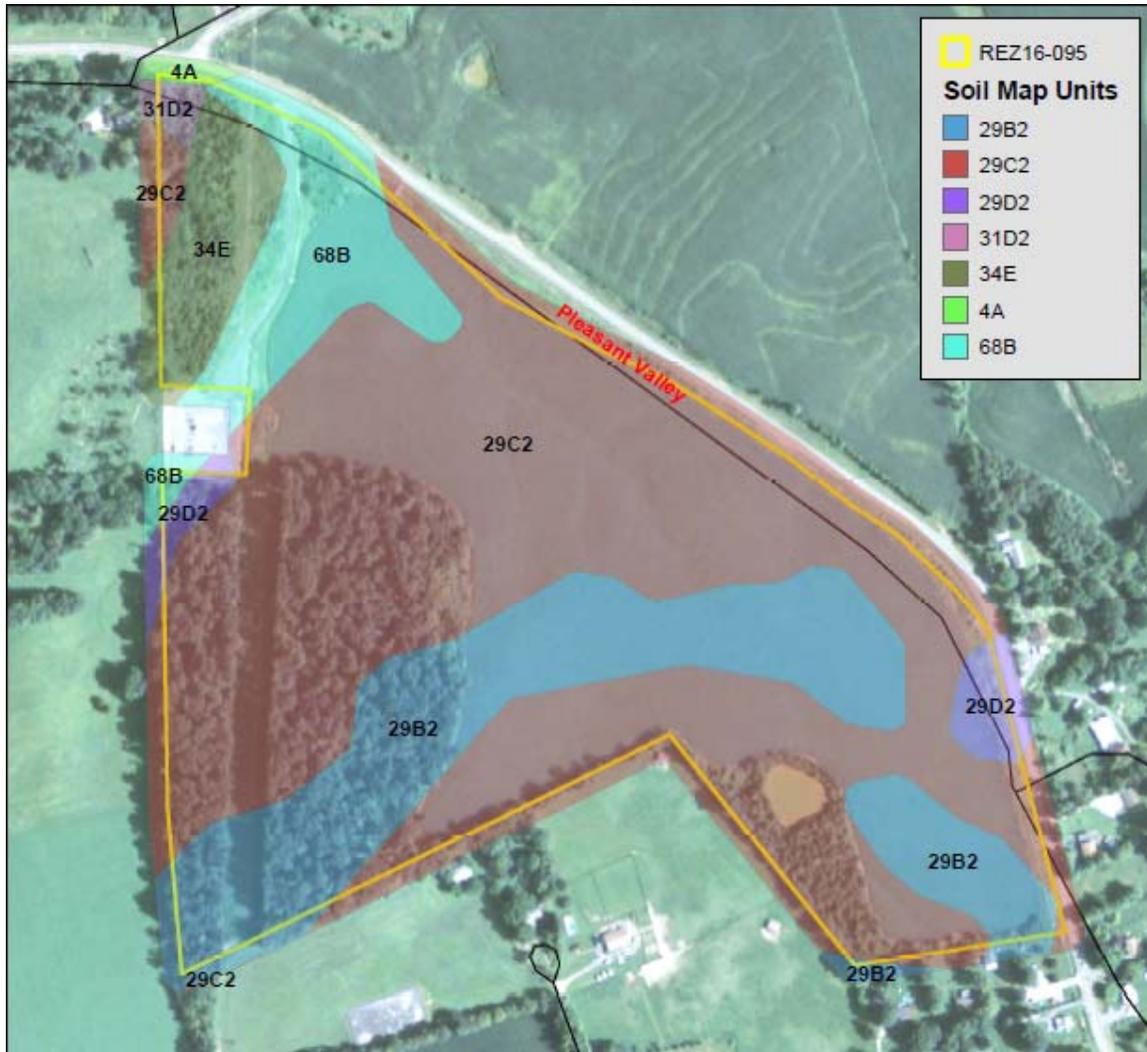
Rockingham County has adequate capacity in both the water and sewer systems in this area to handle the proposed increase in lots. As stated in the conditions and proffers, the applicant will be responsible for running/extending all water and sewer mains and services to adequately serve the development.

Health Department

No comment from the health department; public utilities to serve. If there are any existing wells that need to be abandoned application(s) should be filed at the local health department.

ENVIRONMENTAL

Soils



29B2

Slopes are 2 to 7 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 moderately high. 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.

29C2

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 moderately high. 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.

29D2

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 moderately high. 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.

34E

Slopes are 15 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 high. 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.

4A

Slopes are 0 to 2 percent. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is occasionally flooded. It is not ponded. A seasonal zone of water saturation is at 30 inches during January, February, March, April, December. This soil meets hydric criteria.

68B

Slopes are 0 to 7 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 low. This soil is frequently 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

The Environmental Manager has offered no comments.

PUBLIC FACILITIES

Schools

Rockingham County Public Schools offers the following comments regarding the proposed amendments to the proffers from Pleasant Run LC.

- Students in this development would attend Pleasant Valley Elementary, Pence Middle, and Turner Ashby High School.
- In a development such as this we would plan to have group stops at intersections and possibly at mid-block on longer streets. Therefore I was happy to hear from the developer that sidewalks are planned. We would request that this remain part of the plan.
- The proposed layout showing two connections to Pleasant Valley Road is advantageous to the schools. We would be able to serve the development without the need to turn around. We support this layout.
- It was stated at the pre-application meeting that the developer would expect to develop 25 lots per year. I believe this was proffered in the original development. For planning purposes it would be a benefit if the number of lots per year was to be included in the amended proffers as well.

Fire & Rescue

REZ16-095 is located within the Hose Company #4 Volunteer Fire Departments Port Republic Road Substation and Harrisonburg Volunteer Rescue Squads respective response 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. This project will have to meet the requirements of the Rockingham County Fire Prevention Code once started.

Sheriff

The Sheriff's Office has offered no comments on this application.

TRANSPORTATION

Traffic Counts

Road	Classification	Geometry	Traffic Count*	Posted Speed
Pleasant Valley Road (Route 679)	Collector	2-Lane Divided Highway	2,600 vpd	Unposted (55 mph)

* Vehicles Per Day (VPD)

VDOT

1. The change in zoning will increase the allowable density from 36 units to 166 units, a difference of 130 single family homes. This change would increase the potential traffic generation by more than 1,000 vpd. A Traffic Statement dated 4-6-2016 from Valley Engineering has been provided and is included in this memorandum by reference. The memorandum provides justification for not amending the previously submitted 2007 Traffic Impact Analysis.

2. VDOT has received complaints in the past in regards to the safety of the curves on the adjacent roadways as well as the volume and speed of traffic. This development is expected to worsen the existing concerns along the roadways and at nearby major intersections such as Osceola Springs/Port Republic Road and Spaders Church/Port Republic Road. The applicant has not offered to provide any improvements to the adjacent roadway network at time of this letter. The increased volume could contribute to the need for future public improvement projects.

3. Access Management requirements will apply to any access to Pleasant Valley Road. All entrances must meet the requirements found in Appendix F of the VDOT Road Design Manual.

SUMMARY

Considerations

- The amended conditions permit single-family attached units as well as single-family detached units.
- The number of units in this section of the development has been increased from approximately 40 units to 166 units.
- The applicant has proffered that all lots shall be served by public utilities, which are available.

- Rockingham County Public Schools would benefit from a phasing plan or a commitment from the developer to limit the number of new units to no more than 25 per year. The Zoning Administrator also raised this concern.
- The Comprehensive Plan identifies this area as Agricultural Reserve. Staff's original recommendation on the 2007 rezoning was for denial for this reason.
- The applicant has proffered a Plan of Development, showing pedestrian trails and a tentative road network. The applicant is required to provide pedestrian accommodations on at least one side of the street or comparable accommodations; these are not shown on the Plan of Development.
- Rockingham County Public Schools anticipates group stops at intersections and mid-block on longer streets, making sidewalks a serious concern.
- The applicant has submitted, and VDOT has accepted a Traffic Statement to justify not amending the original Traffic Impact Analysis from 2007.
- VDOT has concerns that this development will worsen the existing concerns along the roadways and at nearby major intersections such as Osceola Springs/Port Republic Road and Spaders Church/Port Republic Road, contributing the need for future public improvement projects.
- The Plan of Development shows no turn lanes on Pleasant Valley Road.

Staff Recommendation: Table

April 28, 2016

Whereas County staff has been instructed to review the impact on the provision of services for proposed developments within and surrounding the Urban Development Area, staff recommends tabling this request until this review can be completed.

Planning Commission Recommendation:

Board Decision: