

Department of Community Development



Rezoning Planned District Case Report: REZ22-2527

Applicant	Valley View Village LLC
Address/Location	West side of Reservoir Street (Route 710) approximately 100' north of Fieldale Place
Comprehensive Plan	Community Residential within the Urban Development Area
Tax Map #	125-(A)- L159, 125-(A)- L160
Present Zoning	R-2 - Medium Density Residential District, PMF - Planned Multi-Family District
Proposed Zoning	PMF - Planned Multi-Family District
Acreage	18.125
Election District	3
Planning Commission	
Board of Supervisors	

General Information:

Overview and Background

In 2019, tax map # 125-(A)- L160 was rezoned from R-3C (General Residential with Conditions) to PMF (Planned Multi Family). Subsequently, a master plan for 6 apartment buildings with a total of 156 was submitted and approved, though construction never commenced. Valley View Village LLC is seeking to modify the existing master plan to span both parcels, #125-(A)- L160 and 125-(A)- L159 and construct 13 apartment buildings with approximately 420 units, a clubhouse, and other amenities such as an outdoor pool, dog wash, tot lots, and a walking trail.

Staff and Agency Analysis:

Planning & Zoning

Comprehensive Plan:

The parcel is designated as Community Residential within the Urban Development Area (UDA). Community Residential Areas, shown on the Conceptual Land Use map, encompass the primary future urban residential neighborhoods in Rockingham County. The property is situated amidst medium-density residential development as it adjoins an existing multi-unit apartment complex (Robinson Park) and across the street from Redpoint Harrisonburg, formally known as The Retreat at Harrisonburg, student housing development, while the remainder of neighboring area along Reservoir Street is undeveloped. The parcel is also within a half mile of the commercial development at the intersection of Port Republic Road and Stone Spring Road.

Stone Spring Urban Development Area Plan:

The Stone Spring Urban Development Area Plan designates this area as a T-3 Transition Zone. The T-3 zone is generally consists of a focused range of building types: single family and townhomes. These zones are balanced with landscape and pedestrian areas.

Zoning Ordinance:

The PMF district provides residential opportunities, common area, and commercial opportunities in a clustered development. The zoning ordinance requires the PMF district to be located in urban growth areas as designated in the comprehensive plan or any other plan adopted by the county. Common area shall comprise a minimum of 15 percent of the total project area.

Building Services

Building Services has no comments.

Engineering

The developer should consult with County Public Works Department to further discuss water volume and pressure availability prior to submitting full site plans. Staff has concerns/reservations with ability to meet water demands associated with a project of this scope in this area.

Environmental

There are recorded drainage and runoff issues in the area of the wooded section which drains towards Fieldale Place and ultimately into the City of Harrisonburg. Historically, there have been numerous complaints by City property owners due to these runoff issues. These concerns can be addressed during the site plan review, but it is strongly suggested the discharge through the wooded area to Fieldale Place be analyzed to determine whether improvements to downstream conveyance system and/or storm drain system are warranted.

Fire

The location of the fire department connections do not meet Rockingham County Fire Prevention Code. These are required to be 50 feet from the building with a fire hydrant within 25-50 feet to serve the fire department connection. This will require some fire hydrant relocations and additions to the project. However, this should not affect a large-scale change to the master plan that would require resubmittal and will be addressed during the site plan review.

Public Works

Public Works consultant engineer, Martin Jansons with Peed & Bortz, concerning the property and possible elevation

restrictions for any water connections. In his comments, Martin stated that elevation 1,550' would be the restricting point, but the elevation was based on providing 1,000 GPM of available fire flow. If Fire and Rescue requires a higher fire flow for the development, this minimum elevation may need to be lowered.

Due to the elevation restriction, a large area of the property cannot be served, based upon the County's current water system configuration. One option is the construction of a new water tank on the site located within the Harrisonburg City limits. This creates an issue in that the tank would need to match the County's Peak tank which has an overflow of 1,727'. Based upon GIS contours of the area, a tank at this site would be approximately 100' tall. No official comments have been made, but it is unlikely the City would allow a structure of this height within the City.

A secondary option for the elevation restriction would be a private water system served by a booster pump station similar to the installation that serves [Red Point, owned by SZ Harrisonburg Cottages (formerly The Retreat)] located on the opposite side of Reservoir Street. The lower portion of the proposed development could be served by a public water system and the higher elevation would be served by the private system [to satisfy fire flow requirements].

