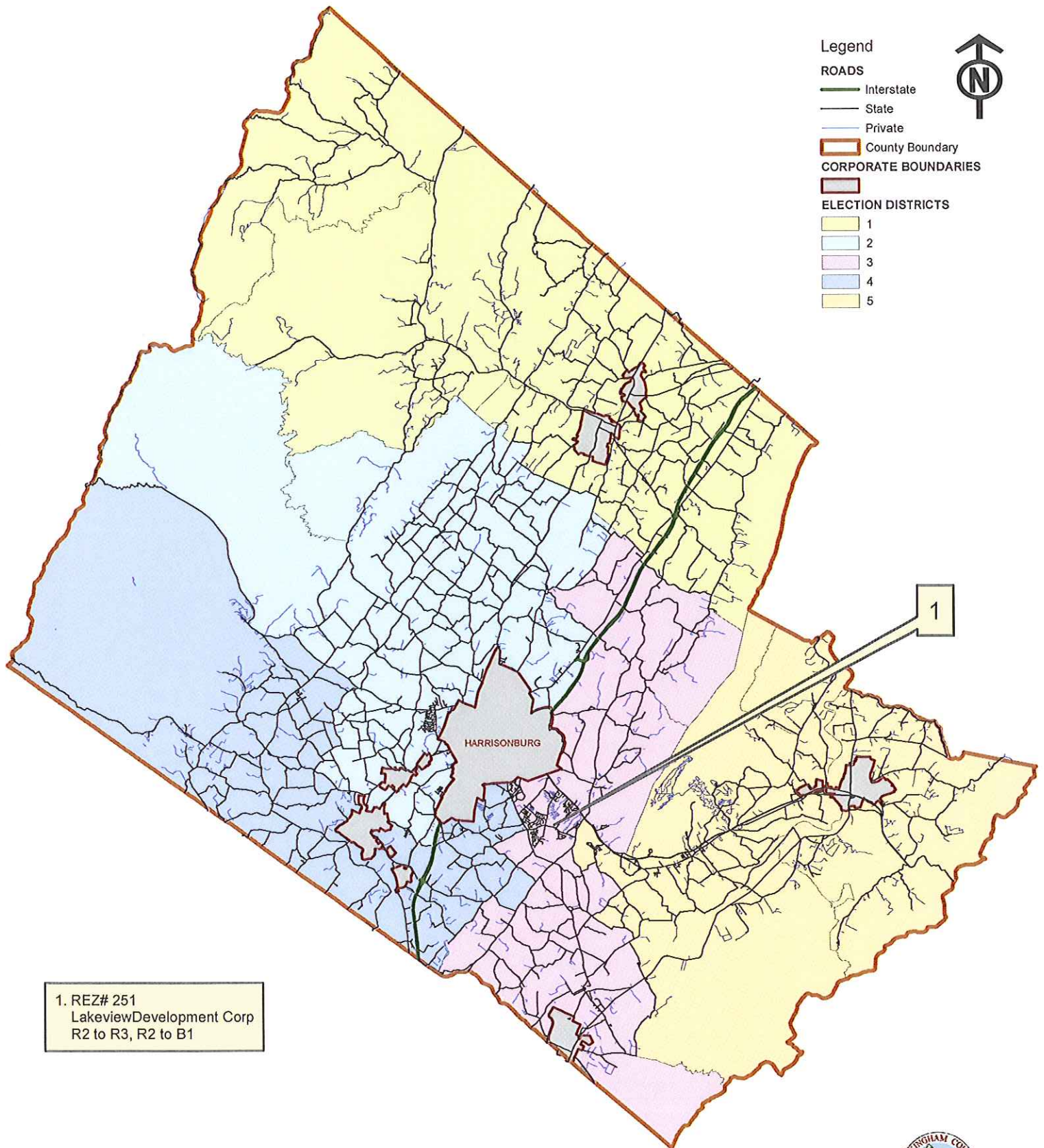


January 2013 Rezoning Request Area Map



Legend

ROADS

— Interstate

— State

— Private

— County Boundary

CORPORATE BOUNDARIES

—

ELECTION DISTRICTS

1

2

3

4

5



1. REZ# 251
LakeviewDevelopment Corp
R2 to R3, R2 to B1





Community Development Rezoning Report REZ-251

Planning Commission
January 2, 2013

Board of Supervisors
January 23, 2012

Applicant	Lakeview Development Corp.
Tax Map Id	Portions of parcel 126-(A)- L44
Present Zoning	R-2 (Medium Density Residential)
Proposed Zoning	R-3C (General Residential with Conditions) and B-1C (General Business with Conditions)
Location	North of the intersection of Shen Lake Drive (Rt. 689) between Massanetta Springs Road (Rt 687) and Lakeview Drive (Rt 1025)
Acreage	14.705 acres of a 177.753-acre parcel
Election District	3
Comprehensive Plan	Community Residential (within the Urban Development Area)

Staff Recommendation:	December 14, 2012: Approval
Planning Commission:	January 2, 2013:
Board of Supervisors:	January 23, 2013:

GENERAL INFORMATION

BACKGROUND

The majority of parcel 126-(A)- L44 has been dedicated to the golf course, and is intended to remain under that use. Bounded to the west by Massanetta Springs Road and bisected by Shen Lake Drive, the parcel has one access point from Shen Lake Drive where several accessory structures surround a house and commercial building. To the east of these structures, Lakeview Drive bounds the property and provides access to Shen Lake Road for five residential properties.

PROPOSED PROJECT OVERVIEW

The applicant proposes to rezone 11.586 acres located northeast of the intersection of Massanetta Springs Road (Rt. 687) and Shen Lake Drive (Rt. 689) from R-2 (Medium Density Residential) to R-3C (General Residential with Conditions) for the construction of townhouses, and 3.119 acres located northwest of the intersection of Shen Lake Drive and Lakeview Drive (Rt. 1025) from R-2 to B-1C (General Business with Conditions) for the construction of an event center, totaling 14.705 acres from a 177.753-acre tax parcel 126-(A)-L44.

Lakeview Townhouses

The proposed development consists of townhouses along a curvilinear roadway that follows the topography of the site. A new access point from Massanetta Springs Road would be constructed and a traffic circle would be placed near the entrance of the development.

Lakeview Event Center

