

Department of Community Development



Rezoning Planned District Case Report: REZ24-1343

Applicant	Redwing LLC (Port Place Townhomes)
Address/Location	East side of Port Republic Road (Route 253), approximately 0.15 mile north of Boyers Road (Rt 704).
Stone Spring Urban Development Area Plan	Transition Zone within the Boyers Crossing Area
Tax Map #	125-A-20 and 125-A-20D
Present Zoning	A-2 – General Agricultural District
Proposed Zoning	PMF – Planned Multi-Family District
Acreage	6.63
Election District	3
Planning Commission	Scheduled for December 3, 2024
Board of Supervisors	Tentatively scheduled for January 8, 2024

General Information:

Overview and Background

Redwing LLC (Port Place Townhomes) requests to rezone two parcels totaling 6.63 acres from A-2 (General Agricultural) to PMF (Planned Multi-Family). This property is located on the east side of Port Republic Road (Rt 253), approximately 0.15 mile north of Boyers Road (Rt 704). The Master Plan proposes a maximum of 68 townhome units, not to exceed 3-bedroom units. The Plan Description states that no more than 34 units may be issued building permits within any rolling 12-month period.

Staff and Agency Analysis:

Planning and Zoning

Stone Spring Urban Development Area Plan

This site is located within the Boyers Crossing Focus Area of the Stone Spring Urban Development Area (UDA) Plan, designated as a Transition Zone. Transition Zones consist of a primarily residential fabric but with some commercial emphasis and mixed-use nodes along certain roads. Within Transition Zones, residential density is intended to gradually decrease from apartments to townhouses to fully detached houses. In this area of the Stone Spring Urban Development Area (UDA), the UDA Plan depicts townhomes to front along Port Republic Road and as well as mixed use development along Port Republic Road.

Zoning Ordinance

The PMF district provides residential opportunities, common area, and commercial opportunities in a clustered development. While allowing for a variety of uses, this district is primarily residential (Sec. 17-403).

Building Services

Building Services has no comment regarding this rezoning request. If this request is approved, building plans will be reviewed separately.

Engineering

Engineering has no comments at this time.

Environmental

Land disturbance that exceeds 1 acre will require an engineered stormwater management plan and construction general permit.

Fire

This rezoning request is located within the Port Republic Road Emergency Response Station and Harrisonburg Volunteer Rescue Squad's response areas.

The entrance and proposed public road extension on Port Republic Road is directly across from the Port Republic Road Emergency Response Station which already has a traffic concern for emergency apparatus entering and leaving the station. The master plan should include a recommendation or proposal for traffic management in accordance with VDOT regulations. To help mitigate this concern, a traffic safety / traffic control management analysis could be conducted in relation to the fire station and response of emergency vehicles.

Public Works

Public Works has no comment at this time. Comments for Public Works will be made during the site plan review phase. County water and sewer will be available with the extension of utilities by the developer across Pleasant Run.

Virginia Department of Transportation (VDOT)

VDOT has no objection to the proposed rezoning request. The developer has provided a turn lane warrant analysis

with no proposed right lane or taper required. VDOT concurs with this recommendation.

The master plan has been reviewed for the purposes of rezoning only. The overall location of proposed public entrance and street appears to meet all applicable state standards. A more detailed review of the proposed entrance and street to be public will be reviewed at the site plan phase. Any street within the development proposed to be accepted into the VDOT Secondary System will need to be designed in accordance with the Secondary Street Acceptance Requirements (SSAR) including the Subdivision Road Design criteria per Appendix B (1) Subdivision Street Design Guide.

Rockingham County Public Schools (RCPS)

This property is located in the Spotswood High School District. We estimate this would generate an additional 13 students at Peak View Elementary, 6 students at Montevideo Middle School, and 8 students at Spotswood High School. With the cumulative development approved and scheduled to be built-out over the next few years in this area, this development will put a strain on these schools. Redistricting will need to occur to provide the necessary capacity for this development as well as the other developments already approved in this area.

Road widths to accommodate a bus and its turning radius must be considered, otherwise we will have a bus stop only at the entrance at Port Republic Road.

Considerations:

Stone Spring Urban Development Area Plan

This site is located within the Boyers Crossing Focus Area of the Stone Spring Urban Development Area (UDA) Plan, designated as a Transition Zone. This proposed development is not inconsistent with the Stone Spring Urban Development Area (UDA) Plan.

Rockingham County Public School (RCPS) Capacity

Due to the cumulative development approved and scheduled to be built-out over the next few years in this area, this development will put a strain on the schools in this area. It is projected that redistricting will need to occur to provide the necessary capacity for this development as well as the other developments already approved in this area.

