



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801

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To: Ande Banks, City Manager
From: Adam Fletcher, Director, Department of Community Development and Harrisonburg Planning Commission
Date: November 26, 2024 (Regular Meeting)
Re: Rezoning – 1158 Rockingham Drive (R-1 to R-8C)

Summary:

Project name	N/A
Address/Location	1158 Rockingham Drive
Tax Map Parcels	47-E-76
Total Land Area	+/- 8,505-square foot portion of 1158 Rockingham Drive
Property Owner	Lonnie and Linda Suter
Owner's Representative	N/A
Present Zoning	R-1, Single Family Residential District
Proposed Zoning	R-8C, Small Lot Residential District
Staff Recommendation	Approval
Planning Commission Recommendation	October 9, 2024 (Public Hearing) Approval (7-0)
City Council	November 26, 2024 (First Reading/Public Hearing) Anticipated December 10, 2024 (Second Reading)

Background:

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

Site: Vacant area, zoned R-1

North: Single family detached dwelling, zoned R-1

East: Single family detached dwelling, zoned R-1

South: Single family detached dwelling, zoned R-1

West: Across Rockingham Drive, single family detached dwelling, zoned R-1

Key Issues:

The applicant is requesting to rezone a +/- 8,505-square foot portion of a property from R-1, Single Family Residential District to R-8C, Small Lot Residential District Conditional. The property is located at the

corner of Rockingham Drive and Taliaferro Drive, is addressed as 1158 Rockingham Drive, and is identified as tax map parcel 47-E-76.

The applicant would like to relocate the dividing property line between two lots they own so their driveway is located entirely on the lot on which their dwelling is located. The proposed subdivision would make the dwelling lot (identified as "Lot B") +/- 13,375 square feet and would make the second lot (identified as "Lot A") +/- 8,505 square feet. In the R-1 district, new parcels must contain a minimum of 10,000 square feet of lot area. Because the new parcel cannot be subdivided within the R-1 district, the applicant is requesting to rezone the area that would become proposed Lot A to the R-8 district, which allows parcels to have a minimum lot area of 2,800 square feet.

Proffers

The applicant has offered the following proffers (written verbatim):

1. More than one dwelling is prohibited.
2. The minimum setback for principal structures along Rockingham Drive shall be 30-feet.
3. A variable width public sidewalk easement along Rockingham Drive will be provided for the City to construct a sidewalk in the future. The easement will extend 7.5 ft from the existing back of curb into the property and will be dedicated at minor subdivision. In addition, a 5 ft temporary grading easement beyond the 7.5 ft sidewalk easement will be provided for the City to have sufficient space to install the proposed sidewalk.

Regarding proffer #1, in the R-8 district, single-family detached homes and duplexes are allowed by right if the lot area and dimensions of the property are met and so long as each unit is on its own parcel. If the rezoning is approved, although the R-8 district dimensional regulations allow proposed Lot A to be further subdivided into additional parcels, the submitted proffers prohibit more than one dwelling on the R-8C portion of the subject property.

The R-8 district typically allows for 10-foot front yard setbacks, however, proffer #2 is further restricting front yard setbacks for principal structures to 30-feet off Rockingham Drive, which is the same setback regulation for R-1 zoned properties.

As noted in proffer #3, the applicant would dedicate a public sidewalk and temporary construction easement to allow the City to construct a sidewalk along the street at some point in the future.

Land Use

The Comprehensive Plan designates this site as Low Density Residential and states:

These areas consist of single-family detached dwellings in and around well-established neighborhoods with a target density of around 4 dwelling units per acre. The low density residential areas are designed to maintain the character of existing neighborhoods. It should be understood that established neighborhoods in this designation could already be above 4 dwelling units per acre.

With the submitted proffers, the proposed use and density conforms with the Low Density Residential designation. Know also that the R-8 district's occupancy regulations are the same as the existing R-1 district's occupancy regulations, which allow owner-occupied dwellings to be occupied by a family plus

two individuals or a maximum of three individuals while nonowner-occupied dwellings may be occupied by a family plus one individual or a maximum of two individuals.

Transportation and Traffic

A traffic impact analysis (TIA) was not required for the rezoning request.

Public Water and Sanitary Sewer

Staff has no concerns with the requested rezoning regarding water and sewer matters.

Housing Study

The City’s Comprehensive Housing Assessment and Market Study (Housing Study) places the subject site within Market Type A. Among other things, this Market Type is characterized by high population growth. The study notes that Market Type A has “above median overall access to amenities such as public transit within walking distance, full-service grocery stores, and multiple parks and recreation facilities.” The study also notes that “policies that are appropriate to Market type A areas include an emphasis on increasing density through zoning changes, infill development and housing rehabilitation to maintain the quality of housing.”

Public Schools

The proposed rezoning and planned subdivision do not change the existing buildable potential of the subject property and thus does not impact the calculated student generation. Based on the School Board’s current adopted attendance boundaries, Waterman Elementary School, Thomas Harrison Middle School, and Harrisonburg High School would serve the students residing in this development.

Recommendation

Staff does not believe rezoning the area to allow for the creation of a smaller parcel in this area of the City would be inconsistent with the Comprehensive Plan’s Land Use Guide and recommends approval of the application.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- (a) Approve the rezoning request; or
- (b) Deny the rezoning request.

Community Engagement:

As required, the request was published in the local newspaper twice advertising for Planning Commission’s public hearing and twice advertising for City Council’s public hearing. The advertisement was published as shown below:

Rezoning – 1158 Rockingham Dr (R-1 to R-8)

A request from Lonnie and Linda Suter to rezone a +/- 8,505-square foot portion of property from R-1, Single Family Residential District to R-8, Small Lot Residential District. The property is addressed as 1158 Rockingham Drive and is identified as tax map parcel 47-E-76.

In addition, adjoining property owners were notified of the public hearing; the property was posted with signage advertising the request; and a notice was provided on the City's website at <https://www.harrisonburgva.gov/public-hearings>.

Recommendation:

Staff recommends alternative (a) approval of the rezoning request.

Attachments:

1. Extract from Planning Commission
2. Site maps
3. Application and supporting documents

Review:

Planning Commission recommended approval (7-0) of the rezoning request.