The proposed development entails the removal of existing structures replaced by a single unit and an enhanced parking area with more spaces and medians. The access from Shen Lake Drive would be restricted to the cart path only and a new entrance would be constructed from Lakeview Circle.

PROFFERS¹

The applicant has proffered several limitations on the use and design of the acreage rezoned to R-3C as well as to the acreage rezoned to B-1C. The R-3C development shall be restricted to townhouse style development with a maximum of seventy-six townhouses at full build-out. A sidewalk will traverse the R-3C area and a traffic circle will be constructed near the entrance to provide room for buses to turn around. The parking areas for both the R-3C and B-1C portions will be landscaped with a variety of vegetation equal no less than fifteen (15) percent of the total area of each parking lot. The complete proffer letter is enclosed.

¹ Proffers are voluntary contributions made by developers to the County through the conditional zoning process. Proffers are binding commitments which become a part of the County's zoning ordinance as it pertains to a specific property.

COMPREHENSIVE PLAN

The Comprehensive Plan designates the area as Community Residential. The proposed rezoning site is also located within the Urban Development Area.

ZONING AND EXISTING LAND USE

The land is zoned R-2. One single family detached unit, currently used for office space by Lakeview Development Corporation, and several commercial structures currently occupy a small portion of the total parcel. The remainder is Lakeview Golf Course.

Adjoining Properties and Uses

Direction From Site	Zoning	Existing Land Use
North	R-5 R-3	Sunnyside Retirement Community Single family detached residences
East	R-2	Single family detached residence
South	R-2	Lakeview Golf Course Single family detached residences
West	R-2	Lakewood Subdivision (single family detached residences)

STAFF AND AGENCY ANALYSIS

UTILITIES

Public Works

County water is available for both portions of the proposed rezoning and Rockingham County has adequate capacity to serve both sites. There is an existing meter that serves the current pro-shop which potentially could be used for the proposed event center. However, if the service line needs to be upgraded, the County water-main is on the same side of the road and a road crossing would not be necessary for any new taps. For the townhouses, the County water-main is located across Massanetta Springs Road and a road crossing would be required for any connections.

