

Department of Community Development



Rezoning Conventional District Case Report 2022-2526

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| Applicant | Simensen CF Properties LLC (Crossroads Farm) |
| Location | Within the Crossroads Farm subdivision on the eastern side of Frederick Road, south of Bellavista Drive. |
| Comprehensive Plan Stone Spring Urban Development Area Plan | Community Residential within the Urban Development Area Transition Area within the Crossroads Neighborhood Concept Area |
| Tax Map# | 126H2-(20)- L1 |
| Present Zoning | R-5 – Planned Neighborhood District |
| Proposed Zoning | R-5 – Planned Neighborhood District |
| Acreage | 8.691 |
| Election District | 3 |
| Planning Commission Action | |
| Board of Supervisors Action | |

General Information:

Located south of Spotswood Trail (Route 33) and west of Cross Keys Road (Route 276), on the eastern side of Frederick Road within the Crossroads Farm development.

This rezoning request would amend the approximately 8.7-acre townhome section of the Crossroads Farm master plan, totaling 292.32 acres.

This master plan amendment would revise the allowed maximum building height on a portion of the townhome section of the development from two to three stories (16 of the 64 permitted townhome units). If approved, the amended master plan and plan description would supersede the existing documents.

Overview and Background

The Crossroads Farm master plan and plan description were first approved by the Board of Supervisors in 1999 and most recently amended in April of 2016 to amend the design of the street network and layout of several lots due to topographical issues. Although not yet built out, the original 1999 rezoning and recent 2016 amendment included the section approved for townhomes on the eastern side of Frederick Road, north of the Bellavista Drive entrance. This approved townhome section acts as a transition area between the existing lower density residential areas within the Crossroads Farm subdivision and the planned Village Center along Cross Keys Road (Rt 276) which is intended to include a variety of commercial uses.

The current (2016) master plan and plan description allows for 64 two-story townhome units to be built as of right, and limits all buildings within the Crossroads Farm subdivision to two stories in maximum height. To build these 64 two-story townhome units, the applicant would be required to receive a site plan approval only.

The applicant is requesting the height increase (not to exceed 42-feet in total height) amendment on 16 townhome units to allow for a garage on the ground level with two stories of living space above (see submitted street section). If approved, the engineer would utilize the higher grade in the identified ('TH-3') area by building the garage into the raised elevation. These townhomes would appear to be two stories from the rear, as the rear portion of the garage would be underground, while the front of the townhomes would appear to be three stories. The applicant has submitted a street section with their application which is included at the end of this case report as a visual display of what this would look like and how the raised grade would be utilized.

Staff and Agency Analysis:

Building Services

The Building Official has no comment or concern regarding the subject rezoning request. All future construction will need to meet the requirements of the Virginia State Building Code.

Fire

This site is located within the Port Republic Road Emergency Services Station and the Harrisonburg Volunteer Rescue Squad first-due areas. Fire & Rescue has no comment or concern regarding the subject rezoning request. Any future construction will need to meet the requirements of the Rockingham County Fire Prevention Code.

Planning & Zoning

This master plan amendment does not affect use or density.

While the maximum building height for townhomes in the R-5 (Planned neighborhood) district is 45 feet, the current approved master plan and plan description further limit the height of the townhome buildings to no more than two stories in maximum height. The proposed height increase, from two to three stories (not to exceed 42 feet), complies

with the height restrictions set forth in the zoning ordinance.

Public Works

Public works has no comment regarding the proposed master plan amendment.

VDOT

This master plan amendment does not affect the proposed use or density. VDOT has no issues with the request.