Public Roadway Connectivity

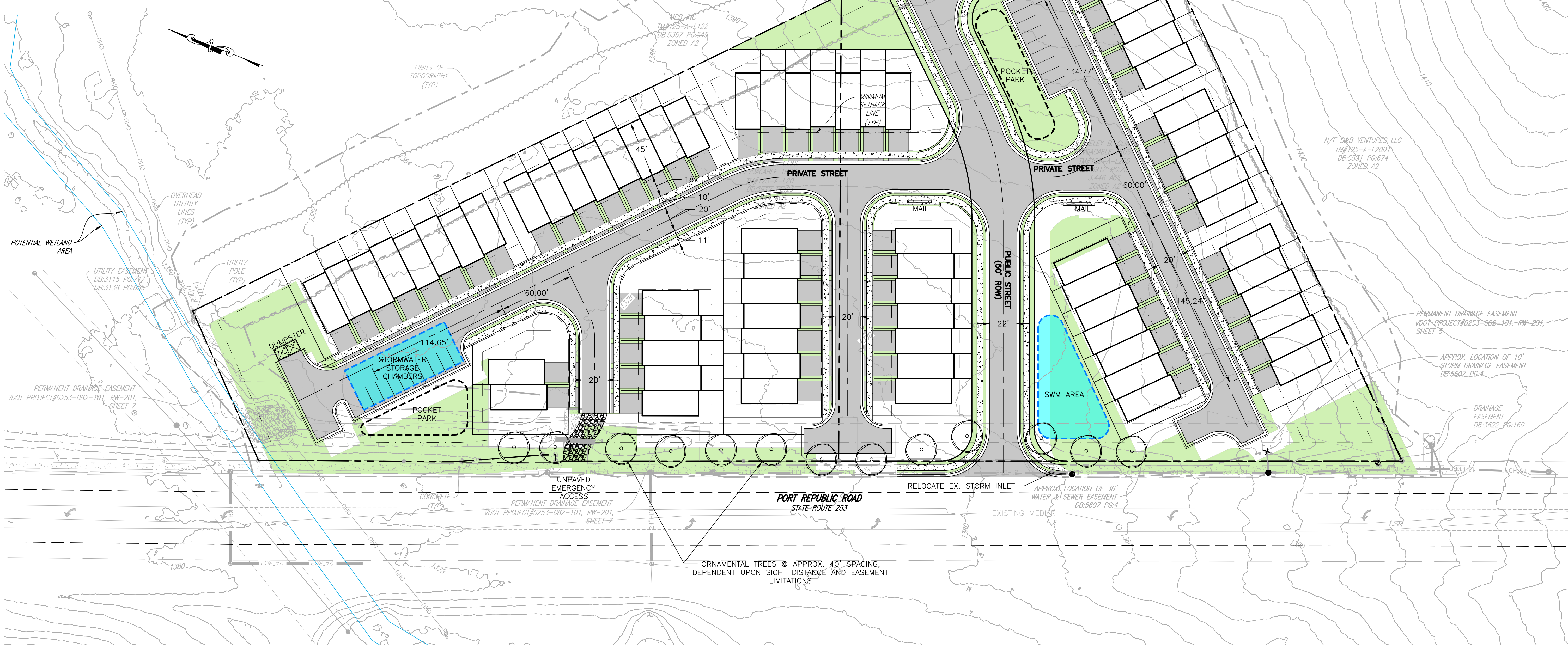
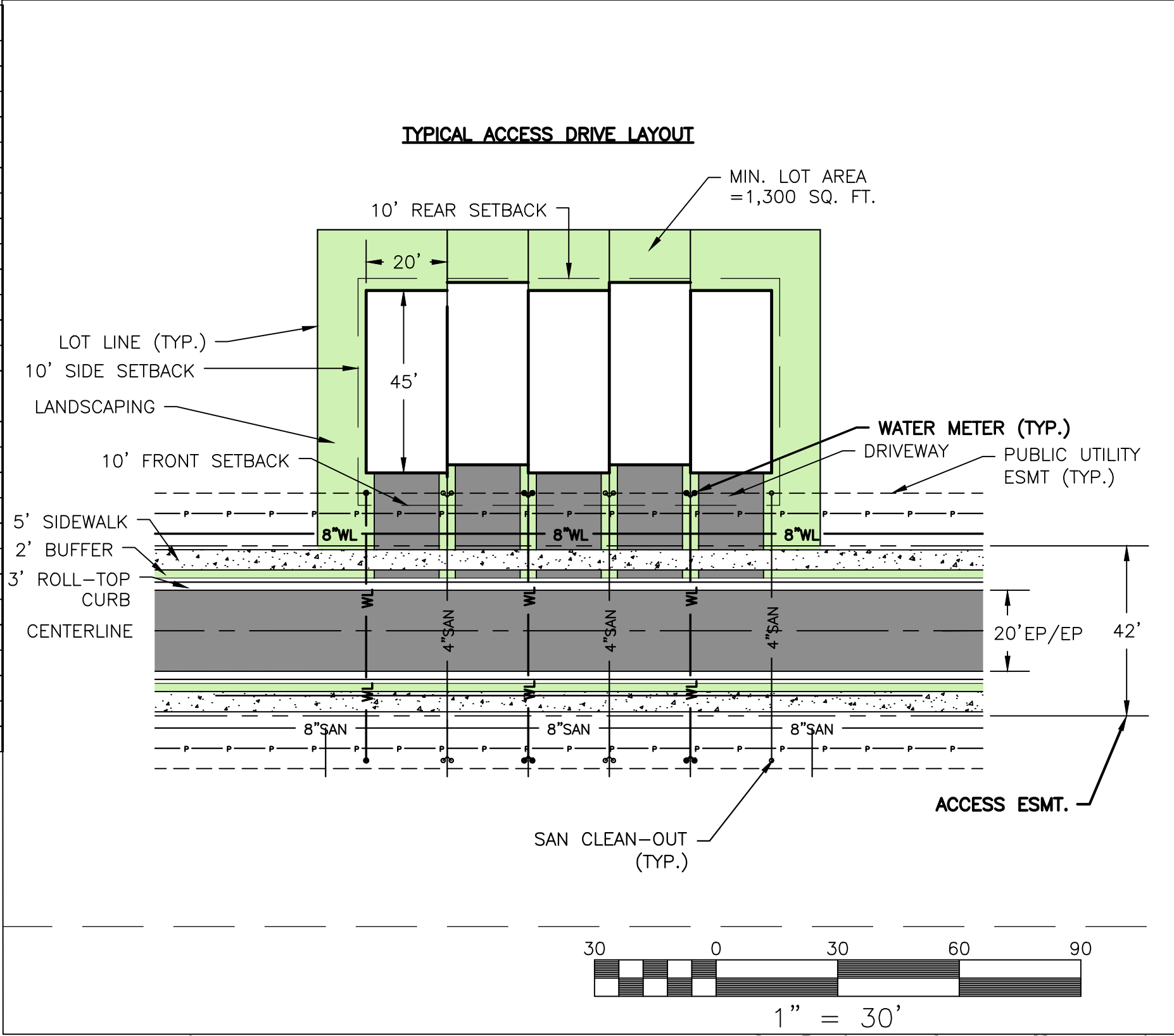
This project adjoins Boyers Crossing to the south, an approved planned development that would connect Port Republic Road to Boyers Road (Rt 704) by a new public road upon build-out of both developments (see image below). Boyers Crossing has not yet submitted a site plan, therefore, there is no timeline as to when the public road connection to Boyers Road will be made. If approved, the currently proposed Redwing LLC development could build-out prior to the adjoining Boyers Crossing project developing, thus restricting access to and from the 68-unit Port Place development to Port Republic Road until the connection to Boyers Road is made.