For County sewer, the event center would need to connect to a force main which is located across Shen Lake Drive. The force main would need to be evaluated to determine if adequate capacity is available to handle the proposed flows from the event center. If adequate, the center would need to have its own private pump station. For the townhouses, County sewer options would need to be

evaluated. A sewage pump station for the entire development would not be allowed unless an existing County station could be taken out of service. It is unclear if the entire townhouse area would be able to gravity feed to the County system. The sewer main is located across Massanetta Springs Road. One option may be obtaining an easement to gravity the sewage to the Lakewood sewage pump station.

Health Department

The Health Department has no comments due to the site being served by public water and sewer.

ENVIRONMENTAL

Soils

According to the soil survey, the area under consideration has slopes ranging from 0 percent to 45 percent and a depth to a root-restrictive layer of more than 60 inches throughout. For the majority of the area the natural drainage classification is well drained, water movement in the most restrictive layer is moderately high, and the shrink-swell potential is moderate. This soil does not meet hydric criteria. However, the soil around Congers Creek is classified as poorly drained, water movement is moderately low, and while the shrink-swell potential is low, the soil is occasionally to frequently flooded. The soil immediately adjacent to Congers Creek meets hydric criteria.

Floodplain

According to FEMA mapping, the parcel is not located within a 100-year floodplain.

PUBLIC FACILITIES

Schools

Following initial comments from Rockingham County Public Schools regarding the safety and access for school bus loading and unloading, the applicant resubmitted the design proposal to include a roundabout near the entrance from Massanetta Springs Road. Rockingham County Public Schools claims "The addition of the turnaround circle at the entrance will greatly improve the safety of any potential bus stops for students." Additionally, they suggested providing sidewalks or a designated walking lane throughout the townhouse area.

Emergency Services

Harrisonburg Volunteer Rescue Squad (5 miles away) and the Port Road station of Hose Company #4 (2 miles away) serve this site. The Fire and Rescue Department has no concerns.

TRANSPORTATION

Traffic Counts

Road	Classification	Traffic Count*
Massanetta Springs Road	Urban Collector	2,300
Lakeview Drive	Local	60
Shen Lake Drive	Urban Collector	4,100

* Based on vehicles per day

VDOT

A new commercial entrance off of Massanetta Springs Road is being proposed for the townhouse development site. It appears that an entrance in the location shown on the rezoning request will be acceptable. A new commercial entrance off of Lakeview Drive is being proposed to serve the event center site. The proposed entrance does not accommodate the 225' corner clearance standard. If this spacing can't be obtained, a VDOT Access Management exception will be required.

SUMMARY

Considerations

1. The Comprehensive Plan designates this area as Community Residential.
2. The rezoning site also lies within the Urban Development Area (UDA). The UDA is intended for compact residential development designed to incorporate a mix of housing types and to accommodate "pedestrian and vehicular traffic with a full complement of services and amenities."
3. A goal of the Comprehensive Plan is to "achieve a balance of compatible land uses and communities in which people can live, work, and play." (p. 2-100) To accomplish this the Plan notes that:
 - a. "the County will take the necessary measures to ensure that new development will be concentrated mainly in areas served by public water and sewer (designated as Urban Growth Areas), including areas in and around the incorporated towns and adjacent to major road corridors," and that
 - b. "80% of new housing will be located in compact growth areas served by community facilities, by allowing higher residential densities with traditional design elements." (pp. 2-7 & 2-101)

4. The R-3 General Residential District is intended to provide for maximum residential development flexibility, utilizing a variety of residential alternatives. While allowing for a variety of uses, this district is still primarily residential and uses should be compatible with the basic nature of the district. The proposed townhouses adjacent to the golf course fit within these criteria.
5. The B-1 General Business District is designed to provide a wide range of retail sales and services while preventing scattered or strip development incompatible with adjoining existing uses. As a permitted use and situated on an existing golf course, the proposed event center fits within these criteria.
6. Denial of this rezoning application would result in the entire parcel retaining the R-2 Medium Density Residential zoning. Although townhouses are not permitted in R-2, duplexes are a permitted use at a density of up to 7.2 units per acre. The proposed townhouse development has a density of 6.6 units per acre.
7. Similarly, the R-2 Medium Density Residential District allows golf courses as a permitted use along with accessory buildings and structures. While denial of this application would not prevent the applicant from moving forward, the use of the accessory buildings could only be subordinate and incidental to the golf course.

