Proposed Expansion of Urban Development Area

Purpose

Staff recommends the UDA designated in the Comprehensive Plan's Conceptual Land Use Map be expanded to recognize an existing, significant economic generator and activity center. If the Board adopts a revision to the UDA, it will be submitted for inclusion in *VTrans2040 Multimodal Transportation Plan* (VMTP). The ability to receive House Bill 2 (HB 2) funding for future road projects is expected to be considerably improved. The County will be eligible to submit candidate projects for scoring that fall within one of the three identified focus areas of VTrans2040: corridors of statewide significance, regional networks, and UDAs or locally designated growth areas. The Commonwealth Transportation Board (CTB) relies on these scores to select projects to fund in the Six-Year Improvement Plan (SYIP).

Background

VTrans2040 Vision outlines the policy vision for Virginia's transportation system over the next 25 years. The *VTrans2040 Multimodal Transportation Plan* (VMTP) serves as the guiding document for Virginia's transportation agency business plans and statewide transportation funding programs until the next update in five years. The VMTP policy and recommendations of the plan focus on corridors of statewide significance, identified regional networks, and urban development areas (UDAs) or locally designated growth areas.

HB 2 requires the use of a performance-based, priority-scoring process for the evaluation of transportation projects that utilize state and federal funding. Localities, regional entities, transit and rail providers are eligible to submit candidate projects for scoring that fall within one of the three identified focus areas of VTrans2040 (corridors of statewide significance, regional networks, and UDAs or locally designated growth areas). The scores of candidate projects are used by the Commonwealth Transportation Board (CTB) to select projects to fund in the Six-Year Improvement Plan (SYIP).

The UDA as an Economic Generator and Activity Center

The existing UDA was established in 2011 in the area surrounding the intersection of Port Republic Road and Stone Spring Road. The year before, Sentara RMH (then Rockingham Memorial Hospital) opened in its present location. Significant infrastructure improvements had been completed and others were underway. This area has been the focal point for compact growth designed to accommodate bicycle, pedestrian, and vehicular traffic with a full complement of services and amenities.

Since 2011, commercial and residential development activity has increased and Stone Spring Road has been completed. The attached heat map, which was prepared for the Metropolitan Planning Organization and Rockingham County's Bicycle and Pedestrian Plan, shows the intensity of activity created by the presence of residences, employment, and cultural amenities. This intensity of activity is expected to increase as the areas zoned (as seen on the attached zoning map) for these activities continue to develop and as other land is rezoned in accordance with the Comprehensive Plan. Beyond the UDA, a significant amount of this activity is underway in locations such as Preston Lake and in the continued build-out of other residential developments. Interest in the development of commercially zoned land in this same area is expected to increase as a result of the relocation and completion of Stone Spring Road and the construction of Albert Long Park.

Staff Recommendation

In consideration of the activity that has occurred since 2011 and is expected in the coming years, staff recommends the expansion of the UDA to encompass most of this area, as depicted on the Proposed UDA Boundary Expansion map (attached). This UDA expansion lends support to the scoring of future transportation projects. The expansion of the UDA requires the amendment of the Comprehensive Plan text and Conceptual Land Use Maps for 2020 and 2050. The proposed amendment is attached.

WATERMAN ELEMENTARY SCHOOL
THOMAS HARRISON MIDDLE SCHOOL
KEISTER ELEMENTARY SCHOOL
SPOTSWOOD ELEMENTARY SCHOOL
SMITHLAND ELEMENTARY SCHOOL
SKYLINE MIDDLE SCHOOL
JAMES MADISON UNIVERSITY
Harrisonburg
STONE SPRING ELEMENTARY SCHOOL
PLEASANT VALLEY ELEMENTARY SCHOOL
UDA
Proposed UDA Expansion
Proposed UDA Expansion
Activity Heat Map
High Density
Medium Density
Low Density

Rockingham County

Community Development Desktop GIS Browser

0 2,700 5,400 Feet

*Parcel information displayed on this map is currently under development. Rockingham County assumes no liability for any errors, omissions, or inaccuracies.

CITY OF HARRISONBURG
Total Existing Development
1961.0 Acres
Total Expected & Potential Development
1986.3 Acres
242.9 Acres
1153.6 Acres
832.7 Acres
1718.1 Acres
Proposed
UDA Boundary Expansion
Proposed UDA Expansion
Existing UDA Boundary
Existing Development
Expected & Potential Development
Tax Parcels
Corporate Boundaries
Interstate Highway
US Highway
VA Primary Highway
VA Secondary Highway
Private Road
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Feet
0 500 1,000 2,000 3,000 4,000
N
INTERSTATE 81 SOUTH BOUND
INTERSTATE 81 NORTH BOUND
STONE SPRING RD
BOYERS RD
MYSTIC WOODS LN
CHARLESTON BLVD
SPOTSWOOD TRL
BETTS RD
RUSH LN
BRAVES LN
STELLA ST
CHADLN
INDIAN TRAIL RD
ROBIN RD
BENTLEY WAY
APPLE VALLEY RD
ROCK PORT DR
ALBERT LONG DR
HEALTH CAMPUS DR
PLEASANT RUN DR
MATTIE DR
RIDGEDALE RD
STOCKINGS CIR
WELCHAN
SHIRE CIR
PINTO PL
BENTLEY DR
BRENTWOOD DR
GRUSSY CREEK RD
AUTUMN LN
HILLMEADOW DR
OSCEOLA SPRINGS RD
OAKS LN
GEN JACKSON LN
BARRINGTON DR
KINGSTON DR
BAYBROOK DR
BERKSHIRE LN
BERKSHIRE RD
SERVER RD
HURON LN
HURON CT
ARROWHEAD RD
MASSANETTA SPRINGS RD
SHEN LAKE DR
LAKEVIEW DR
BROMROCK LN
MESSNETTO CREEK DR
IZAAK WALTON DR
PRKELLY
OAK RIDGE RD
OAK SHADE RD
CROSS KEYS RD
WEST DONNAGAIL DR
WOODS RD
MAGNOLIA RIDGE DR
RIDGECREST CT
MARIGOLD CIR
BARRACUDA DR
CLAREMONT AVE
BELLAVISTA DR
FREDERICK RD
CAVALRY LN
CONFEDERATE DR
DAVIS RD
SOUTH CT
BULLRUN RD
CADET CT
KAYE DR
SUNNYSIDE DR
GLENSIDE DR
LOCUST CIR
HICKORY CT
RACE CT
WOODLAND DR
STEEPLECHASE DR
SPRINGOAKS DR
PRESTON LAKE BLVD
GASLAMP PL
FOREST OAKS LN
QUARLES CT
HOLLYS WAY
WYNNWOOD LN
NATURAL SPRING LN
CULLISON CT
TAYLOR SPRING LN