Rockingham County Public Schools (RCPS)

According to students-per-household generation reports, 420 apartment units would be expected to have the following impacts on the school division:

- Cub Run Elementary = 12 students
- Montevideo Middle School = 4 students
- Spotswood High School = 6 students

With the relatively low number of three-bedroom units [which is 28 units] versus the number of 1- and 2-bedroom units, student generation is not as much as usually anticipated. The public street into the development allows the bus to enter into the development and stop in the cul-de-sac, rather than on Reservoir Road.

Virginia Department of Transportation (VDOT)

- Rt. 710 (Reservoir Street), 9500 vpd, 55 mph, Minor Arterial

The site entrance to the north on Route 710, as proposed, does not meet the required sight distance for a full access entrance without a traffic signal. A traffic signal warrant/justification is required to be completed and can be done during the site plan phase. The traffic signal justification/warrant will determine if a traffic signal could be granted. An entrance at this location may need to be restricted to a right-in-right-out design if the traffic signal is not justified.

VA Dept. of Health Environmental

No comments from the local health department; public utilities are to serve.

Considerations:

Utility Availability: Rockingham County Public Works requested a third-party engineer assess the availability of fire flows on the property and determined that in order to obtain a fire flow of 1,000 GPM, development in this area should be limited to an elevation of 1550' or below. In order to meet fire flows for elevations above 1550' the applicant is proposing private booster pumps in each building or a cost revenue sharing project to build a public water tower on the portion of the property located in the City of Harrisonburg.

Reservoir Street Entrances: Although the northern entrance is directly across from Talmadge Drive, if a traffic signal is not justified, the property may be limited to a right-in-right-out design for each of the entrances. If traffic can only turn right, this will require traffic to U-turn at Fieldale Place to enter back into the City.

Interparcel Connectivity: The Zoning Ordinance requires multiple connections in multiple directions to ensure interparcel connectivity. A proposed connection is shown from the cul-de-sac of the public road north into the City; the topographic feasibility and ability to utilize land within the electric easement has not been provided. A stub is also shown into the residue parcel located in the City but falls short of the property line and would require the walking path

to be relocated.

Mulched Walking Path: The term, mulched walking path, is not recognized in the Zoning Ordinance; rather, Section 17-701.06 requires 10' multi-purpose trails to be "designed, constructed, operated, and maintained so that all pedestrians, including people with disabilities, can travel safely and independently." The degree of slope and the surface materials are inherently factors in determining the ability of all people to utilize a multi-purpose trail.

Stone Spring Urban Development Area Plan: This request is located in a T-3 Transition Zone. The general character of the T-3 Transition Zone is a mix of single-family houses and townhouses with some commercial activity along the main thoroughfares. The UDA plan calls for a balance between landscaping and buildings. In the proposed Master Plan, the distribution of landscaping is not balanced throughout the Plan, resulting in some areas being nearly void of landscape materials.

The typical building height in the Transition Zone is 1-3 stories, with each story not exceeding 14'. Although the PMF district allows buildings up to 75', the 3-4 story proposed apartments would sit considerably higher than the adjoining residential development due to the steep terrain. Other development in this area, such as Redpoint, formerly known as The Retreat, is within the T-4 Neighborhood Center Zone, where typical building height is 3-6 stories.

Electric Easement: A 100' electrical easement is shown along the northern and western areas of the property. Parking lots, a gravel road, and the edge of building 13 is shown within the easement. No record is on file that permits these areas of the development to be located within the easement. Also, as mentioned above, the cul-de-sac is shown within the easement.

