ROCKINGHAM COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

REZONING REPORT PLREZP20170000330

APPLICANT: Sunnyside Retirement Community - Master Plan Amendment

ADDRESS: 566 E. Market St., Harrisonburg VA 22801 (Blackwell Engineering)

PHONE/CONTACT: 432-9555/dick@blackwellengineering.com

LOCATION/ADDRESS: on the east side of Massanetta Springs Dr. (Rt. 687) approximately 0.6 mile north of Shen Lake Drive (Rt. 689)

TAX MAP#: 126G-(2)- L10 126G-(2)- L11 126G-(4)- L3 126G-(4)- L1 126G-(4)- L2 126-(A)- L44B

PRESENT ZONING: R2 - Medium Density Residential District

PROPOSED ZONING: R5 - Planned Residential District and amend Master Plan.

ACREAGE: 28.00

ELECTION DISTRICT: 3

COMPREHENSIVE PLAN: Community Residential

STAFF RECOMMENDATION: Approval, February 6, 2018

PLANNING COMMISSION: Approval, February 6, 2018

BOARD OF SUPERVISORS:

GENERAL INFORMATION

OVERVIEW/BACKGROUND:

Sunnyside Retirement Community has been a part of the Rockingham County landscape since 1955 when the first home opened. By 1965, the Sunnyside campus grew to a 55-acre setting with plans for 40 cottages, followed by a chapel, health care center, and apartments. Today, Sunnyside includes more than 80 acres with multiple dwelling unit types at various levels of assistance, health and wellness facilities, and programs and activities for residents. The proposed amendment expands the Sunnyside Master Plan to add 28 acres of newly acquired property, with the following details:
12 single family detached units (2 in phase 1, 10 on rezoned acreage, future phase)
26 villas (8 in phase 1, 18 on rezoned acreage, future phase)
2100 sq. ft. addition to existing cafe.
Memory care and health care center (On existing R5 zoned property)
Clubhouse and wellness center. (Phase 1)
Welcome center and corporate offices. (Future Phase)

ADJOINING PROPERTIES AND USES:

North	R-5, Planned Residential	Home site
South	R-2, Med. Density Residential	Home site
East	R-5, R-2, Planned and Med. Density residential	Home site
West	R-2, Med. Density Residential	Home site

PROFFERS:

STAFF AND AGENCY ANALYSIS

Environmental Analysis
This site is in the Mill Creek – North River watershed. Congers Creek and an unnamed tributary flow across this property, and there is one freshwater pond. There is no mapped floodplain. The area is underlain by carbonate rock material, but there are no mapped sinkholes on the property. Site soils are in Hydrologic Groups B, C, and D. 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.

Public Works Analysis
The development has its own privately maintained water and sewer systems. Rockingham County provides the water to the system and receives the sewer from the system. Estimated water and sewer requirements need to be provided for the full build-out of the property. It is assumed that adequate water capacity is available but Public Works would like to review the potential demands. For sewer, it is unclear how the sewer will be discharged to the County. It appears initial phases may discharge back into the existing sewer system. For future phases, it appears a pump station may be required. If a pump station is required, Public Works would be interested in coordinating a relocation of the existing Lakewood pump station and combining it with the station required by the development.

Zoning Analysis
This appears to be a natural progression of the Sunnyside Community and is compatible with the zoning that surrounds it. From a zoning standpoint, there are no issues with this request.

VDOT Analysis
Roadway Information:
Massanetta Springs Road (Route 687)
Functional Class.: Major Collector
Geometry: 2 Lane Highway
Traffic Count: 3,700 VPD (2016)
Posted Speed: 25 MPH

1. This proposed rezoning could have a significant impact to the roadway network. However, the potential traffic generation increase between R-2 and R-5 will not warrant a Chapter 527 Traffic Impact Analysis (TIA).
2. VDOT concerns center around entrance access to the site. It is VDOT's expectation that construction plans include trip generation estimates at each entrance to determine if entrance improvements (sight distance, entrance geometry, and/or turn lanes) will be required. Entrance requirements will be evaluated in accordance to the most current revisions of the VDOT Road Design Manual, Road and Bridge Standards, an all other applicable State regulations.