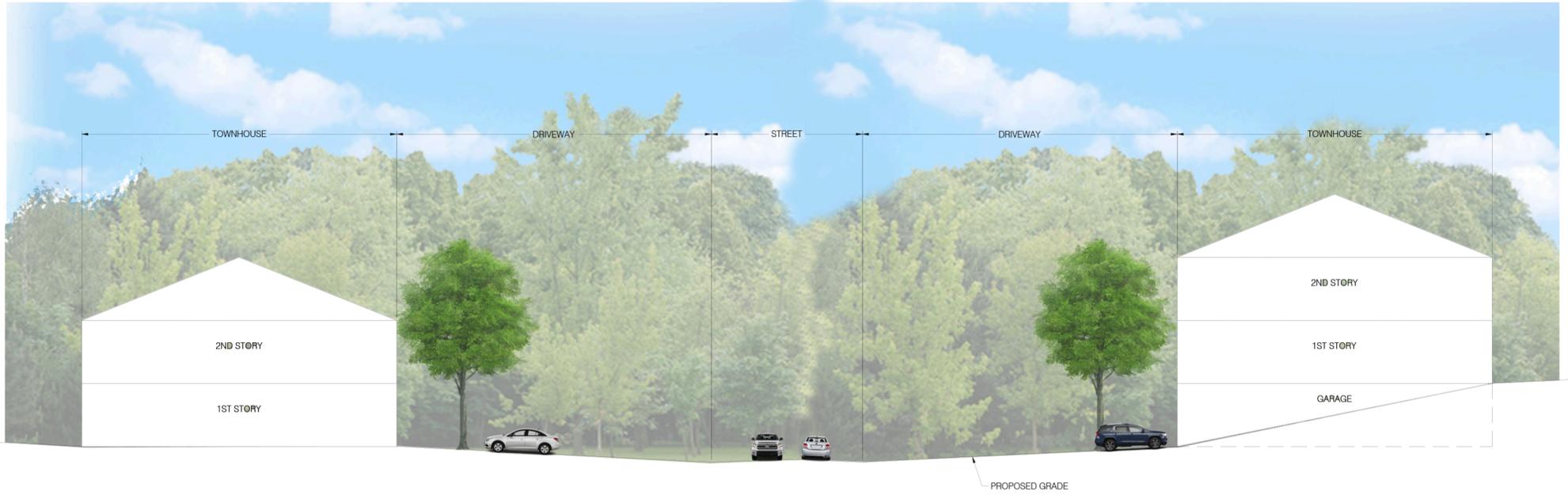
Considerations:

Zoning

In the R-5 (Planned neighborhood) district, townhome buildings are limited to 45 feet in maximum height. If approved, the proposed 3 story townhomes would not exceed 42 feet in height, as stated in the plan description.

Grade and Appearance

This request does not affect use or density. The proposed height increase applies to 16 of the 64 townhome units where the existing grade could be utilized to allow for an additional partially enclosed story (garage) to be added without having a substantial impact on overall roofline height or viewshed as compared to a two-story townhome which could be built by-right.



3 STORY/2 STORY STREET SECTION
N.T.S.



BOUNDARY DESCRIPTION:
SEE ATTACHED SURVEY PLAT DATED JUNE 6, 2000 FOR PROPERTY LINE METES AND BOUNDS.

R-5 AREA & DENSITY TABULATION:
TOTAL AREA = 292.32 ACRES

OPEN SPACE = 115.44 ACRES (39.5%)

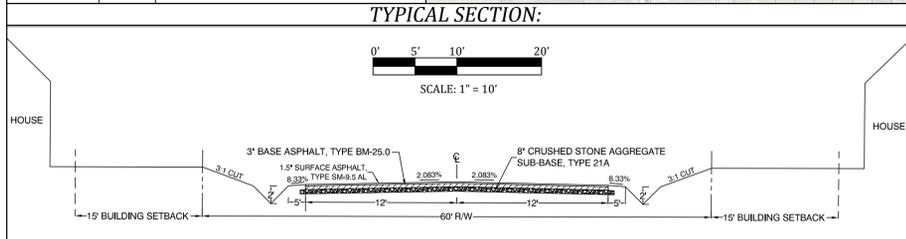
VILLAGE CENTER = 14.27 ACRES (4.9%)

DWELLING UNITS:
SINGLE FAMILY ATTACHED = 30 UNITS
SINGLE FAMILY DETACHED = 303 UNITS
TOWNHOMES = 64 UNITS
TOTAL DWELLING UNITS = 397 UNITS
MAXIMUM ALLOWED DENSITY = 8 D.U./ACRE
DENSITY SHOWN = 1.36 D.U./ACRE

- NOTES:**
- 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.
 - PRESENT LAND USE: RESIDENTIAL, GOLF COURSE, PASTURE, HAYFIELD WOODED AREAS AND OPEN SPACE.
 - 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.
 - 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."
 - ALL INTERNAL STREETS TO BE PRIVATE AND MEET MINIMUM ROAD DESIGN REQUIREMENTS SET IN COUNTY CODE.
 - NO LAND SHOWN HEREON IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN.
 - PEDESTRIAN CIRCULATION ROUTES TO COINCIDE WITH THE ROAD SYSTEM, EXCEPT WHERE SHOWN OTHERWISE.
 - FIRE ACCESS LANES SHALL BE DETERMINED BY THE FIRE MARSHALL DURING THE CONSTRUCTION DOCUMENT / SITE PLAN & CONSTRUCTION STAGE.