VALLEY VIEW VILLAGE

WEST OF 2650 RESERVOIR ST
HARRISONBURG, VA 24450

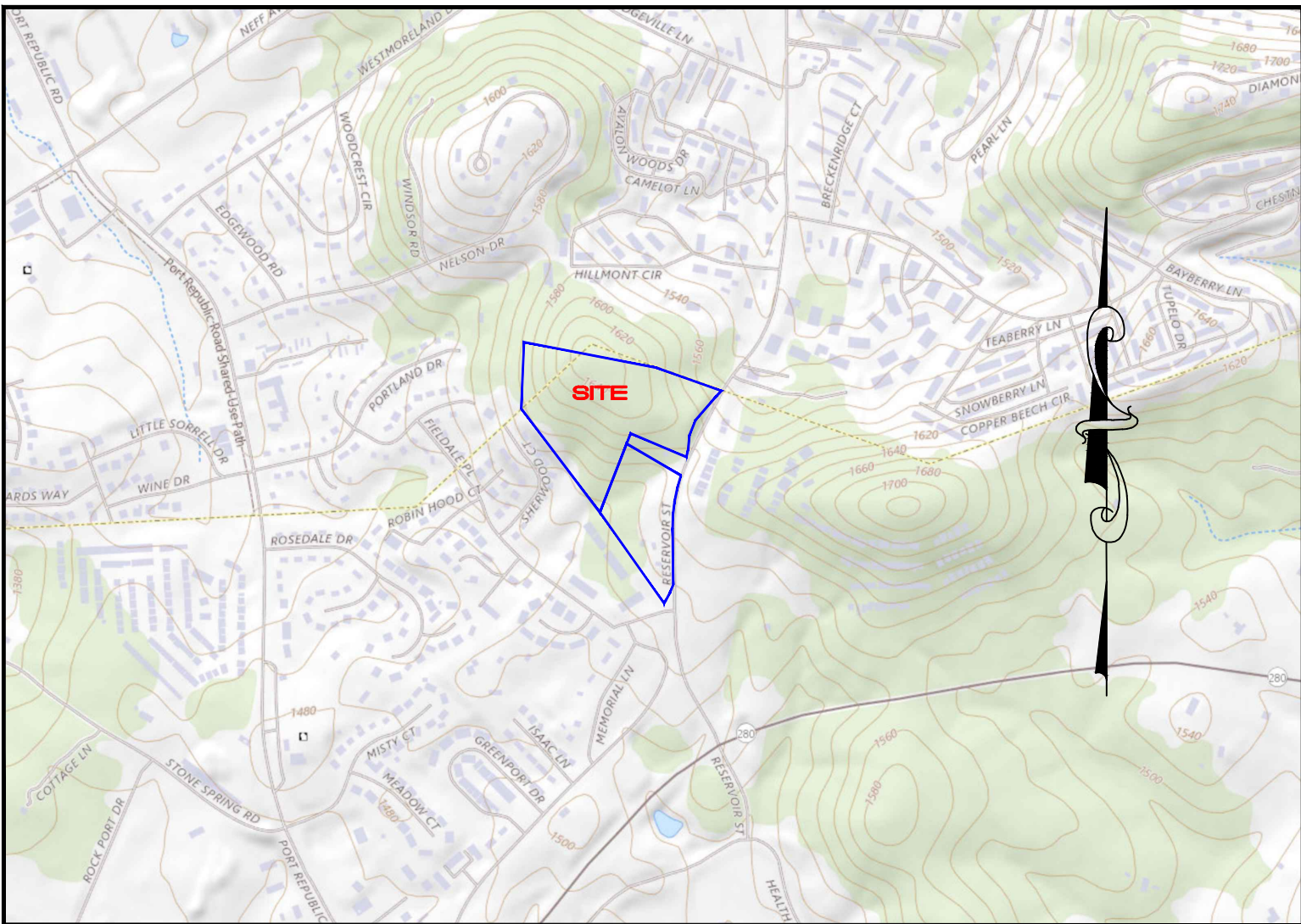
CIVIL DESIGN
BLACKWELL ENGINEERING
ATTN: ED BLACKWELL 566
EAST MARKET STREET
HARRISONBURG, VA 22801
540-432-9555

DEVELOPERS
VALLEY VIEW VILLAGE LLC
520 SPRINGDALE R.
GREAT FALLS, VA 22066
703-623-5592

PROPERTY INFO
125-(A)- L159
BAILEY JOHN T TRUST &
RACHEL B LYONS & MEG A
BAILEY
10845 QUAIL CREEK LN
MANASSAS, VA 20112
TOTAL ACRES=15.03±
ACRES IN COUNTY=12.82±
ZONED R2

125-(A)- L160
2770 RESERVOIR LLC
PO BOX 1039
HARRISONBURG, VA 22803
ACRES=6.30±
ZONED PMF

PROPOSED ZONING:PMF
EXISTING USE: UNDEVELOPED
PROPOSED USE: MULTIFAMILY
COMP. PLAN DESIGNATION:
COMMUNITY RESIDENTIAL
FEMA FLOOD ZONE: X



VICINITY MAP
(SCALE: 1"=1000')