Planning Analysis
The Comprehensive Plan designates this area for Community Residential development. Sunnyside Retirement Community has been an established community development for decades. This expansion is in keeping with the current development pattern of Sunnyside and of the area as a whole. The Community Residential designation calls for a mixture of residential options in close proximity and with easy access to neighborhood amenities including recreation and commerce. Sunnyside Retirement Community provides these amenities for the residents.

Health Department Analysis
Health Department has no issues regarding rezoning. Assumed property will be served by Public water and sewer.

Fire and Rescue Analysis
REZ17-330 is located within the Hose Company 4 Volunteer Fire Department and the Harrisonburg Volunteer Rescue 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.

Staff Recommendation
Request is in keeping with the comprehensive plan. Staff recommends approval.

PUBLIC COMMENT

SUMMARY

PLANNING COMMISSION ACTIONS

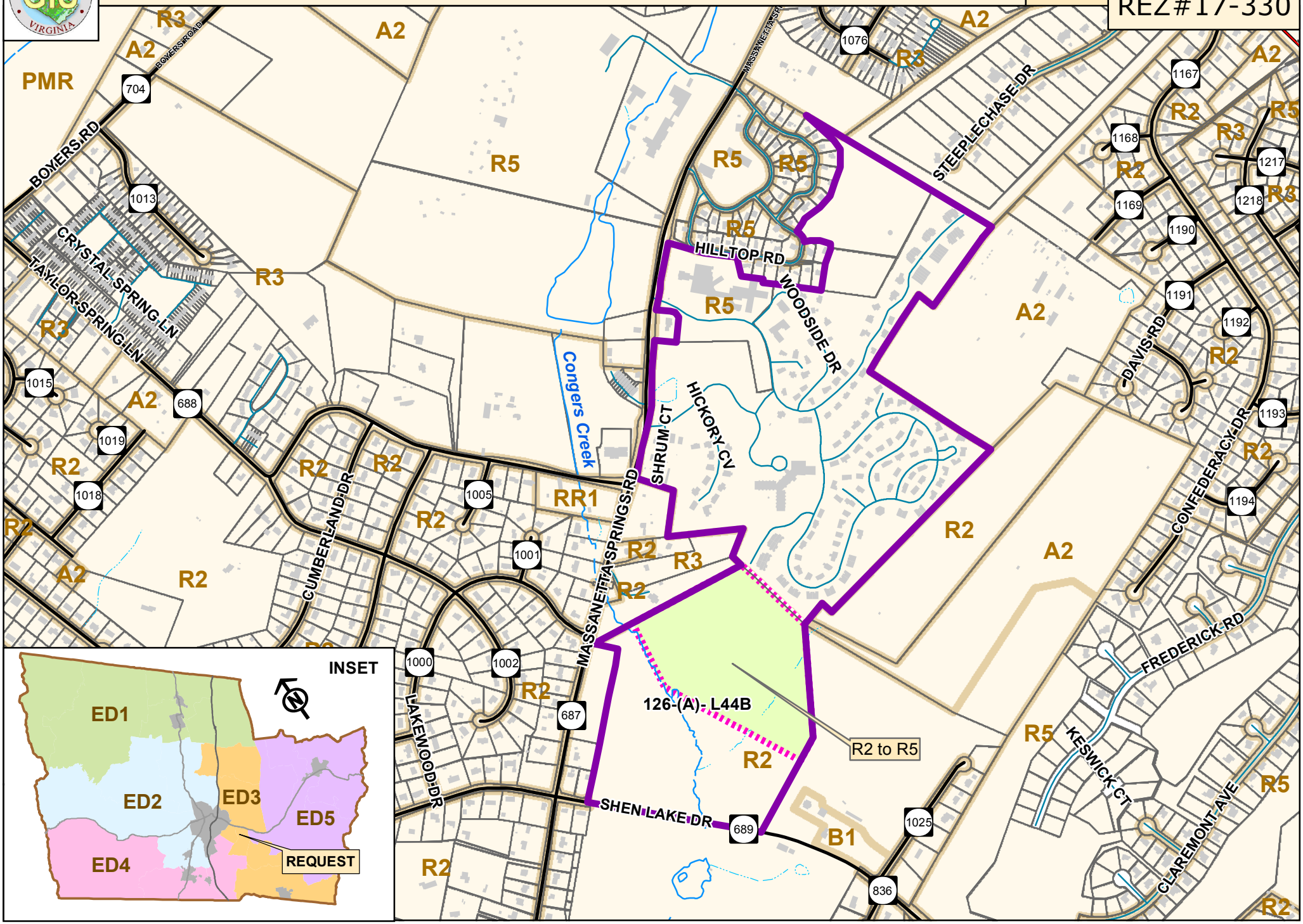
Recommended approval, February 6, 2018.

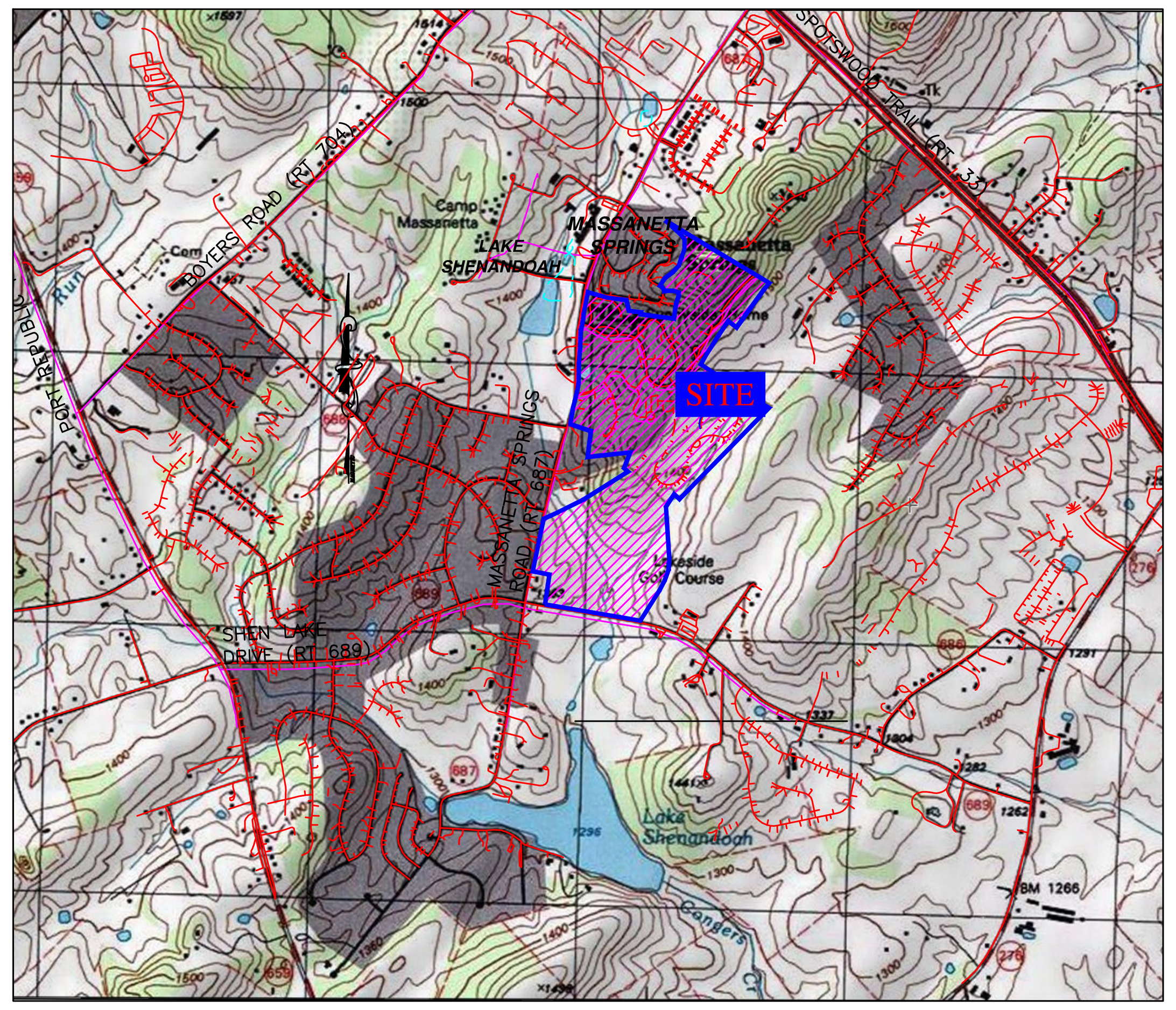
BOARD DECISION

Sunnyside Retirement Community Rezoning Request

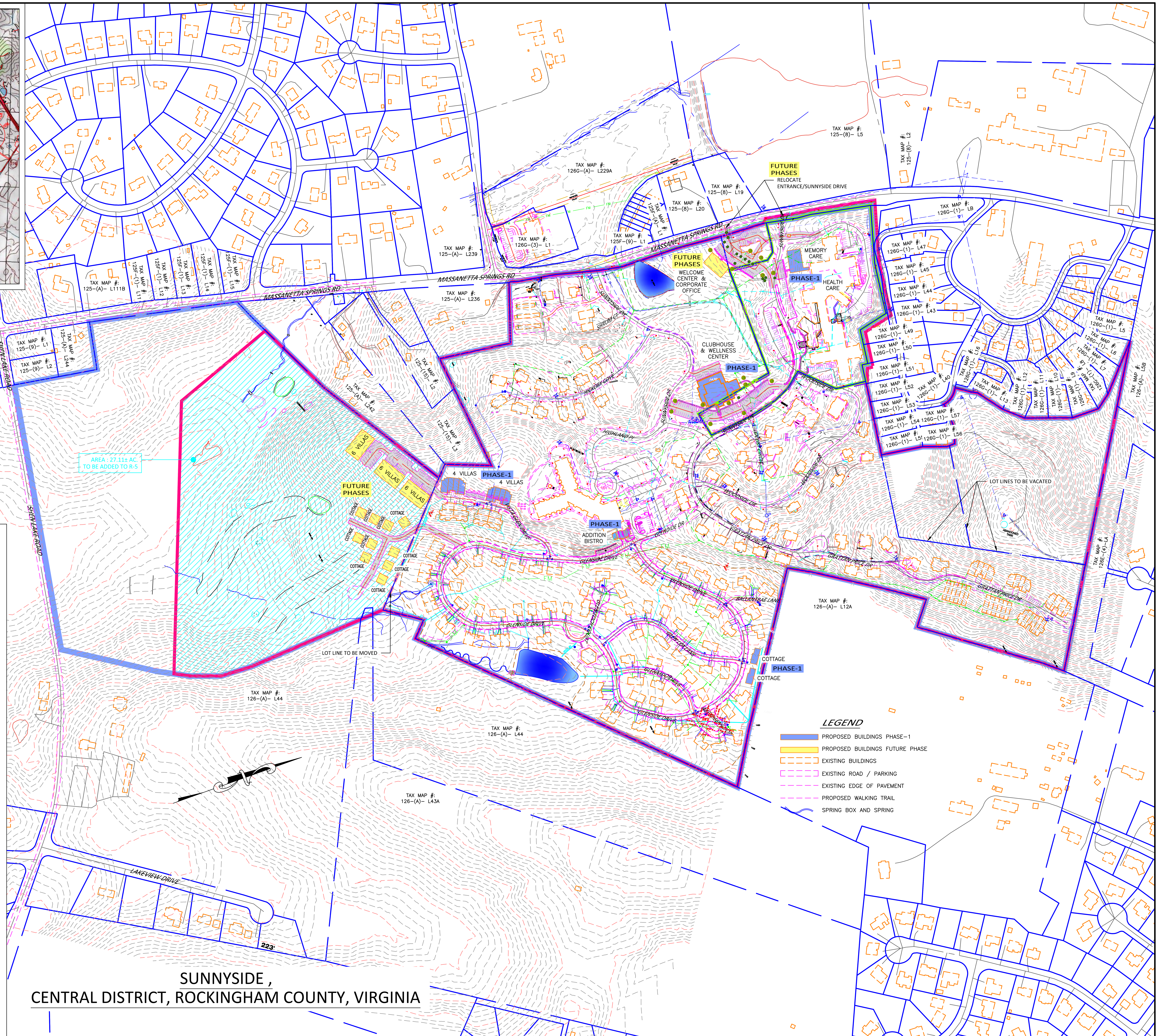
PC Hearing Date: 02/06/2018

REZ#17-330





VICINITY MAP
SCALE: 1"=2,000'



