Community Development
Rezoning Report
REZ16-331

Planning Commission
December 6, 2016

Board of Supervisors
December 14, 2016

Applicant	MLK Preston Lake, LLC
Tax Map Id	125-(18)- L2 (portion)
Present Zoning	Planned Residential District (R-5)
Proposed Zoning	Planned Residential District (R-5)
Location	East of Stone Spring Rd (Rt 280) approximately 0.3 miles south of Spotswood Trl (Rt 33)
Acreage	12.21
Election District	3
Comprehensive Plan	Community Residential

Staff Recommendation:	Approval	November 30, 2016
Planning Commission:		
Board of Supervisors:		

GENERAL INFORMATION

OVERVIEW / BACKGROUND

In December 2005, the Board approved a master plan for a traditional neighborhood development southwest of the intersection of Massanetta Springs Road (Rt. 687) and Spotswood Trail (U. S. 33) submitted by Preston Lake, LLC, a subsidiary of the Hine Group, LLC. This property was comprised of 124.64 acres rezoned from A-2 (General Agricultural) to R-5 (Planned Residential) and 20.94 acres rezoned from A-2 (General Agricultural) to PCD (Planned Commercial Development). The Residential Neighborhood, zoned R-5, included 346 townhouses and 120 single-family detached houses for a density of 3.74 units per gross acre.

In September 2007, the Board approved an amendment to the master plan that increased the density and revised the layout in the Residential Neighborhood. The single-family detached houses were reconfigured to allow an additional 8 detached houses, bringing the density to 3.80 units per gross acre. The orientation of the southernmost section of townhouses was also changed to not directly face the Massanetta Springs Conference Center.

In 2013, the Residential Neighborhood was purchased by MLK Preston Lake, LLC. MLK Preston Lake, LLC amended the master plan in three ways. First, three adjacent parcels to the southwest along Boyers Road, totaling 11.58 acres, were added to the master plan and rezoned to R-5. Second, two of the internal streets, Clubhouse Hill Road and Charleston Boulevard, were extended and realigned to serve the above referenced parcels. Third, two new product types were added to the master plan, multifamily housing and four-unit attached homes, called “quads”. This increased the total number of units to 819 and the density of the development to 5.87 units per gross acre.

In 2015, The Board approved a series of amendments to the master plan that did not impact the use or the density of the project. First, a round-about located at the intersection of Preston Lake Boulevard and Charleston Boulevard and an alley between Marion Square and Charleston Boulevard were removed. Second, several banks of townhomes were converted to an alternate design type without a detached garage, and a new unit type, duplex, replaced six single-family detached units located south of Boyers Road and east of Preston Lake Boulevard.

PROPOSED MASTER PLAN REVISIONS

The applicant has requested to amend the Master Plan showing one large multi-family building, 15 quad-plex buildings, and 6 duplex units converted into 12 smaller multi-family buildings and 6 townhouse units. The applicant also requests

to allow more flexibility for undeveloped parcels currently restricted to single-family detached units to allow single-family detached units or duplex units.

COMPREHENSIVE PLAN

The Comprehensive Plan identifies this area as Community Residential.

ZONING AND EXISTING LAND USE

No additional comments have been submitted by the Zoning Administrator.

Adjoining Properties and Uses

Direction From Site	Zoning	Existing Land Use
North	General Agricultural District (A-2)	Home sites
East	General Business District (B-1)	Undeveloped
South	Planned Residential District (R-5)	Preston Lake
West	Medium Density Residential District (R-2)	Home sites

STAFF AND AGENCY ANALYSIS

UTILITIES

Public Works

As presented, the total unit count for the development will not exceed what was presented under the previous master plan. Project water and sewer flows should not be affected by the proposed rezoning. Water and sewer capacity is available with mainline extensions being installed by the applicant as future phases are developed. Any water mains installed under Stone Spring Road to serve the proposed multi-family unit on the north side need to have crosses installed in the roadway right of way with 16” branches for future extensions.

PUBLIC FACILITIES

Fire & Rescue

The property is located within the Hose Company #4 Port Republic Road sub-station and the Harrisonburg Volunteer Rescue Squad’s respective first due

areas. Our office has no concerns with the change to the master plan. 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.