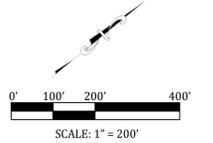
TRIP GENERATION TABULATION:

| DEV. TYPE | UNIT | QUANT. | RATE | DAILY TRIPS |
|--------------------------|-------|--------|-------|-------------|
| SF HOME | EA. | 397 | 9.57 | 3,800 |
| COMM. | K-GSF | 75 | 42.94 | 3,220 |
| DAILY TRIP TOTAL = 7,020 | | | | |



REVISIONS

| | |
|----------|--|
| 12/13/22 | REVISED PLAN DESCRIPTION (TOWNHOME HEIGHT) |
| 01/31/23 | REVISED PLAN DESCRIPTION & MASTER PLAN SPECIFYING 3-STORY TH UNITS |



**CROSSROADS FARM - MASTER PLAN AMENDMENT REQUEST (R-5)
SVTB CROSSROADS, LLC**

PLAN DESCRIPTION

March 1, 2016 (Revised 03-06-23)

Crossroads Farm is a planned residential community located in Rockingham County, approximately two miles east of the Harrisonburg City limits, with direct points of access on Cross Keys Road (Route 276) and Shen Lake Drive (Route 689). This Master Plan amendment seeks to revise the allowed height for the townhome section of the development.

The Crossroads Farm community is comprised of a mix of housing types, including detached homes, duplexes, and townhomes, as shown conceptually on the Master Plan. The village center will include a variety of commercial uses to serve the community's residents, as well as travelers on the adjacent roadway network.

The residential development shall be capped at 397 total residential units, with a gross development residential density of 1.36 dwelling units per acre. Development of the remainder of Crossroads Farm will not be limited by any particular phasing, as to better allow market-driven development practices and ensure the financial success of the project as a whole. All buildings are limited to two stories in height, except for 2-townhome buildings (16 units) which shall be limited to 42-feet in height, labeled as "TH-3" on the Master Plan. An architectural review process has been established to insure that all new dwellings are architecturally and aesthetically compatible with existing community quality standards.

With the exception of the existing 700 foot extension of Confederacy Drive from Battlefield Estates, all roads within the development shall be privately owned and maintained. Access to public roadways shall be limited to those shown on the Master Plan, unless otherwise approved by the Developer, Rockingham County, and the Virginia Department of Transportation (VDOT). A homeowners association is in place to manage road maintenance as well as the maintenance and protection of common open space.

At least 20% of the net development area will be preserved as common area / open space, with current projections nearing 40%. This open space is largely comprised

of a nine-hole golf course (presently serving adjacent golfing club), but will otherwise largely be connected to allow for future walking trails.

A previously proffered condition to reserve and dedicate a 25'-wide strip of land adjacent to Route 276, Cross Keys Road, will remain in effect. All other previously proffered conditions have either been satisfied or have otherwise been removed due to redundancy with current County ordinance requirements.