- LEGEND**
- EXISTING BUILDING
 - PROPOSED BUILDING
 - CENTER LINE
 - EXISTING ROAD
 - PROPOSED ROAD/EOP
 - GRAVEL AREA
 - CONCRETE AREA
 - PRIVATE PAVEMENT AREA
 - PUBLIC PAVEMENT AREA
 - REVISION SYMBOLS
 - EXISTING 1' CONTOURS
 - EXISTING 5' CONTOURS
 - PROPOSED 1' CONTOURS
 - PROPOSED 5' CONTOURS
 - PROPOSED TEMP. 1' ESC CONTOURS
 - PROPOSED TEMP. 5' ESC CONTOURS
 - EXISTING GAS LINE
 - EXISTING POWER LINE
 - PROPOSED DITCH OR SWALE
 - EXISTING STORM PIPE
 - PRO STORM PIPE
 - EXISTING WATER LINE
 - PRO WATER LINE
 - EXISTING SEWER
 - PRO SEWER
 - SITE PROPERTY LINE
 - EXISTING PROPERTY LINE
 - EASEMENT
 - SETBACK
 - DISTURBED AREA
 - APPROX. LOCATION OF EXISTING VEGETATION
 - HANDICAP PARKING
 - EXISTING FIRE HYDRANT
 - EXISTING WELL
 - EXISTING WATER VALVE
 - WATER METER
 - DRAINAGE FLOW
 - PROPOSED LIGHT POLE
 - (NOT ALL SYMBOLS USED)

Date: 12-13-22

Scale: AS NOTED

Designed by: EHB

Drawn by: MMS

Checked by: EHB

Blackwell Engineering
A Trademark of AES Consulting Engineers
566 East Market Street
Harrisonburg, Virginia 22801
Phone: (540) 432-9555
Email: BE@BlackwellEngineering.com

Revision Dates

1-16-23 PER CO.

1-26-23 PER CO.

2-1-23 PER CO.

TITLE SHEET

VALLEY VIEW VILLAGE
VALLEY VILLAGE VIEW LLC
520 SPRINGDALE RD.
GREAT FALLS, VA 22066

Drawing No.

1

of 7 Sheets

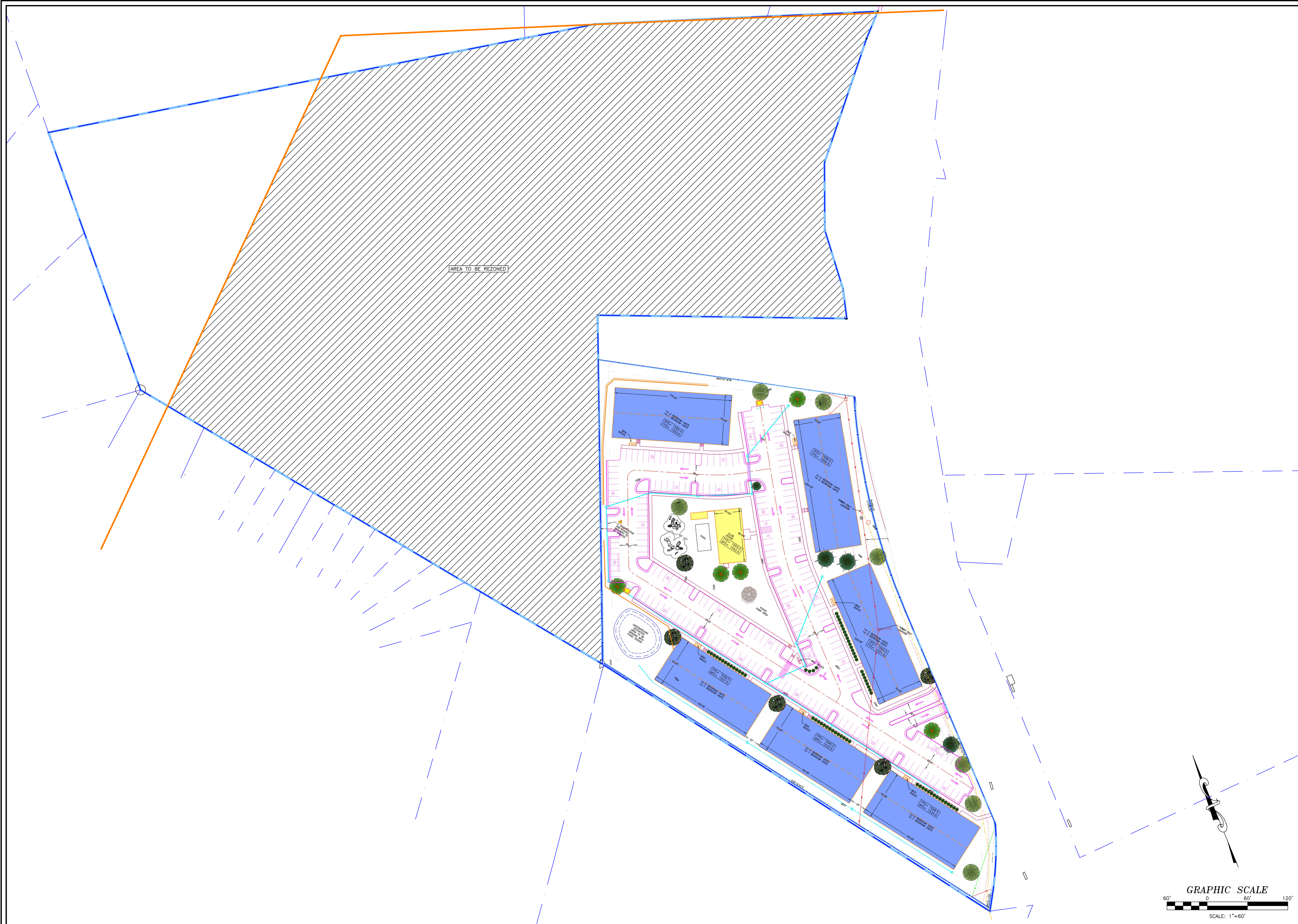
Job No. 2960

SUBMITTED: 12-13-22
REVISED 1-16-23
REVISED 1-26-23

SHEET	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS
3	PREVIOUSLY APPROVED MASTER PLAN
4	MODIFIED MASTER PLAN
5	GREENSPACE PLAN
6	ROADWAYS
7	IMAGES

BLACKWELL ENGINEERING

566 EAST MARKET STREET
HARRISONBURG, VA 22801
PHONE: (540) 432-9555
FAX: (540) 434-7604



Date:	12-13-22
Scale:	AS NOTED
Designed by:	EHB
Drawn by:	MMS
Checked by:	EHB

**Blackwell
Engineering**
A Trademark of AES Consulting Engineers
566 East Market Street
Harrisonburg, Virginia 22801
Phone: (540) 432-9555
Email: BE@BlackwellEngineering.com

Revision	Dates
1-16-23	PER CO.
1-26-23	PER CO.
2-1-23	PER CO.

PREVIOUSLY APPROVED MASTER PLAN

VALLEY VIEW VILLAGE
VALLEY VIEW VILLAGE LLC
520 SPRINGDALE RD.
GREAT FALLS, VA 22066

Drawing No.

3
of 7 Sheets

Job No. 2960

File: 2960-Valley View Village.dwg, Printed: February 2, 2023



Date: 12-13-22
Scale: AS NOTED
Designed by: EHB
Drawn by: MMS
Checked by: EHB

Blackwell Engineering
A Trademark of AES Consulting Engineers
555 East Market Street
Harrisonburg, Virginia 22801
Phone: (540) 432-9555
Email: BE@BlackwellEngineering.com



Revision Dates
1-16-23 PER CO.
1-26-23 PER CO.
2-1-23 PER CO.

PROPOSED MASTER PLAN
VALLEY VIEW VILLAGE
VALLEY VILLAGE VIEW LLC
520 SPRINGDALE RD.
GREAT FALLS, VA 22066

Drawing No.
4
of 7 Sheets

Job No. 2960

File: 2960-Valley View Village2.dwg Printed: February 2, 2023



Date:	12-13-22
Scale:	AS NOTED
Designed by:	EHB
Drawn by:	MMS
Checked by:	EHB

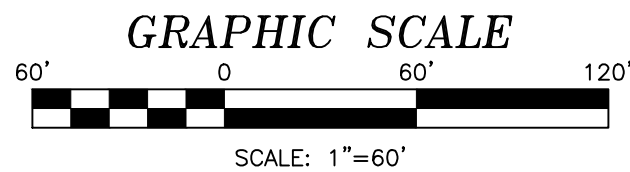
**Blackwell
Engineering**
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Harrisonburg, Virginia 22801
Phone: (540) 432-9555
Email: BE@BlackwellEngineering.com

Revision Dates
1-16-23 PER CO.
1-26-23 PER CO.
2-1-23 PER CO.

MASTERPLAN- GREENSPACE
VALLEY VIEW VILLAGE
VALLEY VILLAGE VIEW LLC
520 SPRINGDALE RD.
GREAT FALLS, VA 22066

Drawing No.
5
of 7 Sheets

Job No. 2960





PLAYSYSTEM SPECIFICATIONS

Playsystem #7482-203

Required Space: 38' x 35'

Accommodates about 45 children ages 2 to 5 years.



PLAYSYSTEM SPECIFICATIONS

Playsystem #7477-02

Required Space: 49' x 31'

Accommodates about 45 children ages 5 to 12 years.

- *Playground surface will be covered with either wood mulch, or rubber mulch maintained at 9" depth by owners association.
- *Playground colors and components can be modified to suit needs and preferences.
- *Sign identifying children's play area shall be installed at crosswalk.
- *4' fence shall be constructed around playground area with child proof locking devices on gates, maximum 4" openings in fence allowed.
- *Playgrounds shown are supplied by Kidstuff Playsystems. Supplier and playground details are subject to change, all changes will require prior approval at the site plan stage by the Community Development Department and the Director of Parks and Recreation.

Date:	12-13-22
Scale:	AS NOTED
Designed by:	EHB
Drawn by:	MMS
Checked by:	EHB

Blackwell
Engineering

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566 East Market Street
Harrisonburg, Virginia 22801
Phone: (540) 432-9555
Email: BE@BlackwellEngineering.com

Revision	Dates
1-16-23	PER CO.
1-26-23	PER CO.
2-1-23	PER CO.

POTENTIAL PLAYGROUND STYLE

VALLEY VIEW VILLAGE
VALLEY VILLAGE VIEW LLC
520 SPRINGDALE RD.
GREAT FALLS, VA 22066

Drawing No.
7
of 7 Sheets

Job No.	2960
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Blackwell Engineering

A Trademark of AES Consulting Engineers

566 East Market St., Harrisonburg, VA 22801 - (540) 432 - 9555 - www.blackwellengineering.com

December 13, 2022
Revised January 16, 2023
Revised January 26, 2023
Revised February 1, 2023

Rachel Salatin
Director of Planning
Department of Planning and Community Development
20 East Gay Street
Harrisonburg, VA 22802
(540) 564-3030
Rsalatin@rockinghamcountyva.gov

SUBJECT: Valley View Village-Plan Description

BE: 2960

Dear Ms. Salatin,

Basic Info

Attached is the rezoning application to request a rezoning of TM #125-(A)- L159 from the current zoning of R2 to the proposed zoning of PMF. The adjacent parcel TM #125-(A)- L160, already zoned PMF, has an approved master plan to which this rezoning is considered a master plan amendment. Below is a description of the site, as it is laid out in the attached proposed master plan amendment.

Parcel & Project History

The property is a parcel that resides in both the County and the City, with the County portion designated TM#125-(A)- L159 and the City portion designated TM# 083 A 11. The rezoning and master plan only seek to rezone/develop TM#125-(A)- L159.

In 2019, the adjacent parcel TM #125-(A)-L160 was rezoned from R-3C (General Residential with Conditions) to PMF (Planned Multi- Family). Subsequently, a master plan for 6 apartment buildings with a total of 156 was submitted and approved, though construction never commenced. Similarly an ESC plan for TM #125-(A)-L160 was approved but never enacted.

Project Overview

Since the approval of the aforementioned plans, Valley View Village LLC has contracted/purchased both TM #125-(A)-L160 & L159. Valley View Village LLC is seeking to modify the existing master plan to span both parcels and ultimately construct 13 family-oriented apartment buildings with approximately 420 units. These buildings will vary in size and apartment arrangement, with the smallest building consisting of approximately 28 units and the largest consisting of 42 units. Buildings will be a mixture of 1, 2, & 3 bedroom units. The exteriors of the buildings will consist of a mix of siding (vinyl, fiber cement and smart siding), with brick, and/or stone. Roofing will be dimensional architectural shingles with min. 6:12 pitch roof. Buildings 1, 2, & 13 will have a frontward façade on both the front and rear of the buildings so that no building has a rear façade facing Reservoir Street. Heights of the building will be 3-4 stories depending on terrain. There is a large elevation change between the highest and lowest portions of

the site and hilltop at the north end of the property will be cut down significantly to fill the low point in the southern corner.