RECOMMENDATIONS & ACTION

Staff Recommendation: Approval

December 13, 2012

This rezoning request is compatible with the Comprehensive Plan designation of Community Residential and furthers the goals and strategies of the Plan.

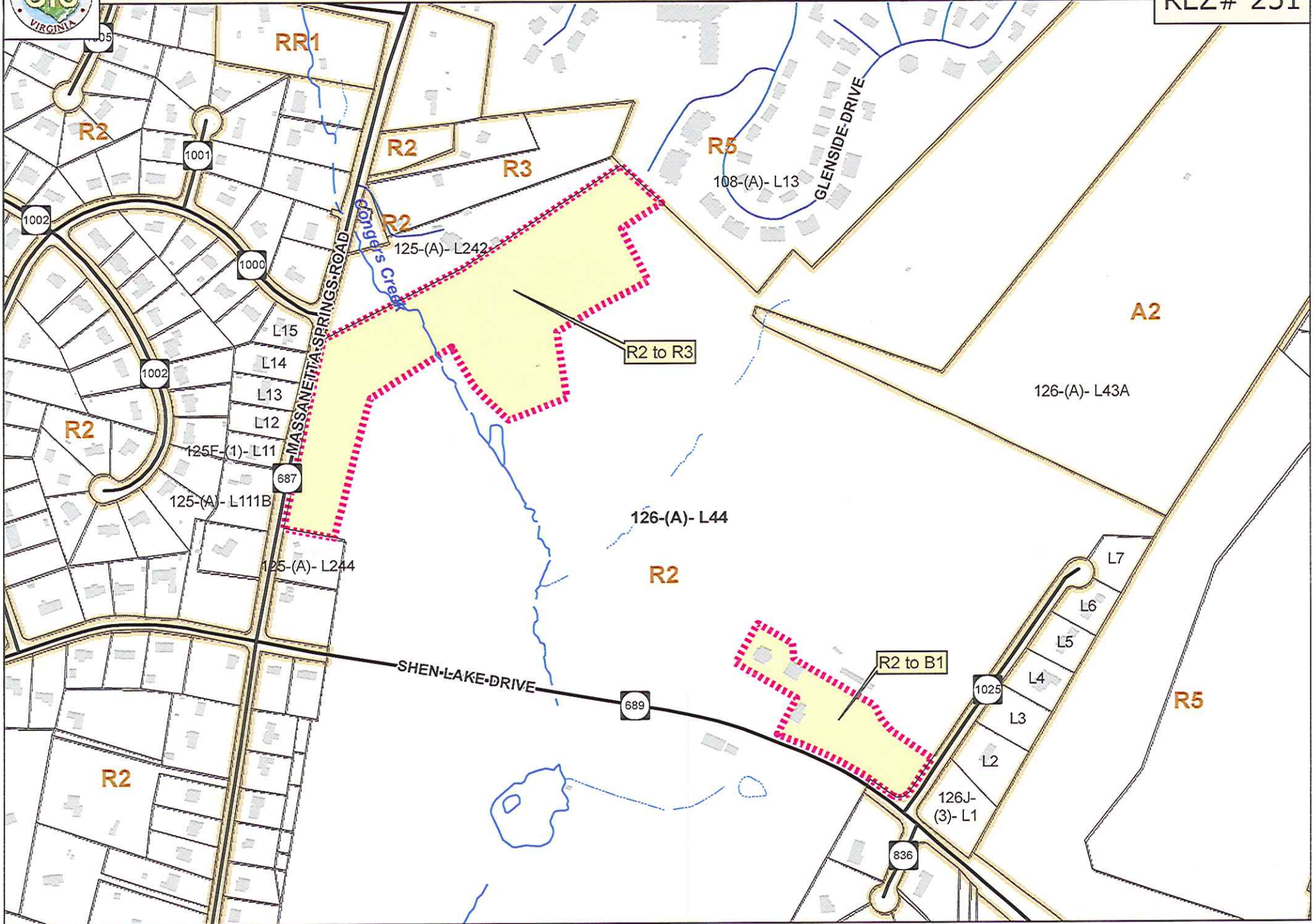


Lakeview Development Corp. Rezoning Request



PC Hearing Date: 1/02/2013
BOS Hearing Date: 1/23/2013

REZ# 251



REZ-251

ROCKINGHAM COUNTY REZONING APPLICATION

Prior to submitting this application, the applicant must have a preliminary meeting with a planner in the Department of Community Development. No application can be accepted until this meeting is held. Call 540-564-3033 for an appointment.

APPLICANT'S CHECKLIST:

- X Complete this application and sign the front and back.**
- X Enclose a boundary map of the property, showing a metes and bounds description of the area to be rezoned. The map cannot be larger than 11" x 17".**

FOR OFFICE USE ONLY

Applicant Meeting Date: <u>10-23-12</u>	Planner: <u>Rhonda + James</u>	
Application Fee: <u>\$900.00</u>	Receipt #	Date Received:
Taxes Paid: <u>yes</u>	Staking Given:	
Deadline Date:	PC Hearing Date:	BOS Hearing Date:

Check if: Owner: Contract Purchaser:

APPLICANT: Lakeview Development Corp

MAILING ADDRESS: 4101 Shen Lake Drive, Harrisonburg, VA 22801 EMAIL: dave.seiholt@gmail.com

CONTACT PERSON: David Holt DAYTIME PHONE: 540-434-8937

Send notices to you? Yes If so, include postal and email address: Same as above

LOCATION: (N) S E W of (Road Name) Shen Lake Drive (Route #) 689
 approximately 0 miles feet (N) S E W of (Road Name) Lakeview Circle
 (Route #) 836 in Election District # 3

TAX MAP(S) #: 126-A-L44 PRESENT USE: Golf Course

NUMBER OF ACRES IN REZONING REQUEST: Townhouses-11.586± FROM R2 ZONING TO R3-C
Pro-Shop/Restaurant/Event Center - 3.119± FROM R2 ZONING TO B1-C

INDICATE METHOD OF:

- | | |
|---------------------|-----------------------------|
| <u>Water Supply</u> | <u>Sewage Disposal</u> |
