



**ROCKINGHAM COUNTY  
DEPARTMENT OF COMMUNITY DEVELOPMENT**

**REZONING CASE REPORT REZ18-360**

Applicant	SCAKL, L.C.
Address/Location	Meadowbrook Subdivision located at N. Valley Pike (US 11) at its intersection with Suffolk Drive.
Tax Map#	95E-(A)-L55B
Acreage	Approximately 68 acres
Present Zoning	R-5 (Planned Neighborhood)
Proposed Zoning	R-5 (Planned Neighborhood)
Election District	3
Comprehensive Plan	Mixed Use Center in the Urban Growth Area
Staff Recommendation	Table, December 21, 2018
Planning Commission	
Board of Supervisors	

## **GENERAL INFORMATION**

### **OVERVIEW/BACKGROUND:**

The applicant requests amending the existing approved Master Plan totaling approximately 68 acres by adding 6 lots within the Meadowbrook Subdivision by reducing a portion of the common area and realigning 12 undeveloped lots in Phase 5. There are no proffered conditions on the property, but the Master Plan is a legal document. However, the required Plan Description has not been submitted.

## **STAFF AND AGENCY ANALYSIS**

### **PLANNING**

#### **Planning Consistency:**

The Master Plan and rezoning were approved by the Board of Supervisors in 2005 for up to 138 lots in five phases with two since completed and Phase 3 nearing completion. The proposed amendments would impact Phases 4 and 5 resulting in the creation of 6 new lots and a new common area acreage of 19.45 acres (29.27%) with a density of 2.1 units per acre. Further evaluation or soils testing of the final development plans may be required by the Stormwater Management Program Administrator based upon field conditions and cumulative impacts of development on water runoff and quality within the entire Meadowbrook subdivision (see Environmental Services Comments below).

#### **Comprehensive Plan Consistency:**

The parcel is designated as a Mixed Use in the Urban Growth Area, which encourages a planned orderly combination of residential and commercial development in existing nodes of activity. The rezoning request is compatible with this Comprehensive Plan designation relating to transportation connectivity between parcels and through the construction of a shared-use path along Boyers Road.

### **ZONING**

The Zoning Administrator expresses no concerns with this request provided that all of the development standards for R-5 zoning district are met.

### **ENVIRONMENTAL SERVICES**

This site is in the Dry Fork watershed. An unnamed intermittent stream is on the property. There is no mapped floodplain. The site is underlain by carbonate rock material with no less than eight identified sink holes. USDA Soil Survey shows the majority of the site classified as Rock Outcrop – Carbo complex or Rock Outcrop – Frederick complex.

Some patches of B, C, and D group soils are around the perimeter of the site:

- Group B soils are defined as having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.
- Group C soils are defined as having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.
- Group D soils are defined as having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high-water table, soils that have a claypan or clay layer at or near the surface, and soils

that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

This site has a partially grandfathered stormwater management plan. The original plan would not meet current stormwater regulation standards, as it is primarily dependent upon discharging runoff to a sinkhole, and downstream issues have been noted this summer.

#### **VIRGINIA DEPARTMENT OF HEALTH**

The Health Department has no comment on this proposal. Public water and sewer already serve the project.

#### **PUBLIC WORKS**

In reviewing the original construction drawings, it appears that water and sewer services can be supplied to the lots. However, revised construction drawings need to be submitted for review and approval showing how the services will be provided. This especially applies to the sewer where laterals were being proposed to serve multiple lots. Lateral sizes may need to be increased to serve the additional lots.

#### **VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT)**

**Roadway Information:** North Valley Pike (Route 11)

**Functional Classification:** Minor Arterial

**Geometry:** 3-Lane Highway

**Traffic Count:** 9,500 VPD (2017)

**Posted Speed:** 55 MPH

#### **VDOT Comments:**

1. This proposed rezoning would not have a significant impact to the roadway network and would not warrant a Chapter 527 Traffic Impact Analysis.
2. VDOT has some concern with limited frontage of the lots along the Romney Court cul-de-sac. It does not appear that there will be enough road frontage to accommodate an entrance to each parcel. The two and potentially three parcels at the end of the cul-de-sac will need to share a single entrance and have ingress/egress easements recorded to ensure shared access.
3. The proposed changes to the Master Plan would not warrant the undeveloped sections of the subdivision to be converted from Subdivision Street Requirements (SSR) to Secondary Street Acceptance Requirements (SSAR). However, should a revision to the construction plan be required, the plans will be reviewed per the most recent revision of the SSR design standards.

#### **FIRE AND RESCUE**

This site is located within the Hose Company #4 Fire Department station and 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. This project will have to meet the requirements of the Rockingham County Fire Prevention Code.

#### **ROCKINGHAM COUNTY PUBLIC SCHOOLS**

The proposed changes to this development (6 additional lots) would have minimal impacts to

Rockingham County Public Schools.

**STAFF RECOMMENDATION**

**Table, December 21, 2018**

Staff recommends tabling the request to give the applicant time to address VDOT comments, reconsideration of the location of lots #126-1 and #121-2 in the final Master Plan due to their proximity to identified sink holes and their potential impact on stormwater management, the need to merge all past Master Plan revisions into one updated plan, and the inclusion of the required Plan Description.

**PLANNING COMMISSION RECOMMENDATION**

**BOARD OF SUPERVISORS NDECISION**

DRAFT