



Community Development Rezoning Report REZ16-131

Planning Commission
June 7, 2016

Board of Supervisors
June 22, 2016

Applicant	SVEC
Tax Map Id	123-(A)- L85
Present Zoning	General Agricultural District (A-2)
Proposed Zoning	General Business District (B-1)
Location	West of South Valley Pike (U.S. 11), north of Oakwood Drive (Rt. 704)
Acreage	18.027 acres
Election District	2
Comprehensive Plan	Mixed Use Center

Staff Recommendation:	Approval May 31, 2016
Planning Commission:	
Board of Supervisors:	

GENERAL INFORMATION

OVERVIEW / BACKGROUND

This property lies between an industrial district to the south along South Valley Pike near Mt. Crawford and a commercial district to the north along South Valley Pike near the city limits of Harrisonburg. The parcel lies between the intersection of South Valley Pike and Oakwood directly to the south and the intersection of South Valley Pike and Cecil Wampler Road approximately 250 feet to the north.

PROFFERS¹

The applicant has not submitted any proffered conditions to this rezoning request.

COMPREHENSIVE PLAN

The Comprehensive Plan identifies this area as Mixed Use Center. It also identifies the area directly to the south of this property as Industrial and the area directly to the east as Commercial. The Mixed Use Center is a subset of the Community Residential land use area, and calls for residential areas mixed with civic or commercial uses. The Commercial areas are focused along the primary roads of the County and include retail, office space, and mixed use areas. Industrial areas offer good access to primary roads and include distribution centers, warehouses, and accessory office space.

ZONING AND EXISTING LAND USE

From a zoning standpoint, there are no objections to this request. They will need a site plan at which time we will look at setbacks, parking, etc. They will be applying for a special use permit for the building height and, in time, for a telecommunications tower.

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	General Agricultural District (A-2)	Agriculture
East	General Agricultural District (A-2)	Agriculture
South	General Business District (B-1)	Shooting Range
West	Prime Agricultural District (A-1)	Agriculture

STAFF AND AGENCY ANALYSIS

UTILITIES

Public Works

Public water is available to the property from two possible locations. A 12" main is on the east side of Rt. 11 and would require a road bore to bring the water to the property. An 8" line is located along Oakwood Drive and would potentially require easements to access the line. The access point would be near the southwest corner of the property. For public sewer, the Harrisonburg Rockingham Regional Sewer Authority has a gravity line located on property on the east side of Rt. 11 and would require a road bore and potentially an easement to access the line. There is also a Rockingham County line on property on the south side of Oakwood Drive. Connection to this line would require a road bore and potentially easements to access the line.

Health Department

No comments; public utilities to serve the development. If there are any wells that need to be abandoned a permit should be obtained from the health department.

ENVIRONMENTAL

Soils



Slopes are 0 to 15 percent. Depth to a root restrictive layer in 14C2 and 17C2, bedrock (lithic), is 20 to 40 inches. In all other areas, it is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer of 14C2 is moderately low; in the most restrictive layer of 17C2 is moderate; in all other areas is moderately high. Available water to a depth of 60 inches is very low in 14C2, low in 17C2, and moderately high in all other areas. Shrink-swell potential is high in 14C2, moderately high in 17C2, low in 68B, and moderate in all other areas. This soil is frequently flooded in area 68B only. 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 comments.

PUBLIC FACILITIES

Schools

Rockingham County Public Schools has no objections to the proposed rezoning of TM# 123-(A)-L85 from General Agricultural (A-2) to General Business (B-1).

Fire & Rescue

This property is located within the Bridgewater Volunteer Fire Department and Bridgewater 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 no comment.

TRANSPORTATION

Traffic Counts

Road	Classification	Geometry	Traffic Count*	Posted Speed
South Valley Pike (Rt 11)	Minor Arterial	4-Lane Divided	12,000	55 mph
Oakwood Drive (Rt 704)	Major Collector	2-Lane Highway	3,800	45 mph

* Vehicles Per Day (VPD)

VDOT

1. The expected traffic generation from 18 acres of business property could be substantial. Having no master plan or proffers, we assume that the use could be the highest intensity permitted by the B-1 district.
2. Oakwood Drive (Rt. 704) is currently carrying a great deal of traffic for the existing road geometry. An improvement project is a possibility in the future. For this reason, an increased setback requirement for elements of the site should be considered. The existing right-of-way appears to be a 30' prescriptive right-of-way. Additional fee-simple right-of-way will be required to make roadway improvements.
3. A right turn lane from Rt. 11 to Rt. 704 has been explored as a road improvement project in the past. The addition of the commercial traffic generated by this site will make a right turn lane even more needed. It is my understanding that right-of-way negotiations with the previous landowner made the project cost prohibitive in the past. It is essential to obtain the sliver of land between the Rt. 11 right-of-way and the older turnpike right-of-way before the project can be completed; the right turn

lane would benefit the users of this development as well as the users of Rt. 11 and Oakwood Drive.

4. The only plan of development that has been viewed by VDOT consisted of a conceptual site plan during the pre-application review period; that plan was not made available in the application packet for rezoning. However, I bring it up to discuss entrance access options. Any entrance must meet the requirements of Appendix F of the Road Design Manual. The more specific concern is the intersection sight distance requirements (500' 2-lane, 45 mph):
 - a. The entrance shown on the sketch along the northern property line, and potentially used as an access for fairground events, does not appear to meet sight distance. The best location, which would still need to be verified, is across from the existing commercial entrance approximately 185' north of the property line. An entrance in this location would obviously require additional land acquisition or an easement.
 - b. The second entrance, closer to Rt. 11, appears to be planned for approximately 400' south of the north property line. This location also appears to have questionable sight distance. The best location near this point, which would have to be verified by survey, is approximately 100' north of the planned location, which is around 300' south of the north property line.
 - c. I highly recommend survey verifying the sight distance availability as soon as possible to determine potential access options. The two alternate locations mentioned above appear to be the best options, and appear to have a high likelihood of meeting the requirement; however, due to grass growth and existing physical features, it is not possible to guarantee with certainty without a topographical physical feature survey and sight line profiles.
5. If additional plans, proffers, or agreements are made as a result of these or other comments, VDOT requests to have the opportunity to review the additional documents prior to the hearing.

SUMMARY

Considerations

- The Comprehensive Plan identifies this area for Mixed Use and the adjacent land for Commercial and Industrial use.
- Public utilities are available to the site but would require a road bore.
- VDOT has expressed multiple concerns with the impact that commercial development may have on the road network in this area.

REZ16-
Zoning from

- The applicant is currently negotiating a memorandum of understanding with VDOT to address these concerns.

Staff Recommendation: Approval

May 31, 2016

Whereas this request conforms to the Comprehensive Plan, and whereas the applicant has recognized the need to mitigate the impact on the road network, staff recommends approval.

Planning Commission Recommendation:

Board Decision: