

Department of Community Development



Rezoning Planned District Case Report: REZ22-1800

Applicant	J&D Group LLC (Zephyr Hill)
Address/Location	South of the City/County line between Pear St. and the existing Cobbler's Valley Subdivision
Comprehensive Plan	Community Residential
Tax Map#	108-(A)- L164B & a portion of 108-(A)- L164
Present Zoning	A-2 - General Agricultural District
Proposed Zoning	R-5 - Planned Neighborhood District
Acreage	6.770
Election District	District 2
Planning Commission Action	
Board of Supervisors Action	

General Information:

Overview and Background

This is a request to rezone 6.77 acres to R-5 (Planned Neighborhood). The proposed Master Plan includes 55 townhomes with common area and access to the City portion of the parcel. The project would connect to the existing Cobbler's Valley development with a public street extension of Saddler Street to Pear Street.

Staff and Agency Analysis:

Building Services

Building Services has no comments.

Fire

This rezoning request is located within the Broadway Volunteer Fire Department and Broadway Volunteer Rescue Squad's first due area. This project will need to meet the requirements of the Rockingham County Fire Prevention Code.

Planning & Zoning

Comprehensive Plan:

The Comprehensive Plan designates this area as Community Residential within the Urban Growth Area in the Comprehensive Plan. Community Residential Areas, shown on the Conceptual Land Use map, encompass the primary future urban residential neighborhoods in Rockingham County. These residential neighborhoods are concentrated in defined growth areas around the City of Harrisonburg, the Towns, the Village of McGaheysville and Massanutten Resort. This project is a proposal for residential townhomes that border the City of Harrisonburg.

Zoning Ordinance:

The R-5 district provides opportunities for creative designs for the development of master-planned residential neighborhoods which differ from conventional suburban development. The R-5 district allows a variety of housing types and affordability; services and neighborhood-oriented businesses within neighborhood centers; parks and open space for recreation, conservation, or other common benefits; preservation of natural landscape features and amenities; transportation networks within the development that accommodate vehicles, bicycles, pedestrians, and, where appropriate, transit; and streets, sidewalks, and paths that interconnect internally and to adjoining properties. While allowing for a variety of uses, the R-5 district is primarily residential.

Public Works

Water and sewer for this project will be available through connections in the Cobblers Valley subdivision. Rockingham County Public Works has no other comment at this time.

Rockingham County Public Schools (RCPS)

According to generation reports 55 townhomes would be expected to have the following impacts on the school division.

- Turner Ashby High School = 9 additional students
- Pence Middle School = 6 additional students
- Mountain View Elementary School = 11 additional students (No available data, John Wayland Elementary data used)

Current enrollment at each school shows there would be capacity for these additional students. RCPS will need to evaluate additional school buses in this area to accommodate this development and the neighboring development.

- Planning staff note: RCPS suggested that facilities be included for bus pick up locations at one or each entrance to accommodate a bus stop and the potential for parents waiting with their children, these facilities have been

added on the Master Plan at the intersection of Saddler St and the new private street.

Virginia Department of Transportation (VDOT)

- Pear Street (Harrisonburg City Street): 1,800 vpd (2019) 25 mph

VDOT Chapter 527 Traffic Impact Analysis (TIA) is not warranted by this request alone; however, the connections proposed from Cobblers Valley to Pear Street are expected to alter the traffic distributions from Cobblers Valley and this development due to the access being closer to West Mosby Road. For this reason, the applicant has revisited the West Mosby/Pear Street intersection by revising the trip distributions and amending the previous TIA. The revised trip distributions show that the increase in traffic will warrant a right turn lane and taper from West Mosby to Pear Street. VDOT understands that the applicant is working with the City on a Memorandum of Understanding (MOU) for the off-site improvements of a right turn lane and taper pending approval of the mitigation summary by the City of Harrisonburg (the intersection is within the City limits). VDOT recommends that the Engineer evaluate the feasibility of constructing the right turn lane within existing right of way limits before committing to the off-site improvement.

The streets to be considered public or to have public access will be designed in accordance with the Secondary Street Acceptance Requirements and Standards (GS-SSAR).

Any access to a VDOT maintained roadway must be in accordance with the VDOT Road Design Manual and will be reviewed at the site plan stage of development.

City of Harrisonburg

A Traffic Infrastructure Improvement Agreement (on file) has been reached between the City of Harrisonburg and the J&D Group, LLC in reference to the proposed rezoning. An analysis was performed by Valley Engineering, LLC, on behalf of the J&D Group, LLC, that indicated this improvement was required in order to mitigate the impacts of the proposed rezoning.

Virginia Department of Health (VDH)

No comment: public utilities to serve.

Considerations:

- **Amenities:** Proposed amenities for residents would include a walking path, playground equipment, benches, and open space for activities.
- **Bus Stops:** Since RCPS does not typically take buses on private streets a bus stop has been added to the Plan at the intersection of Saddler St (public) and the private street of Zephyr Hill.
- **Connectivity:** Although Zephyr Hill is a separate development from Cobblers Valley, the applicant has provided connectivity to the existing and proposed Cobblers Valley development. This request would provide a public road connection via Saddler Rd to Pear St and disburse traffic that would otherwise be limited to an entrance further west on Pear St. An extension of Shoeshine Dr, through the proposed townhome development, back to Cobblers Valley would provide another connection of the two developments if the City portion of the parcel and a Cobblers Valley parcel, also in the City, were to be rezoned
- **Offsite Improvements:** Although the development did not warrant a full TIA, the existing TIA was revisited to amend the trip distributions. This analysis warranted a right turn lane and taper from West Mosby Rd to Pear St. These improvements have been handled through an agreement with the City and the developer. The City has provided a letter to this effect, which follows this rezoning case report.

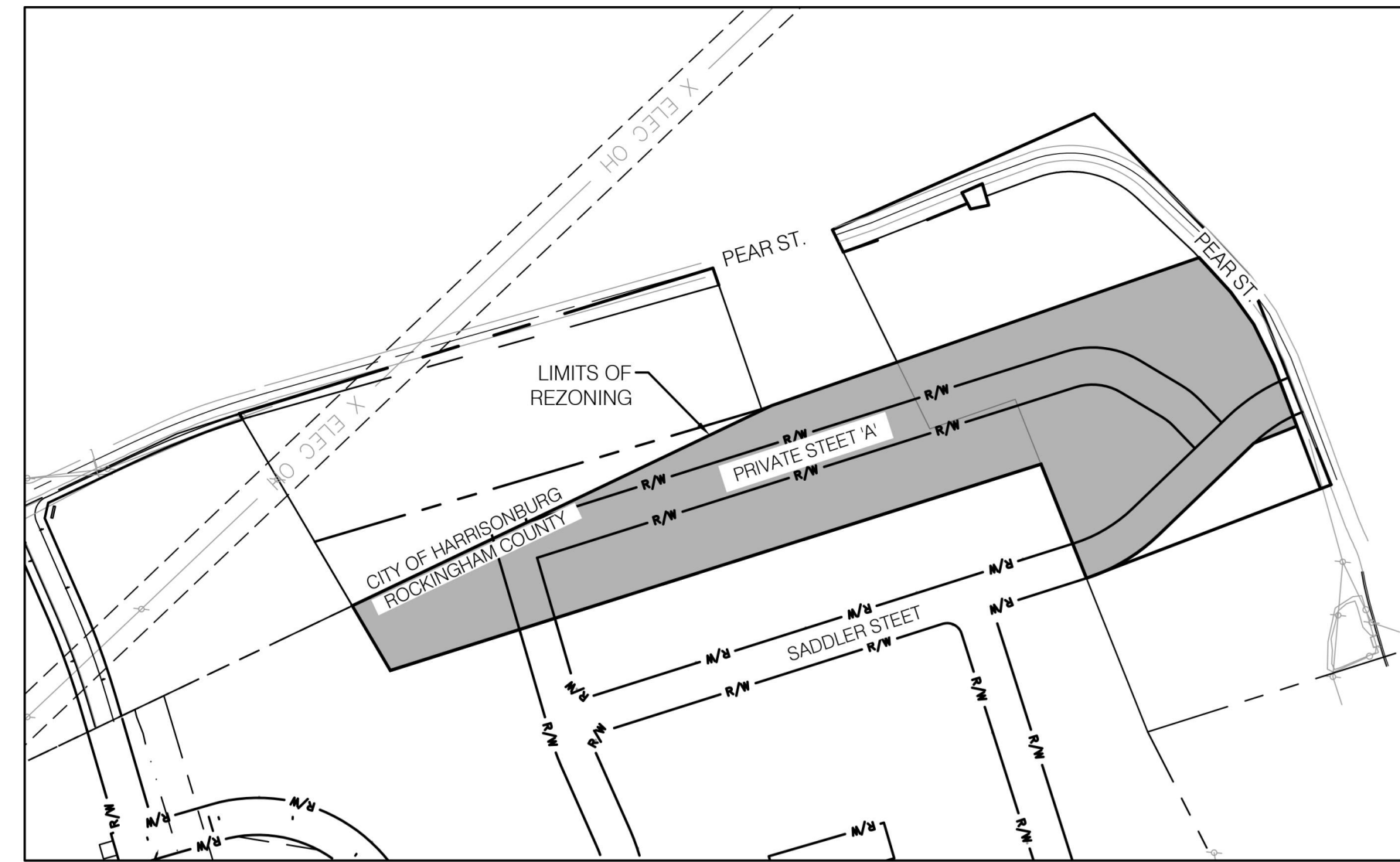
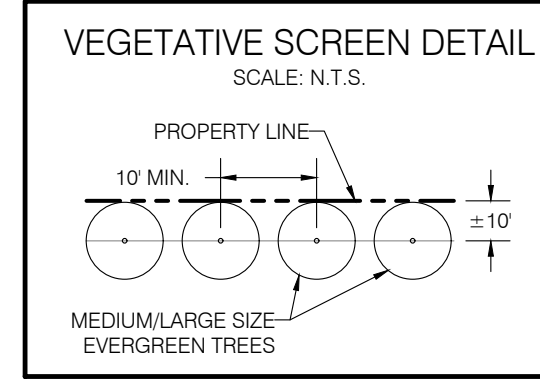
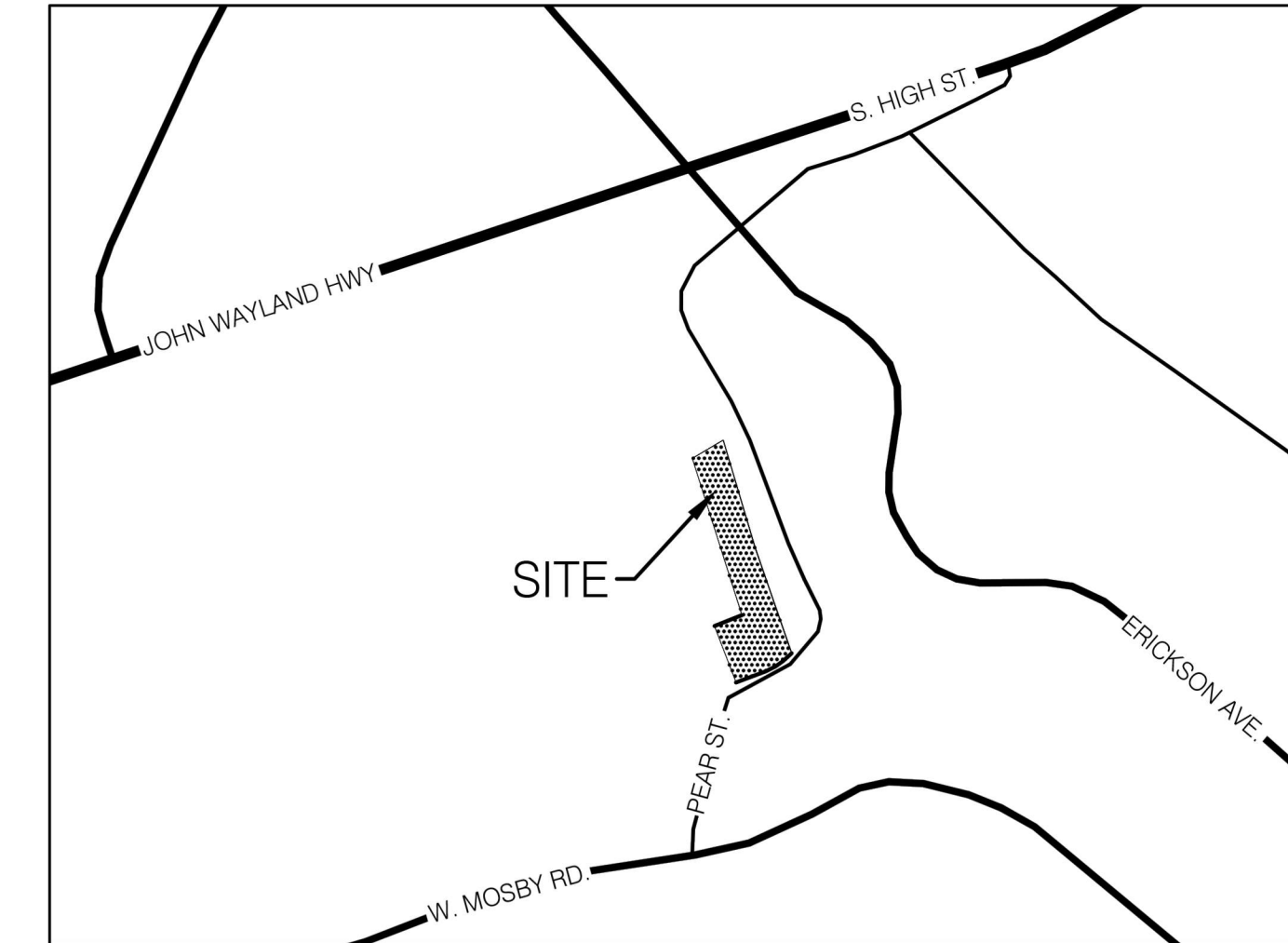


EXHIBIT - LIMITS OF REZONING
1" = 200'



DEVELOPMENT DATA:	
TAX MAP PARCELS:	108-A-164 (PORTION) 08-A-164B (COUNTY PORTION ONLY) A-2
EXISTING ZONING (COUNTY):	A-2
TOTAL AREA IN OVERALL PARCELS:	±6.77 ACRES (COUNTY AND CITY)
AREA IN CITY OF HARRISONBURG:	0.70 ACRES
AREA TO REMAIN A-2:	0.35 ACRES
TOTAL AREA TO BE REZONED TO R-5:	5.72 ACRES
MIN. OPEN SPACE REQUIRED (20%):	±1.14 ACRES
MIN. OPEN SPACE PROVIDED:	±1.14 ACRES MIN.
TOTAL PROPOSED UNITS:	55 TOWNHOUSES
PROPOSED DENSITY:	55 TOWNHOUSES / 5.72 AC = 9.62 DU / ACRE



VICINITY MAP
1" = 1000'



ZEPHYR HILL

ROCKINGHAM COUNTY, VA



4901 CROWE DRIVE
MOUNT CRAWFORD, VIRGINIA 22841

TELEPHONE (540) 434-6365
OR (800) 343-6365
FAX (540) 432-0685
www.valleyesp.com

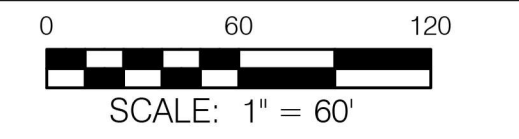
COPYRIGHT HELD BY VALLEY ENGINEERING, P.L.C. ALL RIGHTS RESERVED. THESE DRAWINGS MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT FROM VALLEY ENGINEERING, P.L.C.

REVISIONS:
8-29-22 PER PLANNING COMMENTS

DATE: 07/12/2022

PROJECT No.: 12584-6

EXP./CLIENT No.: 9014-4



MASTER PLAN

SHEET NO.:
1 OF 1

ZEPHYR HILL ZONING AMENDMENT REQUEST (R-5)

PLAN DESCRIPTION

DATE: JULY 12, 2022 (REV. 8-29-22)

Zephyr Hill is a planned residential neighborhood located in Rockingham County, adjoining Harrisonburg City limits along the eastern portion of the proposed rezoning request. The site is located between Pear Street and the existing R-5 Cobbler's Valley subdivision. The community lies within a designated County Urban Growth Area. The planned neighborhood will be comprised of townhomes as illustrated in the Master Plan layout. The proposed development will include designated common areas to serve the residents of the development.

The development shall be limited to 55 townhome units, with a density of approximately 9.62 dwelling units per acre. This density is comparable to City rezoned townhouse acreage and the larger County townhouse portion of the Cobbler Valley Master Plan. It is anticipated that the City portion of the Zephyr Hill development will be rezoned and developed at a later date in order to form an extension of the medium-density residential development. The proposed townhome units will be a mixture of two and three story units, with and without garages based largely on topography. Townhome facades will have a variety of building materials to create a contrast when viewed from the street.

Primary vehicular access will be provided by the construction of a new public street connection to Pear Street. This public street will be an extension of the future Saddler Street within the adjacent Cobblers Valley development. A second access point will be from the extension of the future Shoeshine Avenue within Cobbler's Valley. The proposed section of street connecting the Shoeshine Avenue and Saddler Street extensions will be private (private Street 'A' on the Master Plan). Three street stubs shall be provided that will connect to the future City of Harrisonburg portion of the Zephyr Hill Development.

Per R-5 zoning requirements, at least 20% of the project area shall be preserved as common area. This area will offer residents features that include a sidewalk/path in the center portion of the property, a common area with amenities such as but not limited to benches and playground equipment to the north, and multiple common areas in the southern portion of the

site. The proposed sidewalk/paths and amenity area will be maintained by the owner/developer if ownership of the townhomes is maintained under common ownership and control, or a homeowner's association, which will be established to regulate the community if the townhomes are sold to private individual owners.

Public water and sewer services will be extended from the adjacent Cobbler's Valley development (Rockingham County water and sewer). Parking will be accomplished through a mixture of off-street parking via driveways for each townhome and on-street parking.



CITY OF HARRISONBURG
**PUBLIC
WORKS**

320 EAST MOSBY ROAD, HARRISONBURG, VA 22801

OFFICE (540) 434-5928 • FAX (540) 434-2695

August 31, 2022

Kayla R. Yankey

Planner

Rockingham County Community Development

20 East Gay Street

Harrisonburg, VA 22802

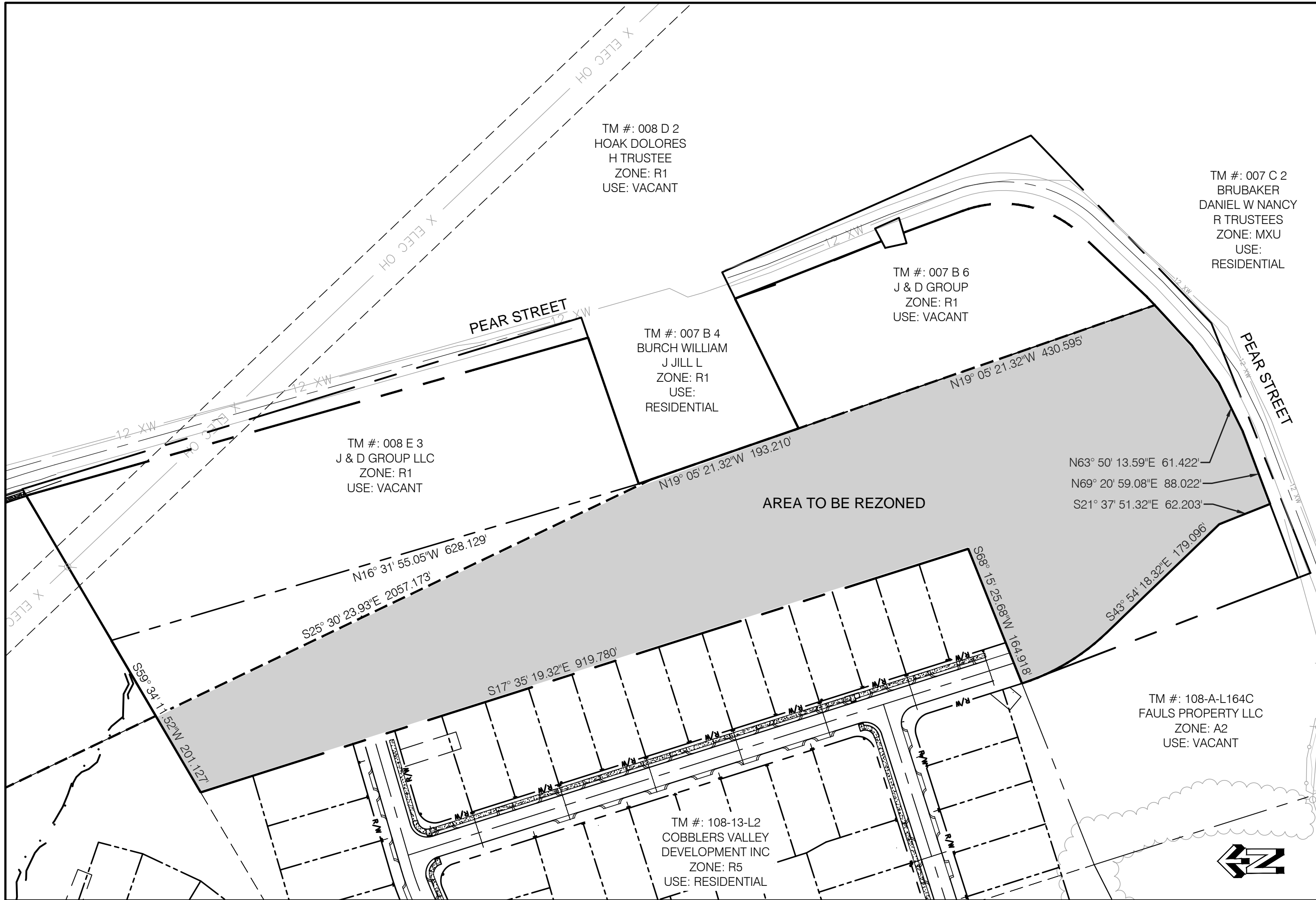
Ms. Yankey,

This letter is to provide notification to Rockingham County that a Traffic Infrastructure Improvement Agreement has been reached between the City of Harrisonburg and the J&D Group, LLC in reference to the proposed rezoning of Rockingham County Tax Map parcel 108-(A)-L164 and 108-(A)-L164B, called Zephyr Hills.

Regards,

Thomas Hartman, PE, PMP, LEED AP

Director of Public Works



ZEPHYR HILL
ROCKINGHAM COUNTY, VA

11x17 BOUNDARY EXHIBIT

VALLEY ENGINEERING
IDEAS MADE REAL
4901 CROWE DRIVE
MOUNT CRAWFORD, VIRGINIA 22841
TELEPHONE: (540) 434-6365 OR (800) 343-6365
FAX: (540) 432-0685 | WEBSITE: www.valleyesp.com

SCALE: 1" = 100'
PROJECT No.: 12584-6
EXP./CLIENT No.: 9014-4
DATE: 7/12/2022
SHEET NO.:
1 OF 1



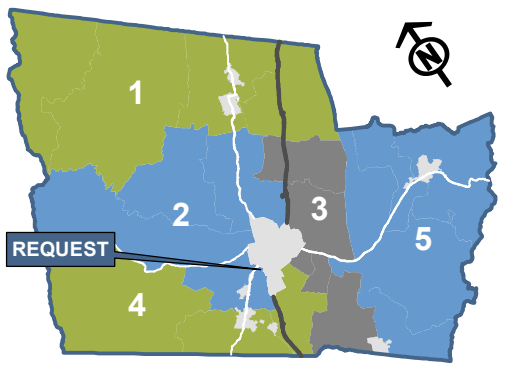
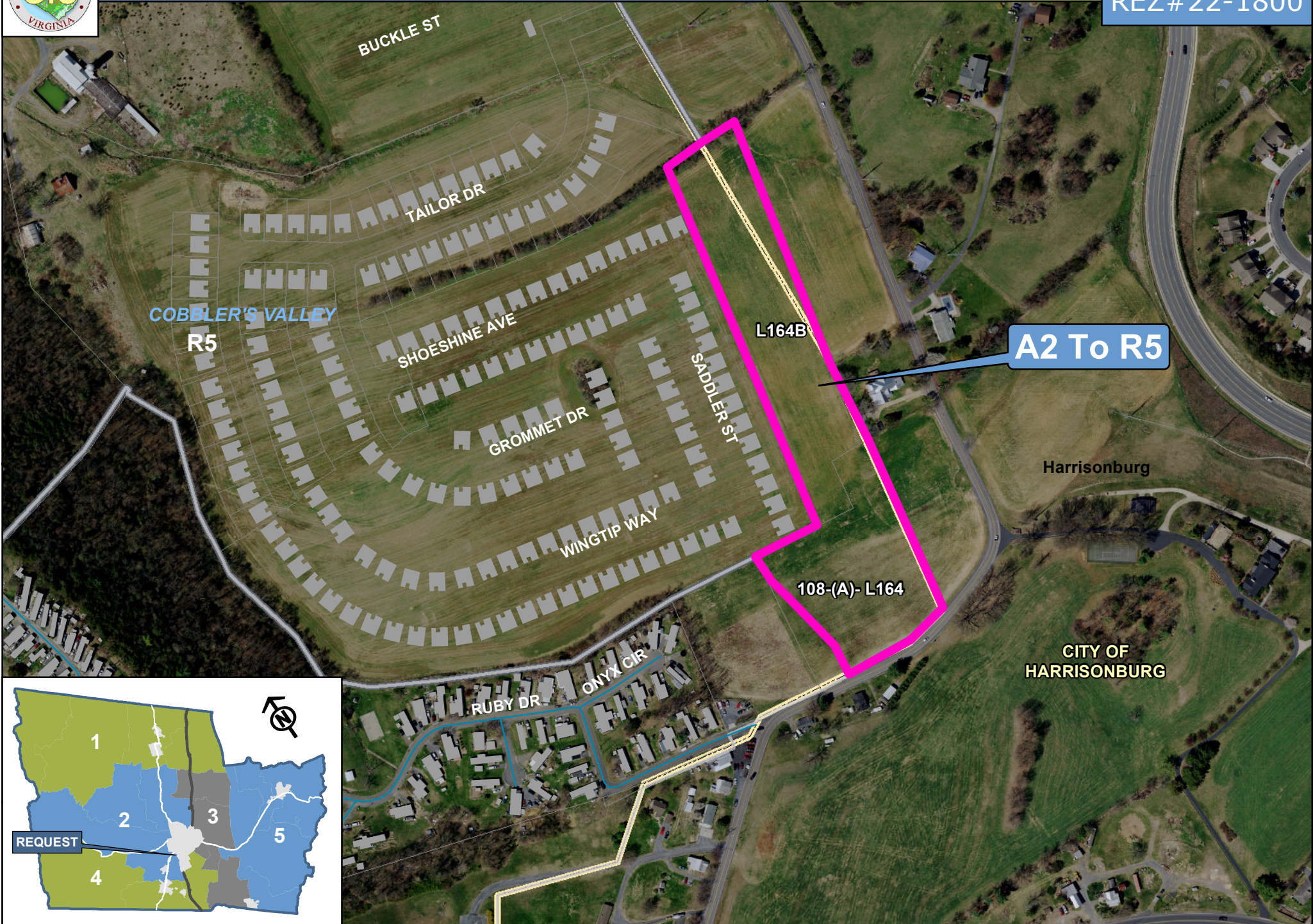


J&D Group LLC Rezoning Request



PC Hearing Date: 9/6/2022

REZ#22-1800





Rockingham County Rezoning Application

Application Procedure

The rezoning process usually takes about eight weeks from time of application submittal. However, timing can vary depending on application submission date in connection to scheduled public hearings.

1. Applicant participation in a recommended Pre-Application Meeting to receive early input from county and agency staff. Call (540) 564-5074 for more information and scheduling.
2. Submission of complete application (as a guide, use the check list provided below).
3. Staff and agency application review and comments from the County departments of Building, Engineering, Planning, Fire & Rescue, Public Works, Environmental, Zoning, Economic Development, Public Schools; Virginia Department of Health (VDH); and Virginia Department of Transportation (VDOT). Other applicable agencies may be contacted if needed.
4. Notification letters of public hearing mailed to adjoining landowners.
5. Rezoning sign placed on property in public view.
6. Public hearing advertisement placed in the local paper.
7. Planning Commission public hearing*, review, and recommendation to the Board of Supervisors.
8. Board of Supervisors public hearing*, review, and final rezoning determination. The decision to approve or deny the rezoning request is ultimately determined by the Rockingham County Board of Supervisors.

**The applicant, or representative, is encouraged to attend both related public hearings.*

Application Checklist (please submit with application)

It is the responsibility of the applicant to gather all information and submit a complete rezoning application to the Rockingham County Department of Community Development.

- A completed and signed application (digital PDF preferred).
- A boundary map of the property, showing the metes and bounds description of the area to be rezoned. The submitted map cannot be larger than 11" x 17".
- If rezoning to a Planned District, a master plan and plan description are required.
- If rezoning to a Conventional District, a statement of proffers may be submitted.
- Required fee determined by the chart below. Checks should be made payable to "Rockingham County" and credit card payments are subject to a 2.5% convenience fee. **Total included fee:** 925

Planned Development District Rezoning Request	
Fee	\$750 + \$25/acre
Amendments Involving a Public Hearing	\$750 + \$25/acre
Proffer Amendments Not Involving a Public Hearing	\$750
Conventional District Rezoning Request	
Agricultural (for agricultural uses)	\$150
Single – or Two-family Residential	\$525 + \$25/acre
Residential for More than Two Families	\$525 + \$25/acre
Commercial/Industrial	\$525 + \$25/acre
Other	\$525 + \$25/acre

Rezoning Application Form

Property Owner: J & D Group LLC
Address: P.O. Box 717 Dayton, VA 22821
Telephone: 540-476-2141 Email: jerryh@ptogen.com

Other Applicant Party (such as a contract purchaser) if applicable: _____
Address: _____
Telephone: _____ Email: _____

Other Contact Person (such as a law or engineering firm) if applicable: Valley Engineering
Address: 4901 Crowe Drive Mt Crawford, VA 22841
Telephone: 540-434-6365 Email: csnyder@valleyesp.com

Application Contact: Carl Snyder - Valley Engineering

Property Location: (N S E W) of (Road Name) Pear St. (Route #) _____
approximately .3 miles/feet (N S E W) of (Road Name) Erickson Avenue
(Route #) _____ Election District #: 2

Property Tax Map Number(s): 108-(A)-L164 108-(A)-L164B

Number of acres in rezoning request: 5.72 **Current Zoning:** A-2 **Proposed Zoning:** R-5

Indicate Method of:

Water Supply

- County Water
- City Water *
- Community System
- Well
- Cistern

Sewage Disposal

- County Sewer
- City Sewer *
- Community System
- Septic System
- Alternative: _____

** If City water and/or sewer are selected, applicant must have full approval by City & County prior to submitting this application.*

Please check attachments included:

- For Conventional District Rezoning:** A Statement of Proffers, in compliance with Section 17-1004.03 of Rockingham County's Zoning Ordinance, may be submitted with this form.
- For Planned District Rezoning:** A Master Plan and Plan Description, in compliance with Section 17-1004.04 of Rockingham County's Zoning Ordinance, shall be submitted with this form.

Gerald R. Horst
Signature of Landowner

Gerald L. Horst
Signature of Applicant or Agent

Guide: Statement of Proffer for Conventional Zoning Districts *(if applicable)*

The Rockingham County Zoning Ordinance allows applicants for Conventional District rezoning to offer a statement of proffers (conditions) to be placed on the land as a part of the rezoning application. If approved by the Board of Supervisors, such proffers shall become legally binding regulations applying to the land rezoned in addition to existing zoning regulations. The existence of such proffers will be notated on the County's zoning map and will apply to the land, regardless of changes in ownership, unless or until the proffers are changed through a future ordinance amendment process.

Reference Section 17-1004.03 of the Zoning Ordinance located on the County's website for more information and formatting requirements.

Guide: Master Plan & Plan Description for Planned Zoning Districts *(required)*

The Rockingham County Zoning Ordinance requires Planned District rezoning applications to include a master plan and plan description. The master plan, plan description, and any demonstrative materials submitted with the application will become part of the record of the hearing on the application and become legally binding elements of the zoning ordinance and map if the rezoning is approved by the Board of Supervisors. A separate statement of proffers are not a component of a Planned District rezoning.

Master plan and plan description shall include the following information as a minimum:

1. A vicinity map at a scale of not less than one (1) inch equal to one thousand (1,000) feet showing surrounding properties, surrounding public streets, and private roads.
2. An accurate boundary survey of the tract.
3. An existing conditions map(s) showing elements specified in Section 17-1004-04.
4. A master plan showing elements specified in Section 17-1004-04.
5. A plan description, to include a summary of design elements such as lot characteristics, building heights, and common area characteristics, and to convey any items required above which cannot be effectively illustrated with images.

Reference Section 17-1004.04 of the Zoning Ordinance located on the County's website for more information and requirements.