| <u>County Water</u> | <u>County Sewer</u> |
| City Water * | City Sewer * |
| Community System | Community System |
| Well | Septic System |
| Cistern | Alternative (Specify) _____ |

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

Virginia law permits the landowner to offer conditions (proffers) governing the use of the property. The conditions (proffers) would add to, or modify, the use of the property that the landowner is requesting to be rezoned. These conditions (proffers) must be presented to the Community Development Office in letter form.

David H. Holt, President Lakeview Development Corp.
Signature of Landowner

Signature of Applicant or Agent

ADJOINING LANDOWNERS:

Provide the names and complete mailing addresses of all adjoining landowners, including landowners across any road, railroad, stream, or river. Also include any adjoining landowners within the City of Harrisonburg, a town, or in another county. Attach additional sheets, if necessary.

Names and addresses of adjoining County landowners are available at <http://rockingham.gisbrowser.com> and in the Real Estate and Land Use Office located in the Rockingham County Administration Center.

Remember: If the property in this rezoning request adjoins the City of Harrisonburg, a town, or another county, it is your responsibility to supply this office with the names and current addresses of the adjoining properties within the City, town, or other county.

NAME

ADDRESS

Separate sheet

ADJOINING PROPERTY OWNER VERIFICATION

AS APPLICANT FOR THIS REZONING, I DAVID H. HOLT
Applicant (PLEASE PRINT NAME)

hereby acknowledge that I have faithfully and correctly provided names and complete mailing addresses of all my adjoining property owners and those directly across the street or road. I understand that failure to do so will leave me liable for additional costs for re-advertising and that my request could be delayed until proper notification has been given to all adjoining property owners.