TRANSPORTATION

Traffic Counts

Road	Classification	Geometry	Traffic Count*	Posted Speed
Spotswood Trail (Route 33)	Principle Arterial	4-Lane Divided Highway	23,000 vpd	55 mph
Stone Spring Road (Route 280)	Minor Arterial	4-Lane Divided Highway	N/A (15,000 vpd design)	45 MPH
Boyers Road (Route 704)	Local Street	2-Lane Highway	3,900 vpd	45 mph

* Vehicles Per Day (VPD)

VDOT

1. The subject rezoning (revised master plan) will not have a significant impact to the roadway network above the development potential that has already been approved.
2. The revised master plan reduces inter-parcel access by eliminating a connection to Preston Lake Blvd. These inter-parcel connections are paramount to large scale developments of this nature. With Preston Lake being marketed as a mixed use development and promoting easy access between residential and commercial, every effort needs to be made to maximize connectivity. Inter-parcel connectivity also reduces the traffic potential out on the major roadways which leads to a safer and less congested roadway network.
3. VDOT is not in favor of the additional access onto Route 704 (Boyers Road) between Route 280 and Preston Lake Blvd. With direct access being maintained onto Preston Lake Blvd. and Route 280, VDOT deems that an additional ingress/egress on Route 704 (Boyers Road) is not necessary and could have a detrimental effect to the overall roadway network. In addition, it appears that as of today, sight distance at this entrance could be an issue. Considerable grading will need to occur and it appears that a sight line easement could be necessary. VDOT prefers that the secondary access on Boyers Road be omitted from the master plan.

SUMMARY

Considerations

On November 16, staff presented a request for Board Determination regarding a request from MLK Preston Lake, LLC to amend the Preston Lake master plan without holding a public hearing. Under the Code of Virginia, §15.2-2302, subsection B:

> "... where an amendment to proffered conditions is requested by the profferor, and where such an amendment does not affect conditions of use or density, the board may waive the requirement for a public hearing ..."

The Board reviewed this application and determined that the public hearing could be waived because the amendments to the master plan do not impact use or density.

With the change of unit type, from one large multi-family building, 15 quad-plex buildings, and 6 duplex units converted into 12 smaller multi-family buildings and 6 townhouse units, and with the added flexibility for several parcels to be developed either as single-family detached units or as duplex units, the Preston Lake development remains a planned residential community with a variety of housing types, as described in the proffered narrative statement.

Staff Recommendation: Approval November 30, 2016

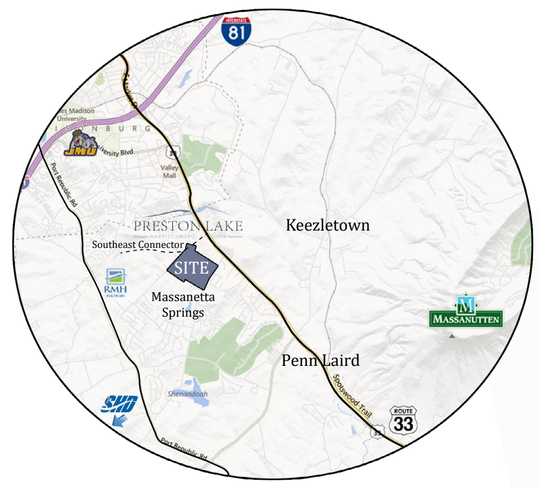
This amended Master Plan retains the original intent of the approved Preston Lake Master Plan for the development of a planned residential community with a variety of housing types. Whereas this remains in conformance to the Comprehensive Plan, staff recommends approval.

Planning Commission Recommendation:

Board Decision:

PRESTON LAKE
LIVE | SHOP | PLAY

VICINITY MAP



NOTE:
**REQUIRED OPEN SPACE = 25% = 34.88 ACRES*

BOYERS RD.

