



Community Development Rezoning Report REZ-163

Planning Commission
August 7, 2012

Board of Supervisors
September 12, 2012

Applicant	KKB, LLC
Tax Map Id	Parcels 125-(A)-6 and 125-(A)-6A
Present Zoning	A-2 (General Agricultural)
Proposed Zoning	R-3C (General Residential with Conditions)
Location	Immediately west of the intersection of Port Republic Road (Route 253) and Stone Spring Road (Route 726)
Acreage	6.146 acres
Election District	4
Comprehensive Plan	Mixed Use Center (within the Urban Development Area)

Staff Recommendation:	July 17, 2012: Approval
Planning Commission:	August 7, 2012
Board of Supervisors:	September 12, 2012:

GENERAL INFORMATION

BACKGROUND

The applicant intends to construct an apartment complex, if granted R-3C (General Residential with Conditions) zoning.

PROFFERS¹

The applicant has submitted proffers for this rezoning, which are included in this packet.

COMPREHENSIVE PLAN

The Comprehensive Plan designates the area as Mixed Use Center. The proposed rezoning site is also located within the Urban Development Area.

ZONING AND EXISTING LAND USE

The land is zoned A-2, (General Agricultural) and is currently undeveloped.

Adjoining Properties and Uses

Direction From Site	Zoning	Existing Land Use
North	A-2, R-5C	Residence and photography studio Aspen Heights
East	R-2	Mt. Sinai United Methodist Church
South	B-1	Stoneleigh Investments, LLC
West	A-2	Residence

STAFF AND AGENCY ANALYSIS

UTILITIES

Public Works

Water facilities are available from the Stoneleigh Investments, LLC, properties as well as across Port Republic Road in the Misty Meadows subdivision. Connections would be required into both of these water systems as well as providing a water connection point for the Aspen Heights development. Public

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.

sewer is available through the Stoneleigh Investments, LLC properties, but will be limited in the amount of flow.

Sewage could be pumped to Misty Meadows but would require a private sewage pump station or a public station which would require an existing County station to be taken out of service. Private stations are not recommended due to the potential for the County having to take over maintenance in the future. Another potential option is connecting to the Aspen Heights project but that would require City approval which has not been granted at this time.

Health Department

The applicant proposes public utilities. If any existing wells are on the property that might be impacted by development they should be properly abandoned by obtaining a permit from the health department.

ENVIRONMENTAL

Soils

According to the soil survey, the soil has slopes of 2 to 15 percent and a depth to a root-restrictive layer of more than 60 inches. The soil is naturally classified as well drained, with the slowest permeability being moderately high, and a moderate shrink swell potential. This soil does not meet hydric criteria.

Floodplain

According to FEMA mapping, the parcel is not located within a 100-year floodplain.

PUBLIC FACILITIES

Schools

School Administration states its initial concerns regarding the need for a suitable location for a bus pull-off on Stone Spring Road has been addressed in the proffers.

Emergency Services

The Port Road Station of Hose Company #4 is located .9 mile away from this site and the Harrisonburg Rescue Squad is 2 miles away. Fire and Rescue states , if approved, this request would most likely increase the call load for these stations.

TRANSPORTATION

Traffic Counts

Road	Year	Traffic Count*
Port Republic Road (Route 253)	2010	9,400 vpd
Stone Spring Road (Route 726)	2010	3,900 vpd

* Based on vehicles per day

VDOT

The rezoning proffers are adequate to satisfy VDOT rezoning comments. The details concerning spacing, sight distance, and geometry for these entrances will be addressed at the site plan stage. VDOT has no other comments.

SUMMARY

Considerations

1. The Comprehensive Plan designates this area as Mixed Use Center.
2. The rezoning site also lies within the Urban Development Area (UDA). The UDA is intended for compact residential development designed to incorporate a mix of housing types and to accommodate "pedestrian and vehicular traffic with a full complement of services and amenities."
3. A goal of the Comprehensive Plan is to "achieve a balance of compatible land uses and communities in which people can live, work, and play." (p. 2-100) To accomplish this the Plan notes that:
 - a. "the County will take the necessary measures to ensure that new development will be concentrated mainly in areas served by public water and sewer (designated as Urban Growth Areas), including areas in and around the incorporated towns and adjacent to major road corridors," and that
 - b. "80% of new housing will be located in compact growth areas served by community facilities, by allowing higher residential densities with traditional design elements." (pp. 2-7 & 2-101)
4. The applicant has proffered to construct one entrance on Stone Spring Road and a right-in/right-out access on Port Republic Road, each with turn lanes, as required by VDOT.

5. Some of the applicant's additional proffers are to:
 - a. construct a ten-foot wide shared-use path along the existing Stone Spring Road,
 - b. construct a bus stop(s) as requested by the Harrisonburg Department of Public Transportation or Rockingham County School Administration,
 - c. install a decorative fence, and
 - d. provide indoor bicycle racks

6. The proffered Plan of Development shows a landscaped perimeter; connectors to the existing Port Republic Road, and the proposed Stone Spring Road, shared use paths; and a private inner courtyard with amenities for residents' use.

RECOMMENDATIONS & ACTION

Staff Recommendation: Approval

July 17, 2012

This rezoning request is compatible with its Comprehensive Plan designation as part of a Mixed Use Center. The Mixed Use Centers can develop as either community or neighborhood retail development and may also include residential-scale offices, townhouses, and multi-family residential buildings. The recent development in this area of Rockingham Memorial Hospital and other professional office uses has established a commercial-related land use pattern, with which the proposed rezoning would be compatible.

The R3 zoning of the proposed rezoning would allow for a higher density residential use, keeping with the Comprehensive Plan's goal to guide higher residential densities toward those areas with existing and accommodating infrastructure.

Planning Commission Recommendation:

August 7, 2012

Board Decision:

August 22, 2012