The site will utilize public water and sewer. Preliminary discussions with Public Works have revealed that while domestic pressure can be met on site for all units, fire flow cannot be provided above elevation 1550 without special site improvement. Potential preliminary solutions include private bladder tanks that will be installed in all needed buildings or the applicant helping cover the costs for a public water tower to be built on the hilltop of the site. The exact method for addressing fire flow will be determined during the site plan phase. The number of unties allowed to be constructed will be determined based on utility availability.

All internal streets/drives will be privately owned, with the exception of the road and cul-de-sac in line with Talmadge Dr. This road will be designed according to VDOT SSAR standards and publicly dedicated to VDOT. This will allow access to City TM# 083 A 11 in case it is ever developed in the future.

The development will include various amenities on site. These include a clubhouse, outdoor pool, dog washing stations, playgrounds (tot lots), and a walking trail. An IT building is also included as an internet hub for the development.

We thank you for your time in considering our request for rezoning. If you have any questions, please feel free to contact me (540-432-9555).

Cordially

A handwritten signature in black ink, appearing to read 'Edmond H. Blackwell', with a stylized, flowing script.

Edmond H. Blackwell, P.E.
Civil Engineer

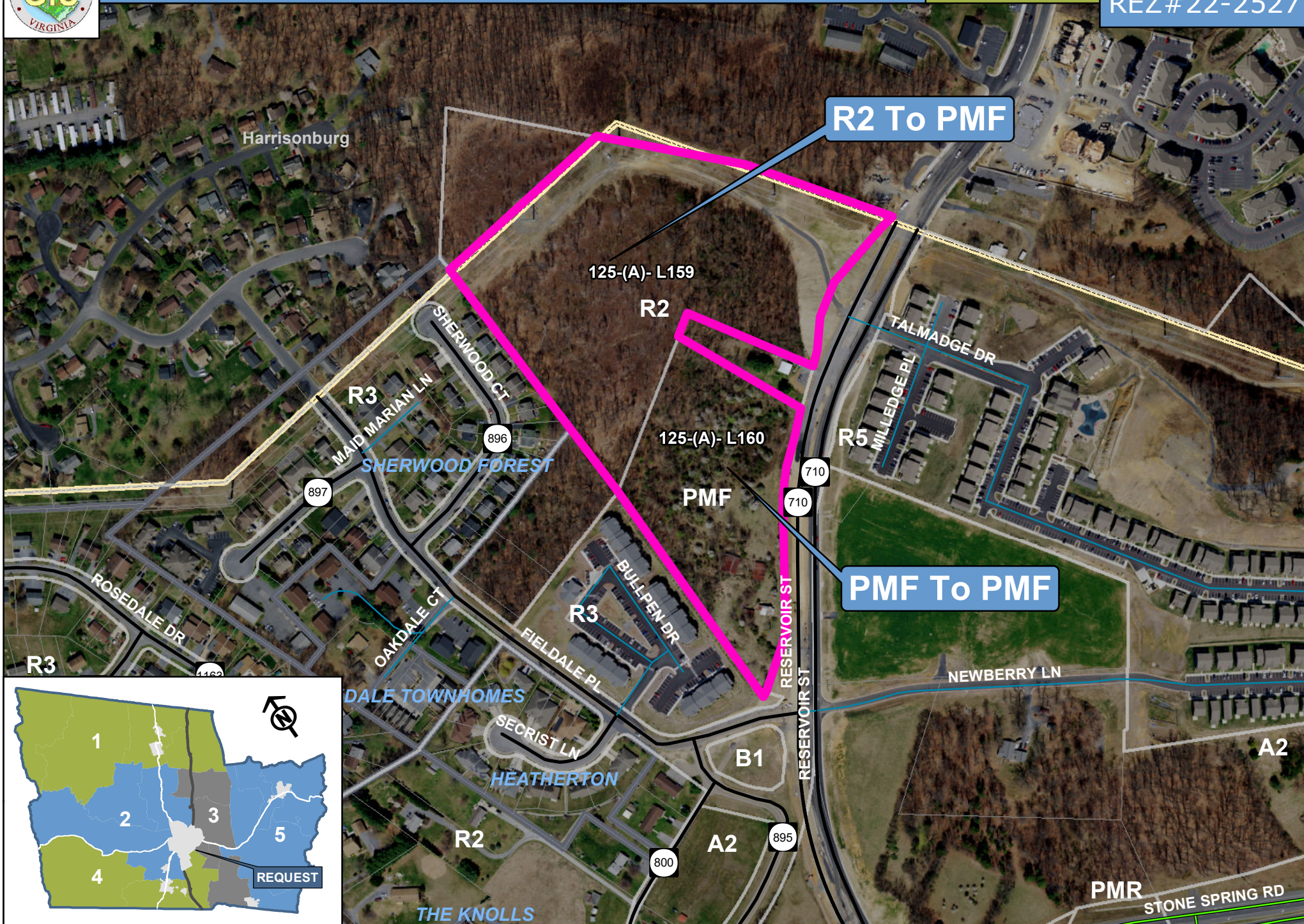


Valley View Village LLC Rezoning Request



PC Hearing Date: 2/7/2023

REZ#22-2527





Rockingham County Rezoning Application

Office Use Only

Application Date Received: _____

Project Number: _____

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. Applications can be mailed, dropped off in person, or emailed.

- ☒ A completed and signed application (digital PDF preferred). *Multiple copies of the application signature sheets can be submitted to provide space for all landowners to sign.*
- ☒ 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:** \$1250

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: BAILEY JOHN T TRUST & RACHEL B LYONS & MEG A BAILEY

Address: 10845 QUAIL CREEK LN MANASSAS, VA 20112

Telephone: _____ **Email:** _____
2770 Resevior LLC; PO Box 1039 Harrisonburg, VA 22803

Other Applicant Party (such as a contract purchaser) if applicable: Valley View Village LLC

Address: 520 SPRINGDALE RD. GREAT FALLS, VA 22066

Telephone: 703-623-5592 **Email:** Uprety@mypsych.com

Other Contact Person (such as a law or engineering firm) if applicable: Ed Blackwell

Address: 566 East Market St. Harrisonburg, VA 22801

Telephone: 540-432-9555 **Email:** Ed@blackwellengineering.com

Application Contact: Ed Blackwell

Property Location: (N S E W) of (Road Name) Resevior St. (Route #) 710

