



City of Harrisonburg, Virginia

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

July 8, 2015

REZONING – CHATHAM SQUARE 2015 AMENDMENT

GENERAL INFORMATION

Applicant: Chatham Land Co.; 126 Belmont, LLC; Nancy Lantz; Delbert and Lela Snyder, Trustees; and Tonya Taylor Price

Tax Map: 74-J-0 through 26, 28 through 30, and 32 through 38. (Does not include 74-J-27 or 31)

Acreage: 7.6 +/- acres

Location: The development is located along Betts Road and East Market Street and is served by Alston Circle and Payton Randolph Court—both private streets. The properties are addressed as 2302, 2310, 2313, 2314, 2318, 2319, 2322, 2326, 2330, 2334, 2337, 2338, 2341, 2342, 2346, 2347, 2350, 2354, 2358, 2362, 2366, 2370, 2371, 2374, 2375, 2382, 2386, 2390 Alston Circle and 40, 41, 50, 51, 60, 61, 70, 71, 80, and 90 Peyton Randolph Court.

Request: Public hearing to consider rezoning the Chatham Square R-6, Low Density Mixed Residential Planned Community District by amending the development's master plan originally approved in July 2006.

LAND USE, ZONING, AND SITE CHARACTERISTICS

The Comprehensive Plan designates this area as Low Density Residential. This designation states that these areas consist of single family detached dwellings with a maximum density of 1 to 4 units per acre. Low density sections are found mainly in and around well established neighborhoods and are designed to maintain the existing character of neighborhoods and to provide traditional areas for home ownership.

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

Site: Chatham Square residential community, zoned R-6

North: Across Betts Road, single family dwellings and an undeveloped parcel, zoned R-1

East: Single family dwellings, and across Betts Road, single family dwellings, zoned R-1

South: Undeveloped wooded property, zoned R-1

West: Across East Market Street, commercial uses, zoned B-2

EVALUATION

Multiple property owners from the Chatham Square residential community are requesting to rezone most of the Chatham Square community by amending the 2006 approved R-6, Low

Density Mixed Residential Planned Community District master plan. The primary objective is to reduce the number of permissible single family dwellings from 38 to 26. The proposed changes maintain the original layout, the planned look of the single family homes, the planned brick wall surrounding the community, and the walking path and gazebo. If approved, two existing developed single family home properties addressed at 2394 and 2378 Alston Circle (tax map parcels 74-J-27 and 74-J-31) would continue being regulated by the original 2006 Chatham Square master plan. (Included within the packet is the existing master plan narrative and layout for ease of comparison with the proposed changes.)

In July 2006, the property was rezoned from R-1, Single Family Residential District to R-6 to allow for 38 single family homes along private streets. By August 2007, an engineered comprehensive site plan was approved allowing for the site development to begin. In November 2008, the property was preliminarily platted with a variance to the Subdivision Ordinance allowing the lots to be created without the required public street frontage. The existing lots were created after staff approved the final plat in April 2009, when the subdivision was recorded later in June of the same year. To date, the development's infrastructure (private streets, sidewalks, utilities, etc.) is complete along with the street improvements the developers were required to make for Betts Road and the pedestrian improvements along East Market Street. Six single family homes are complete, portions of the brick wall have been built, and the community's gazebo is in place.

As proposed, along with reducing the number of allowable single family homes, the amendment process is allowing them to clarify how matters normally regulated by the Zoning Ordinance's Article T will be governed within the community (i.e. accessory buildings and allowable heights of walls and fences) and to more clearly specify minimum lot dimensions and permissible parcel square footages. In the end, the proposed amendments herein provide more flexibility for the development and do not change the original intent of Chatham Square.

If approved, the desired changes to the lot configurations do not need to be approved by Planning Commission or City Council. Rather, these changes can be accommodated via an administrative minor subdivision process.

Reducing the number of parcels will probably impact water and sewer service connections. The 2007 approved comprehensive site plan demonstrated that 38 water and sewer services would be installed for the planned units/lots. Because these services have already been installed per the approved comprehensive site plan and approved final plat line locations, some services may be required to be removed while new service connections may be required to be installed and/or new easements dedicated to reach the new lots. This impact will be evaluated during the subdivision process. The applicants should be aware a revised comprehensive site plan sheet will likely be needed to accommodate the changes.

Staff believes the changes herein proposed are in the best interest of the community and the City and recommends approving the rezoning to amend the governing regulations of the Chatham Square master plan (except for the two parcels as identified).