Port Republic Road Emergency Response Station

The proposed non-signalized full access entrance and proposed public road extension at Port Republic Road raises concerns for the Department of Fire and Rescue as this entrance lines up directly across from the Port Republic Emergency Response Station which has existing traffic concerns for emergency apparatus entering and leaving the station. Due to these concerns, Fire and Rescue provided comment that the applicant could include a recommendation or proposal for traffic management in accordance with VDOT regulations and that a traffic safety / traffic control management analysis could be conducted in relation to the fire station and response of emergency vehicles.

SITE SUMMARY				
OWNER	Stanley B. Cline-Revocable Trust			
LOCALITY	Rockingham County			
TAX MAP# / PARCEL ID #	125-A-20 & 20D			
ADDRESS	Unassigned			
ACREAGE	6.63			
FLOOD ZONE?	No			
WETLANDS?	Yes, As Shown per National Wetlands Inventory			
	Wetlands exist on Parcel 125-A-20			
EXISTING ZONING	General Agricultural (A-2)			
PROPOSED ZONING	Planned Multifamily (PMF)			
EX. COMP. PLAN USE	Urban Growth Area			
COMP. PLAN AMENDMENT	No			
MAX. DENSITY	16 Units per Acre			
SETBACKS	ZONE	PROJECT PERIMETER	INTERIOR LOT LINES	
	PMF	15'	10'	
MAX. BUILDING HT.	45'			
MAX. STORIES	3			
PROP. UNITS	68 Units			
	3 Bedrooms per unit			
REQUIRED PARKING	2 Spaces per dwelling unit			
	Total Required = 136 Parking Spaces			
PROPOSED PARKING	Total Proposed = 136 Parking Spaces (Garages & Driveways)			
SUPPLEMENTAL REQUIREMENTS	15% Common Area = .995 Acres (1.03 Acres Proposed)			
	8-Unit max/building			
	Façade Variations			
	2' Offsets			



DATA SOURCE: LOCAL GOVT GIS, FEMA, FWS, USDA, USGS, VDEM, VDOT.

CONCEPT PLAN NOTE: THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES AND HAS BEEN PREPARED USING COMPILED INFORMATION. A CURRENT FIELD SURVEY HAS NOT BEEN PERFORMED TO VERIFY ALL EXISTING CONDITIONS ON-SITE.

BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

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PRELIMINARY
NOT FOR CONSTRUCTION

PORT PLACE

MASTER PLAN

DRAWN BY: CPC
DESIGNED BY: WSM
CHECKED BY: WSM
DATE: 11-22-2024
SCALE: 1" = 40'
REVISIONS:

PROJECT NO. 34240021.00

Port Place Townhomes

Port Republic Road
Harrisonburg, VA

November
22, 2024

Mr. Kelly Getz
Zoning Administrator
Rockingham County
20 East Gay Street
Harrisonburg, VA
22802

PORT PLACE

PLAN DESCRIPTION

The property contract purchaser, Redwing LLC, submits this Plan Description as part of its proposal to rezone County TMP 125-A-20 & 20D containing a combined 6.63 acres from General Agricultural (A-2) to Planned Multi-Family (PMF). The Master Plan prepared by Balzer and Associates, dated November 22, 2024, depicts the proposed general development on the subject property located in Rockingham County, Virginia.

Project Description

The Port Place Master Plan incorporates several key features found in the Stone Spring Urban Development Area Plan including:

- Ornamental trees will be placed along Port Republic Road at a spacing to equate to an average of forty feet (40') on center dependent upon sight distance and utility easement limitations.
- Development shall include, at minimum, 15% common area, as depicted on the Master Plan.
- Interconnected pedestrian sidewalks for internal circulation within the development.
- A dedicated public street providing connectivity to adjacent parcels and to Port Republic Road.
- Connectivity to an existing sidewalk along Port Republic Road that provides access to Sentara RMH hospital and existing commercial development.

Water & Sewer

Public water and sewer services are available to serve the proposed development. An easement has been secured for access to public water and sewer on an adjacent parcel. Said easement is deeded and recorded in the Clerk's Office of the Circuit Court of Rockingham County in Deed Book 5802, Page 143 (Inst # 2024-09531).

Unit Type

The planned development is to include townhome residential units with fee-simple ownership. The buildings have been oriented on the site to avoid rear yards fronting Port Republic Road. Side yards have either been set back away from Port Republic Road, or will utilize a landscape buffer. The proposed structures will be multi-story with garages. The finished inhabitable space shall not exceed thirty feet (30') in height. There is proposed a maximum of sixty eight (68), three (3) bedroom units.

Property Management

Port Place will establish a Home Owner's Association to maintain community standards and to provide maintenance for the development. Restrictive covenants and an architectural review committee will be established.