approximately 350' miles/feet (N S E W) of (Road Name) Newberry Ln.

(Route #) 895. Election District #: Massanetta Springs Precinct

Property Tax Map Number(s): 125-(A)- L159; 125-(A)- L160

Number of acres in rezoning request: 12.825 **Current Zoning:** R2; **Proposed Zoning:** PMF
6.30 PMF PMF

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.

Print Name of Landowner

Signature of Landowner

GOVIND P. MAINALI
Print Name of Applicant or Agent

Govind P. Mainali
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.



Rockingham County Rezoning Application

Office Use Only

Application Date Received: _____

Project Number: _____

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- ☐ A completed and signed application (digital PDF preferred). *Multiple copies of the application signature sheets can be submitted to provide space for all landowners to sign.*
- ☐ 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:** _____

Planned Development District Rezoning Request	
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Other	\$525 + \$25/acre

Rezoning Application Form

Property Owner: _____

Address: _____

Telephone: _____ Email: _____

2770 Reservoir LLC; PO Box 1039 Harrisonburg, VA 22803

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: _____

Address: _____

Telephone: _____ Email: _____

Application Contact: _____

Property Location: (N S E W) of (Road Name) _____ (Route #) _____

approximately _____ miles/feet (N S E W) of (Road Name) _____

(Route #) _____. **Election District #:** _____

Property Tax Map Number(s): _____

Number of acres in rezoning request: _____ **Current Zoning:** _____ **Proposed Zoning:** _____

6.30

PMF

PMF

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.

Print Name of Landowner



Print Name of Applicant or Agent

Signature of Landowner

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.



Rockingham County Rezoning Application

Office Use Only

Application Date Received: _____

Project Number: _____

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. Applications can be mailed, dropped off in person, or [emailed](#).

- ☐ A completed and signed application (digital PDF preferred). *Multiple copies of the application signature sheets can be submitted to provide space for all landowners to sign.*
- ☐ 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:** _____

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: _____

Address: _____

Telephone: _____ Email: _____

2770 Reservoir LLC; PO Box 1039 Harrisonburg, VA 22803

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approximately _____ miles/feet (N S E W) of (Road Name) _____

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Print Name of Applicant or Agent

Signature of Landowner

Signature of Applicant or Agent

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