



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801

OFFICE (540) 432-7700 • FAX (540) 432-7777

To: Planning Commission
From: Department of Community Development
Date: June 9, 2021 (Regular Meeting)
Re: Preliminary Plat – Greendale Green Subdivision (1255 Greendale Road)

Summary:

Consider a request from Henry T. McBride Jr. and Lola H. McBride to preliminarily subdivide two parcels in the City that are bisected by Greendale Road into 11 parcels for single family detached dwellings and two residual parcels. The +/- 9.19-acre site is part of a larger +/- 91-acre property, of which +/- 81.81 acres is located in Rockingham County. The subject site is addressed as 1255 Greendale Road and are identified as tax map parcels 97-A-10 and 97-B-7.

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: Vacant land; zoned R-1

North: Vacant land; zoned R-1

East: Agricultural land with single-family dwelling in Rockingham County; zoned A2

South: Land under development for single-family dwellings in Rockingham County; zoned A2

and PSF

West: Single-family detached dwellings; zoned R-2C and vacant land in Rockingham County, zoned PSF

Key Issues:

The applicant is requesting to preliminarily subdivide two parcels in the City that are bisected by Greendale Road into 11 parcels for single family detached dwellings and two residual parcels that would be +/- 1.31-acres and +/- 5.86-acres. The +/- 9.19-acre site is part of a larger +/- 91-acre property, of which +/- 81.81 acres is located in Rockingham County.

A 12-inch public water main and an 8-inch public sanitary sewer main are located within the Greendale Road right-of-way to the west of the proposed lots. Both water and sewer will be extended by the developer as part of the proposed subdivision.

The preliminary plat describes the required 10-foot public general utility easement along the front lot lines and centered on all other lot lines. The preliminary plat also illustrates the location of the proposed stormwater best management practice (BMP) area.

As described in Note #5 and illustrated on the preliminary plat, as part of the subdivision, the applicant will dedicate right-of-way for Greendale Road to achieve 56-feet of public right-of-way width, which will allow for a street cross section that matches the existing cross section to the east with the addition of a future sidewalk on the north side of Greendale Road with a 4-foot grass buffer strip.

Recently, staff has been discussing the City's authority to require improvements by developers to the City's existing roads. For the subject section of Greendale Road, the developer will be required to construct sidewalk along the south side of Greendale Road or bond the improvements prior to final platting. Section 10-2-61(c) of the City's Subdivision Ordinance does not require sidewalk construction on the north side of Greendale Road because there is not existing sidewalk adjacent to the subject site. Other potential improvements, if any, will be determined at the engineered comprehensive site plan phase, depending on the specific needs of the site.

The preliminary plat meets requirements of the Subdivision Ordinance and Zoning Ordinance, and staff recommends approval.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- (a) Recommend approval of the preliminary plat request as requested;
- (b) Recommend approval of the preliminary plat with conditions; or

(c) Recommend denial of the request.

Community Engagement:

N/A

Recommendation:

Staff recommends alternative (a) to recommend approval of the preliminary plat as requested.

Attachments:

1. Site maps
2. Application, applicant letter, and supporting documents
3. Preliminary plat

Review:

N/A