Phasing

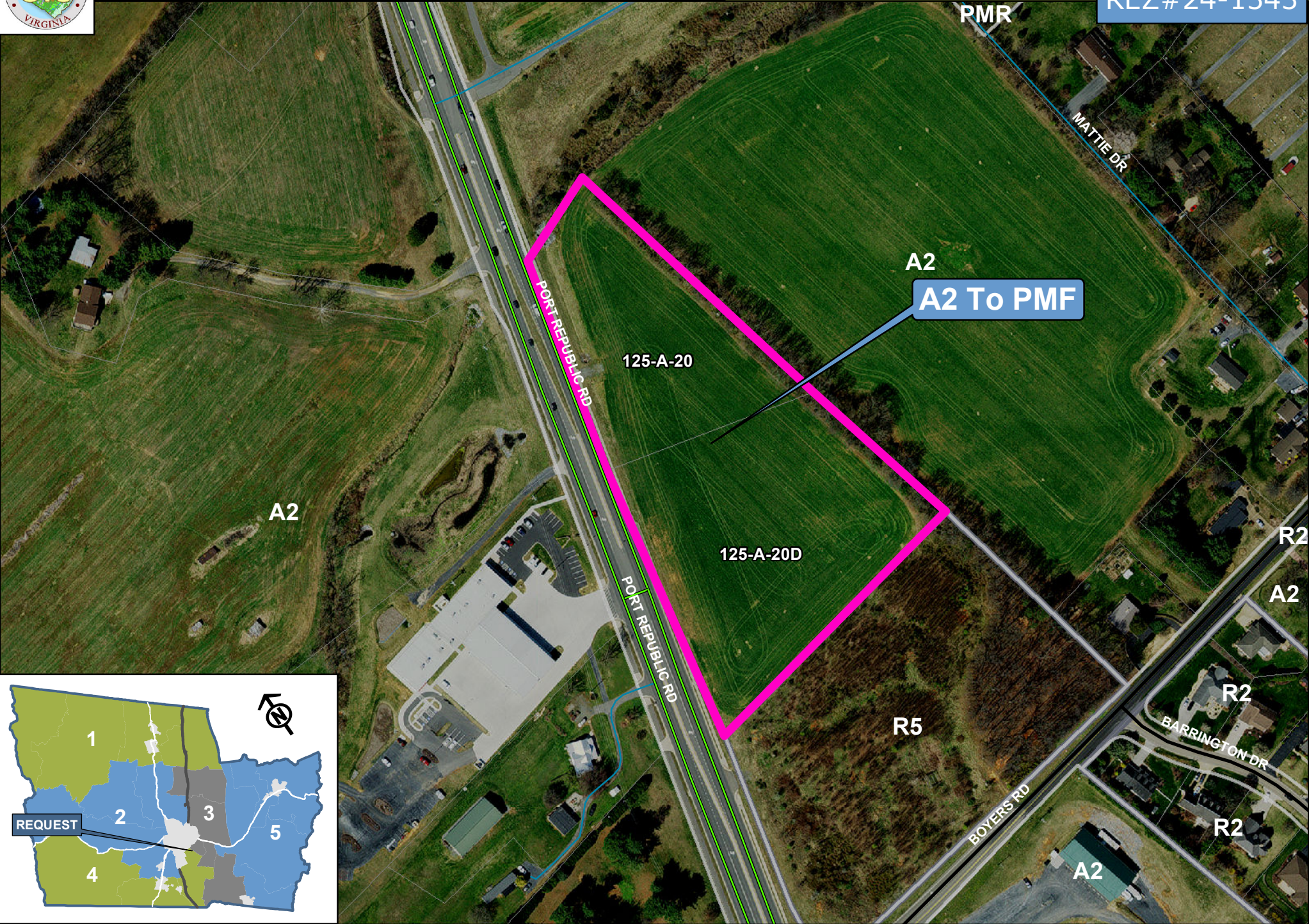
No more than 34 building permits for individual townhouse dwelling units shall be issued within any rolling twelve (12) month period.



Redwing LLC Rezoning Request



REZ#24-1343





Rockingham County Rezoning Application

Office Use Only

Application Date Received:

9/5/2024

Project Number:

REZ-24-1343

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: **\$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: Stanley B. Cline Revocable Trust

Address: 2772 Port Republic Rd, Rockingham VA 22801

Telephone: _____ **Email:** _____

Other Applicant Party (such as a contract purchaser) if applicable: Redwing LLC

Address: P.O. Box 503, Ruckersville, VA 22968

Telephone: 434-981-3327 **Email:** roblynch55@gmail.com

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

Address: _____

Telephone: _____ **Email:** _____

Application Contact: Rob Lynch, 434-981-3327

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

approximately 250' miles/feet (N S E W) of (Road Name) west of Boyers Rd

(Route #) _____ **Election District #:** Massanetta Springs Precinct

Property Tax Map Number(s): 125-A-20 & 20D

Number of acres in rezoning request: 6.63 **Current Zoning:** A-2 **Proposed Zoning:** 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.

Stanley B. Cline Revocable Trust

Print Name of Landowner

Joe Pierre

Signature of Landowner

9/5/2024 | 9:57 AM PDT

Redwing, LLC

Print Name of Applicant or Agent

Signature of Applicant or Agent

20 East Gay Street Harrisonburg, VA 22802 | (540) 564-3030 | rockinghamcountyva.gov