NOTES

1. SITE STATISTICS
   TAX MAP#: 126G-(2)-L10, L11, 126G-(4)-L1, L2, L3, PORTIONS OF 126-(A)-L44B.
   TOTAL CURRENT R-5 AREA= 103.35 ACRES.
   ZONED R-2 ACRES TO BE REZONED TO R-5= 27.11 ACRES
   TOTAL AREA OF R-5 AFTER REZONING= 131.08 ACRES

2. RESIDENTIAL CLASSIFICATION

   SINGLE FAMILY DETACHED UNITS
   EXISTING 112 UNITS
   PROPOSED 12 UNITS
   TOTAL : 124 UNITS

   APARTMENTS
   HIGHLAND, WOODSIDE, VILLAGE COURT & TRIPLEX
   EXISTING 103 UNITS

   SINGLE FAMILY ATTACHED UNITS
   EXISTING 16 UNITS
   (8 DUPLEX-VILLAGE)

   ASSISTED LIVING
   EXISTING 76 BEDS
   PROPOSED 8 BEDS
   TOTAL : 84

   VILLAS
   EXISTING 42
   PROPOSED 26
   TOTAL : 68

   HEALTH CARE
   EXISTING 84 BEDS

   GUEST COTTAGES
   2

3. RESIDENTIAL DENSITY
   481 UNITS/BEDS/131.08 ACRES = 3.67 UNIT/BEDS PER ACRE

4. COMMERCIAL

   THE HIGHLANDS
   HAIR SALON 350 SF
   GIFT SHOP 325 SF
   BANK 220 SF
   CAFE 300 SF (INCLUDES 2,100 SF ADDITION)
   MINI STORAGE
   4800 SF

   THE ADELE DILLARD PANNILL HEALTH CARE CENTER
   HAIR SALON 450 SF
   GIFT SHOP 250 SF
   PHARMACY 540 SF

   TOTAL COMMERCIAL = 9,935 SF

5. OFFICE/ADMINISTRATION
   18 OFFICES 4,580 SF

   OFFICES / CORPORATE
   20 OFFICES 10,000 SF

6. OTHER USES:
   CHAPEL
   LAUNDRY FACILITIES
   GREENHOUSE
   MAINTENANCE FACILITIES
   CLUBHOUSE/WELLNESS

7. EMPLOYEES

   SUNNYSIDE
   354± TOTAL
   155± MAXIMUM SHIFT

   CORPORATE
   20± (PROPOSED ADDITION)

   TOTAL ON CAMPUS= 374±

8. PARKING

   SINGLE FAMILY DETACHED AND ATTACHED UNITS
   1 OR 2 SPACES PROVIDED AT EACH RESIDENCE

   APARTMENTS

   WOODSIDE APARTMENTS (6 UNITS)
   8 SPACES
   THE HIGHLANDS (80 UNITS)
   166 SPACES (INCLUDING THE CAFE)
   VILLAS (68 UNITS, EXISTING & PROPOSED)
   110 SPACES
   CLUBHOUSE & WELLNESS CENTER
   20 SPACES

   VILLAGE COURT APARTMENTS (14 UNITS)
   18 SPACES
   TRIPLEX (3 UNITS)
   8 SPACES
   HEALTH CARE CENTER
   148 SPACES
   WELCOME CENTER& CORPORATE OFFICE
   40 SPACES

   TOTAL PARKING 518± SPACES (NOT COUNTING COTTAGES &DUPLEX)

9. OPEN SPACE
   (SPACE NOT USED FOR BUILDINGS, ROADS, OR PARKING) 46 ACRES (35%) OF TOTAL R-5
10. ALL ROADS WITHIN SUNNYSIDE ARE PRIVATE.
11. WATER AND SEWER IS PROVIDED BY ROCKINGHAM COUNTY; HOWEVER, THE MAINS AND SEWAGE PUMPING STATION ARE PRIVATELY OWNED AND MAINTAINED BY SUNNUYSIDE.
12. SUNNYSIDE PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD PLAIN.
13. AN EROSION & SEDIMENT CONTROL PLAN IS TO BE DEVELOPED FOR EACH SITE PLAN SUBMITTED FOR EACH NEW CONSTRUCTION PROJECT.
14. FIRE HYDRANTS TO BE INSTALLED AND COLOR CODED PER THE STANDARDS SET FORTH BY ROCKINGHAM COUNTY.
15. NEW (PROPOSED) DEVELOPMENT IS SHOWN AS PHASE ONE & FUTURE PHASE.