Signature of Applicant 

Date: Oct. 23, 2012

PROPERTY PROPOSED TO BE REZONED

ZONING			OWNER	OWNER ADDRESS	ACRES
TM#	Current	Rezoned as:			
126-(A)-L44	R-2	R-3C	LAKEVIEW DEVELOPMENT CORP	4101 SHEN LAKE DRIVE HARRISONBURG, VA 22801	11.586±

ADJACENT PROPERTIES

TM#	ZONING	OWNER	OWNER ADDRESS
1	125-(A)-L244 R-2	LOUISE GILCHRIST	1461 MASSANETTA SPRINGS RD HARRISONBURG, VA 22801
2	125-(A)-L111A R-2	FRED & K MARTIN ZIMMERMAN	1458 MASSANETTA SPRINGS RD HARRISONBURG, VA 22801
3	125-(A)-L111B R-2	RODNEY HELERT	1448 MASSANETTA SPRINGS RD HARRISONBURG, VA 22801
4	125F-(1)-L11 R-2	JON & LORI OLIVER	1404 MASSANETTA SPRINGS RD HARRISONBURG, VA 22801
5	125F-(1)-L12 R-2	SCOTT & CHRISTINA GLOVER	1380 MASSANETTA SPRINGS RD HARRISONBURG, VA 22801
6	125F-(1)-L13 R-2	TUTWILER FAMILY REVOCABLE TRUST	1368 MASSANETTA SPRINGS RD HARRISONBURG, VA 22801
7	125F-(1)-L14 R-2	ANDREW FORWARD	1344 MASSANETTA SPRINGS RD HARRISONBURG, VA 22801
8	125F-(1)-L15 R-2	WILEY & LENA OSBORNE	1322 MASSANETTA SPRINGS RD HARRISONBURG, VA 22801
9	125F-(1)-L216 R-2	MAMES & LINDA FAILES JR	3390 LAKEWOOD DRIVE HARRISONBURG, VA 22801
10	125-(A)-L242 R-2	LYNN SMITH	3470 WALNUT SPRINGS LANE HARRISONBURG, VA 22801

LAKEVIEW GOLF COURSE - PRO-SHOP/RESTAURANT/EVENT CENTER

ZONING			OWNER	OWNER ADDRESS	ACRES
TM#	Current	Rezoned as:			
126-(A)-L44	R-2	R-3C	LAKEVIEW DEVELOPMENT CORP	4101 SHEN LAKE DRIVE HARRISONBURG, VA 22801	3.119±

ADJACENT PROPERTIES

TM#	ZONING	OWNER	OWNER ADDRESS
1	126J-(3)-L2 R-2	DANIEL & CATHERINE HOSTETTER	1270 LAKEVIEW DRIVE HARRISONBURG, VA 22801
2	126J-(3)-L1 R-2	LAKEVIEW DEVELOPMENT CORP	4101 SHEN LAKE DRIVE HARRISONBURG, VA 22801
3	126J-(2)-L1 R-2	ROLAND & PATRICIA WINDMILLER	1310 LAKEVIEW CIRCLE HARRISONBURG, VA 22801
4	126J-(2)-L5 R-3C	ELIZABETH BALDWIN	1315 LAKEVIEW CIRCLE HARRISONBURG, VA 22801

December 17, 2012

Ms. Rhonda Cooper
Rockingham County
Community Development

DRAFT

Ref: Lakeview Rezoning – R-2 to R-3c and B-1c

Dear Mrs. Cooper,

The following proffers are intended to be a part of the rezoning request for the Lakeview Golf townhouse and event center:

I. R-3c Property Proffers:

1. The proposed R-3 property shall be used for townhouses only.
2. There shall not be more than seventy six (76) townhouses developed on the proposed R-3C property.
3. A sidewalk shall be constructed on one side of the proposed roadway within the subdivision.
4. All existing healthy pine trees along Massanetta Springs Road that are not in the construction limits shall be retained.
5. An internal traffic circle shall be constructed to enable traffic flow and provide for school busses to turn around and reenter Massanetta Springs Road.

