



City of Harrisonburg, Virginia

Department of Planning & Community Development

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Building Inspections

Engineering

Planning & Zoning

To: Eric Campbell, City Manager
From: Adam Fletcher, Director – Department of Planning and Community Development; and
Harrisonburg Planning Commission
Date: August 13, 2019 (Regular Meeting)
Re: Preliminary Plat – Variance Request – The Crossings, Section 2 (Dorval Road Extended)

Summary:

Consider a request from Greendale, LLC to preliminarily subdivide a +/- 5.28-acre parcel into nine single-family home parcels and one common area parcel and to preliminarily dedicate public street right-of-way for a street that will serve this residential development. Some proposed parcels are partially located in the City and in Rockingham County. The proposed parcels would be accessible from Dorval Road Extended and other County Roads. A variance to the requirements of the Subdivision Ordinance Section 10-2-61 and 10-2-67 is being requested to not construct sidewalks along the frontage of two parcels. The parcel, zoned R-2C, Residential District Conditional, is addressed as 1205 Greendale Road and is identified as tax map parcel 97-B-6.

Background:

The Comprehensive Plan designates this site as Low Density Mixed Residential. These areas have been developed or are planned for residential development containing a mix of large and small-lot single-family detached dwellings, where commercial and service uses might be finely mixed within residential uses or located nearby along collector and arterial streets. Duplexes may be appropriate in certain circumstances. Mixed use buildings containing residential and non-residential uses might be appropriate with residential dwelling units limited to one or two dwelling units per building. Attractive green and open spaces are important for these areas and should be incorporated. Open space development (also known as cluster development) is encouraged, which provides for grouping of residential properties on a development site to use the extra land for open space or recreation. The intent is to have innovative residential building types and allow creative subdivision designs that promote neighborhood cohesiveness, walkability, connected street grids, community green spaces, and the protection of environmental resources or sensitive areas (i.e. trees and floodplains). Residential building types such as zero lot-line development should be considered as well as other new single-family residential forms. The gross density of development in these areas should be around 7 dwelling units per acre and commercial uses would be expected to have an intensity equivalent to a Floor Area Ratio of at least 0.4, although the City does not measure commercial intensity in that way.

The following land uses are located on and adjacent to the property:

- Site: Undeveloped property, zoned R-2C
North: Single-family detached dwellings, zoned R-2C
East: Single-family detached dwellings, zoned R-1
South: Undeveloped property in Rockingham County, zoned PSF

West: Undeveloped property in Rockingham County, zoned PSF

The Crossings Subdivision is located at the southeastern edge of the City, and straddles Greendale Road near its intersections with Dorval Road and Ramblewood Road. The portion of the subdivision within the City was rezoned to R-2C, Residential District Conditional in June 2007, with a proffer that there will be no more than 52 single-family detached dwelling lots within the City. Currently, within the Crossings, Phase 1, which is located entirely within the City, there are 35 lots. The Crossings, Phase 2 proposes 9 additional single-family lots in the City. As part of the 2007 rezoning, staff provided Planning Commission and City Council a site layout of the overall design of the subdivision, which proposed a total of 91 single-family lots within the City and County (Exhibit A).

In October 2018, City Council approved a public utility application to provide water and sanitary sewer services to the portion of the subdivision within Rockingham County. Later, in January 2019, the portion of the subdivision within Rockingham County was rezoned from R-3C, General Residential District Conditional to PSF (Planned Single Family). The approval authorized an increase of lots within the county from 32 to 40 and approved an accompanying Master Plan depicting 30.9% of gross area reserved as open space.

The project's engineered comprehensive site plans, stormwater management plan, and erosion and sediment control plans are all currently under review by City and County staff.

Key Issues:

The applicant is requesting to preliminarily subdivide a +/- 5.28 acre parcel into nine single-family home parcels and one common area parcel and to preliminarily dedicate public street right-of-way for streets that will serve this residential development. Additionally, the applicant is requesting a variance from the Subdivision Ordinance Sections 10-2-61 and 10-2-67 to not construct about 130 linear feet of sidewalk along the frontage of two existing parcels.

When the existing portion of Dorval Road was constructed, the City's Design and Construction Standards Manual (DCSM) required sidewalks only on one side of the street. Dorval Road was constructed with sidewalks on the south side and with a temporary cul-de-sac ending at parcels 97-L-7 and 8. When Dorval Road is extended, the temporary cul-de-sac would be removed, and a public street constructed to meet current City standards would be required unless variances are granted.

Since August 2009, the City has required sidewalks to be constructed on both sides of newly constructed streets. The extension of Dorval Road would require sidewalks along the north side of Dorval Road in front of City parcels 9-L-7 and 8. However, neither the existing City portion or the County portion will have sidewalks on the north side of Dorval Road. The Planned Single Family (PSF) zoning district in Rockingham County is classified as a "suburban area type" within the County zoning ordinance and would only require the construction of sidewalks on one side. The applicant plans to construct sidewalks in Rockingham County on the south side of Dorval Road to match the City portion.

Given the relatively short length of sidewalk (+/- 130 linear feet) along a local residential street and that new sidewalks along other portions of the northern side of Dorval Road are unlikely to be constructed, staff supports not requiring the subdivider to build sidewalks along the frontage of parcels 9-L-7 and 8.

Aside from the variance request to not construct +/- 130 linear feet of sidewalk, the development meets all other requirements of the Subdivision and Zoning Ordinances.

Prior to final platting, the applicant is responsible for constructing all public infrastructure improvements, including construction of new streets and extending the public water and sewer lines to serve all City parcels, or to submit a form of surety to the City to cover the costs of such work. The applicant plans to construct all of Section 2, including City and County areas, at one time; no phasing is proposed.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- (a) Recommend approval of the preliminary plat and variances as requested;
- (b) Recommend approval of the preliminary plat without the variances;
- (c) Recommend approval of the preliminary plat and variances with conditions;
- (d) Recommend denial of the request.

Community Engagement:

As required by the Subdivision Ordinance, a sign was posted giving public notice to the request for a variance to deviate from the standards of the Subdivision Ordinance.

Recommendation:

Staff recommends alternative (a) to approve the preliminary plat and variance as requested.

Attachments:

- 1. Planning Commission extract
- 2. Site maps
- 3. Application, applicant letter, and supporting documents
- 4. Preliminary Plat

Review:

Planning Commission recommended (6-0) alternative (a) approval of the preliminary plat and variances as requested.