SUNNYSIDE ,
CENTRAL DISTRICT, ROCKINGHAM COUNTY, VIRGINIA

Date: DEC. 15, 2017
Scale: 1" = 200'
Designed by: RLB II
Drawn by: MMS
Checked by: RLB II

BLACKWELL ENGINEERING, PLC
566 East Market Street
Harrisonburg, Virginia 22801
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E-Mail: BE@BlackwellEngineering.com

COMMONWEALTH OF VIRGINIA
RICHARD L. BLACKWELL Jr.
NO. 005742
PROFESSIONAL ENGINEER

Revision Dates
7-27-05 PER OWNER
1/5/06 PER DEQ & OWNER
3/20/06 PER ESC

MASTERPLAN

SUNNYSIDE

3935 SUNNYSIDE DRIVE, SUITE A
HARRISONBURG, VA. 22801

Drawing No.
2
of 10 Sheets

Job No. 2633-1399

Kelly Getz

From: Lynn Smith <tracksmith@aol.com>
Sent: Wednesday, February 21, 2018 10:43 PM
To: Kelly Getz
Subject: REZ 17-330 statement by adjoining landowner

To: Rockingham County Board of Supervisors

Re: REZ 17-330 Rezoning application, Sunnyside Retirement Community

From: Lynn Smith, adjoining land owner, Massanetta Springs Road area resident 1979 to present
3470 Walnut Springs Lane, Harrisonburg (Rockingham), VA 22801
tracksmith@aol.com

Things change, people come to live in the beautiful Shenandoah Valley, development happens. Change is inevitable, not always universally welcomed. Who would know about that better than you, our Rockingham Board of Supervisors?

Sunnyside provides some outstanding services to those they serve in retirement and through end of life care. Their work helps those who live there through one part of life we all face -- aging, inevitable decline, and death. Dear friends as well as family of dear friends of mine loved living there for the security and loving care they received. It would be great if everyone could count on the comforts and confidence that Sunnyside offers. Unfortunately, in two separate encounters in past years with Sunnyside representatives who tried to convince me to sell to or share my property with Sunnyside, I learned they were not completely honest with me. The mistrust lingers.

I do not know specific details of Sunnyside's proposal to expand and build on the land they bought from Lakeview Golf Course. I do hope their plan will not include cutting down the old growth trees on the hillside next to me, or the destruction of the identified wetlands and stream that flows through the property. If that is in their plan, I oppose this plan on behalf of myself as an adjoining property owner, and everyone around here who knows that to continue to destroy more and more of the nature and natural beauty of this County is to create a dead end in place of the beautiful (and necessary for life) untrammeled creation that preceded our being here.

Wetlands are where water percolates into underground reservoirs, becoming purified in the process. The stream on this property carries water from Massanetta Springs, a known source of pure clean water. If Sunnyside plans an expanded development which truly guards and preserves precious parts of this property: the wetlands and stream, the hillside and its forest, then they are remembering that this land, its waters and rich soil, trees, animals, fish, birds, and all the rest that we cherish ARE the VALLEY along with the PEOPLE who live here. If there must be development and a zoning change, protection for at least some of The Valley is the respectable, accountable outcome I want to support, and not just because I live next door.

Look at the horrific Aldi project in Harrisonburg City. Total erasure of big old trees and a huge hillside carved out and carried away. How could that have been approved? That is sin in the name of progress, development, profit, taxes for the city, and more. It is unforgivable. One certain outcome

for the City of Harrisonburg has to be the terrible strain from storm water runoff on the water system that Rockingham County participates in and benefits from, which will come when heavy rains fall on that naked clay of the Aldi project. They've already been reminded that their storm water runoff prep is inadequate. Will they, can they, fix it? Remember the floods off the Mall? The floods off development of 33 after the hostile annexation? This kind of thing will happen again and again until we realize that money cannot replace progress that destroys our natural habitat. Please look carefully at the decisions you have to make for the future of Rockingham County, and whether they will lead to irreparable destruction, or preserve the richness it provides for all.

We can do better. We can take less to save more of this beautiful and precious Valley for future generations.
I know you keep these concerns in mind. Thanks for all the work you do.

Sincerely, Lynn Smith