II. B-1c Property Proffers:

1. An event center accommodating up to 300 people shall be constructed and will include a golf club house, pro-shop, restaurant, cart storage and associate golf course activities.
2. Each terminus of a parking bay, unless adjacent to a landscaping border, shall have a landscaping island. A single row parking bay shall have an island with a minimum of one hundred forty (140) square feet. A double row parking bay shall have an island with a minimum of two hundred eighty (280) square feet.
3. Rows of parking spaces shall be divided at intervals of no more than sixteen (16) parking spaces by a landscaping island of no less than one hundred forty (140) square feet.
4. Each required landscaping island, shall have and maintain at least one (1) large deciduous tree, one (1) small/ornamental deciduous tree, or one evergreen tree., At the time of planting, tree sizes shall meet the requirements as defined in item III-2. The planting of evergreen trees shall not exceed fifty (50) percent of the number of trees planted in landscaping islands. In addition, at least two (2) deciduous or evergreen shrubs, at least twelve (12) inches tall at the time of planting, shall be planted and maintained within each required landscaping island.
5. Parking lots shall have landscaping of at least nine (9) feet in width for the entire length of every other interior parking bay connecting the landscaping islands required above. Trees shall be provided at no less than one (1) large deciduous tree planted for every forty (40) linear feet of island length, or fraction thereof; no less than one (1) small/ornamental deciduous tree, planted for every twenty-five (25) linear feet of island length, or fraction thereof; no less than one (1) evergreen tree planted for every twenty-five (25) linear feet of

DRAFT

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island length, or fraction thereof; or no less than a combination to the above mentioned proportions. The planting of evergreen trees shall not exceed fifty (50) percent of the number of trees planted in this landscaping area. At the time of planting, tree sizes shall meet the requirements as defined in item III-2. Tree locations within this landscaping area are at the discretion of the property owner/developer. Parking lots with two (2) or less internal parking bays are exempt from this requirement.

III. R-3c and B-1c

1. A well maintained landscaping area equal to at least fifteen (15) percent of the total area of the parking lot shall be provided contiguous to the parking lot..
2. Trees shall be planted and maintained within landscaping borders adjacent to public street rights-of-way according to one (1) of the following:
 - a. No less than one (1) large deciduous tree planted for every forty (40) linear feet of parking lot street frontage, or fraction thereof. At the time of planting, tree sizes shall be at least two (2) inches in caliper and be a minimum of eight (8) feet in height. Tree locations within the border are at the discretion of the property owner/developer.
 - b. No less than one (1) small/ornamental deciduous tree, planted for every twenty-five (25) linear feet of parking lot street frontage, or fraction thereof. At the time of planting, tree sizes shall be at least one (1) inch in caliper and be a minimum of five (5) feet in height. Tree locations within the border are at the discretion of the property owner/developer.
 - c. No less than one (1) evergreen tree may be planted for every twenty-five (25) linear feet of parking lot street frontage, or fraction thereof. Evergreen trees shall not exceed fifty (50) percent of the number trees planted within the border. At the time of planting, trees shall be at least four (4) feet in height. Tree locations within the border are at the discretion of the property owner/developer.
 - d. No less than a combination of large and small/ornamental deciduous and/or evergreen trees proportionate to item 6.a.,b.,c. Tree locations within the border are at the discretion of the property owner/developer.
 - e. Where existing trees meet or exceed the requirements of a, b, c, or d above, they may remain and count towards the totals of trees along public streets.
3. All landscaping shall be located as to not interfere with the adequate sight distance standards.
4. Owner(s) and their agent(s), heirs, or assigns shall be responsible for the installation, preservation and maintenance of all planting and physical features required to satisfy the conditions of there proffer. Any dead or missing vegetation shall be replaced (with like or similar vegetation) within one (1) calendar year of the vegetation's death.

DRAFT

David H. Holt
President
Lakeview Development Corp.

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