BEAHM, MICHAEL & ELIZAETH
125-(A)-L220A1
DB 2303, PG 723

STRITE, GERALD & SHARON
125-(A)-L220A1A
DB 1819, PG 519

DUNSTAN, RICHARD & PEGGY
125-(A)-L218A
DB 2946, PG 732

MASSANETTA SPRINGS INC.
125-(8)-L2
DB 1444, PG 528

MASSANETTA SPRINGS INC.
125-(8)-L4
DB 1444, PG 528

SONIFRANK, SCHERRILL & MARRY
125-(A)-L212
DB 721, PG 794

TMC HARRISONBURG LLC.
125-(A)-L215
DB 2444, PG 347

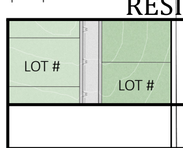
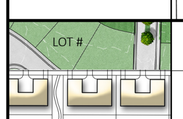
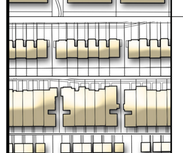
MAIN ST. AT PRESTON LAKE LLC.
125-(18)-L1
DB 2898, PG 724

STONE SPRING ROAD (SOUTHEAST CONNECTOR)

LIMITS OF REZONING = 12.17 AC

MOLLYS WAY
VERA VISTA PATH
HENRY GRANT HILL.
CLUBHOUSE HILL RD.
PRESTON LAKE BLVD.
PRESTON PARK DRIVE
MARION SQUARE
CREPE MYRTLE DR.
PRESTON SHORE DR.
GAS LAMP PK.
CHARLESTON BLVD.
CONGRESS STREET
BATTERY PARK PL.
COUNCIL ST.
RAY ST.
MASSANETTA SPRINGS RD.

RESIDENTIAL LOTS/ UNITS

	Single-Family Detached	162 Lots*
	Single-Family Attached	
	*Single-Family/ Duplexes*	*60 Units**
	Quads	*16 Units**
	*Townhouses*	*245 Units**
	Multi-Family 'A'	168 Units
	Multi-Family 'B'	168 Units

MAX ALLOWABLE DENSITY= 8 UNITS/ACRE= 1116 UNITS
TOTAL GROSS DENSITY= 5.87 UNITS/ACRE

**QUANTITIES OF INDIVIDUAL UNIT TYPES ARE SUBJECT TO CHANGE, BUT OVERALL UNIT COUNT SHALL NOT EXCEED 819.*

Scale: 1" = 150'
0 50 100 200 300 400 Feet

NOTES:

1. PUBLIC WATER & SEWER SERVICE TO BE PROVIDED FOR ALL PROPOSED USES. LOCATION OF PROPOSED WATER & SEWER LINES, MANHOLES, AND OTHER APPURTENANCES IS CONCEPTUAL ONLY. FINAL DESIGN WILL BE SHOWN ON THE FINAL PLANS.

2. PRESENT LAND USE: RESIDENTIAL, RECREATION AND UNOCCUPIED OPEN SPACE.

3. STORM WATER FACILITIES SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS. EROSION AND SEDIMENT CONTROL PLANS SHALL BE PROVIDED FOR ALL CONSTRUCTION, IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK.

4. BASED UPON THE IMPLIED DEFINITION OF THE CURRENT COMPREHENSIVE PLAN OF ROCKINGHAM COUNTY, VIRGINIA, AVAILABLE GEOLOGIC MAPS AND FIELD INSPECTIONS INDICATE THE ABSENCE OF "SIGNIFICANT GEOLOGIC DATA."

5. PRESTON LAKE BLVD SHALL BE CONSTRUCTED TO VDOT STANDARDS, AND THEN DEDICATED TO THE STATE FOR PUBLIC USE AND MAINTENANCE. ALL OTHER INTERNAL STREETS TO BE PRIVATELY OWNED & MAINTAINED. ALL STREETS AND ROADS OPEN TO PUBLIC ACCESS SHALL BE SURFACED AND MAINTAINED TO CREATE A DUST FREE ENVIRONMENT.

6. NO LAND SHOWN HEREON IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN.

7. PEDESTRIAN CIRCULATION ROUTES TO COINCIDE WITH THE ROAD SYSTEM, EXCEPT WHERE SHOWN OTHERWISE.

8. FIRE ACCESS LANES SHALL BE DETERMINED BY THE FIRE MARSHALL DURING THE CONSTRUCTION DOCUMENT / SITE PLAN & CONSTRUCTION STAGE.

9. VEGETATED BUFFER AREAS SHOWN ARE CONCEPTUAL IN NATURE AND MAY BE MODIFIED DURING THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS / SITE PLAN.

VALLEY | ENGINEERING
IDEAS MADE REAL

PRESTON LAKE
MASTER PLAN
EXP:5839-6 PROJ:10227-2

NOVEMBER 29, 2016
SCALE: 1"=150'