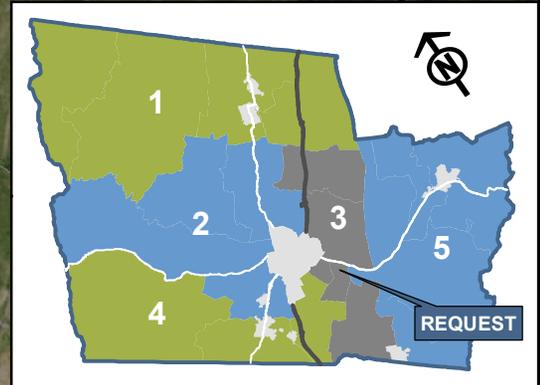
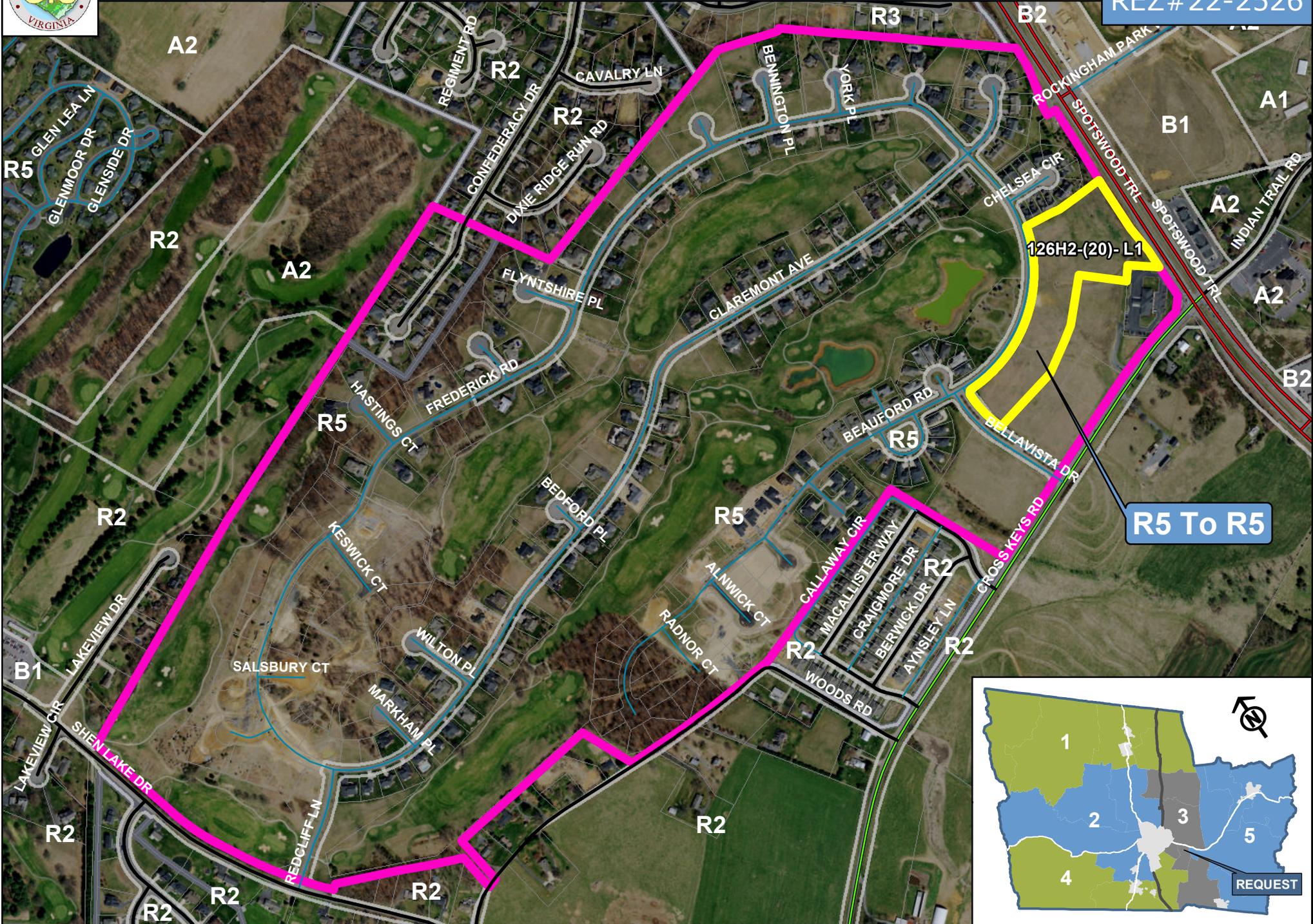


Simensen CF Properties LLC Rezoning Request



PC Hearing Date: 2/7/2023

REZ#22-2526





Simensen CF Properties LLC





Rockingham County Rezoning Application

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|---|
| 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.*
- N/A 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". (No change to current master plan, plan description change only.)
- 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:** \$742.29 (\$760.64)

| 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 |

(\$975)

Rezoning Application Form

Property Owner: ~~CF Properties LLC~~ Simensen CF Properties LLC
Address: PO Box 57, Penn Laird, VA 22846
Telephone: (540) 578-5985 Email: htcsimensen@yahoo.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: Carl Snyder Jr., P.E.
Address: 4901 Crowe Drive, Mt. Crawford, VA 22841
Telephone: (540) 434-6365 Email: csnyder@valleyesp.com

Application Contact: David Simensen

Property Location: (N S E W) of (Road Name) NE Frederick Road (Route #) N/A
approximately 500 ft W miles/feet (N S E W) of (Road Name) Spotswood Trail
(Route #) 33 Election District #: 3

Property Tax Map Number(s): 126H2-(20)-L1

Number of acres in rezoning request: 8.691 Current Zoning: R5 Proposed Zoning: R5

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.

David Simensen

Print Name of Landowner
David Simensen

Signature of Landowner

David Simensen

Print Name of Applicant or Agent
David Simensen

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.