

Department of Community Development



Rezoning Planned District Case Report: REZ23-1164

Applicant	Freeman Station LLC (Leighton Place)
Address/Location	North of Stone Spring Road (Route 280), approximately 0.45 mile west of Spotswood Trail (US 33).
Stone Spring Urban Development Area Plan	Neighborhood Center Zone within the Stone Ridge Area
Tax Map #	125-12-12A and 125-12-12
Present Zoning	A-2 – General Agricultural District
Proposed Zoning	R-5 – Planned Neighborhood District
Acreage	25.5
Election District	3
Planning Commission	
Board of Supervisors	

General Information:

Overview and Background

Located north of Stone Spring Road (Route 280), approximately 0.45 mile west of Spotswood Trail (US 33), this is a request to rezone two parcels totaling 25.5 acres from A-2 (General Agricultural) to R-5 (Planned Neighborhood). The submitted Master Plan proposes a maximum of 330 residential units, consisting of 150 townhouses and 180 one- and two-bedroom apartment units.

Staff and Agency Analysis:

Planning and Zoning

Stone Spring Urban Development Area Plan

This site is located within the Stone Ridge area of the Stone Spring Urban Development Area (UDA) Plan, designated as a T-4 Neighborhood Center transect zone. T-4 Neighborhood Centers consist of higher density mixed use buildings that accommodate residential (townhouses and apartments) and commercial. Neighborhood Centers are intended to have a compact network of neighborhood streets, with consistent sidewalks, street tree plantings, and buildings placed close to the sidewalks and streets. Development is intended to be organized around neighborhood parks within a quarter mile walk.

The Stone Spring Urban Development Area Plan designates the area along the Stone Spring Road frontage as commercial and mixed-use, transitioning to compact residential development farther north (internal to this development).

Zoning Ordinance

The R-5 district provides a variety of housing types and affordability; services and neighborhood-oriented businesses within neighborhood centers; parks and open space for recreation, conservation, or other common benefits; preservation of natural landscape features and amenities; transportation networks within the development that accommodate vehicles, bicycles, pedestrians, and, where appropriate, transit; and streets, sidewalks, and paths that interconnect internally and to adjoining properties. While allowing for a variety of uses, the R-5 district is primarily residential.

Building Services

Building Services has no comment at this point, if approved, building plans will be reviewed separately.

Engineering

Engineering has no comments at this time.

Environmental

There are known drainage issues below the property being proposed for rezoning and it is recommended this be taken into consideration when designing the water quantity compliance strategy for this project.

Land disturbance that exceeds 10,000 square feet requires an erosion and sediment control plan and permit; land disturbance over 1 acre requires an engineered stormwater management plan and Construction General Permit.

Fire

This rezoning request is located within the Port Republic Road Emergency Response Station and the Harrisonburg Volunteer Rescue Squad's response areas. The master plan appears consistent with the requirements of the

Rockingham County Fire Prevention Code. As a note, continued large residential projects in this area of Rockingham County are going to affect emergency services delivery and put additional strain on County owned infrastructure.

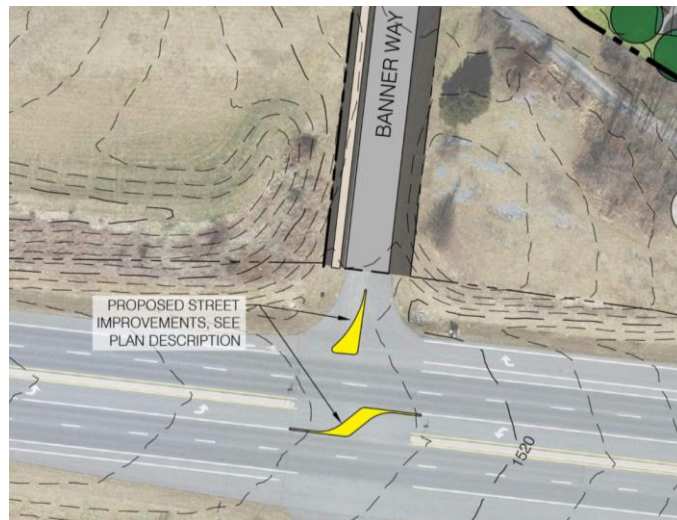
Public Works

Public Works has no comment at this time. Comments for Public Works will be made during the site plan review process. County water and sewer will be available with the extension of utilities by the developer across Stone Spring Road from the Preston Lake Apartments.

Virginia Department of Transportation (VDOT)

The masterplan has been reviewed for the purposes of rezoning only. A more detailed review of the proposed streets to be public will be reviewed during the site plan review phase and shall adhere to all applicable state standards. Any street within the development proposed to be accepted into the VDOT Secondary System shall be designed in accordance with the Secondary Street Acceptance Requirements (SSAR) including the Subdivision Road Design criteria per Appendix B(1) Subdivision Street Design Guide.

The developer has provided a Traffic Impact Analysis (TIA), dated July 18, 2023, with a proposed mitigation of a channelized median (Restricted Crossing U-Turn (RCUT)), restricting left and future through movements for the southbound Banner Way approach to Stone Spring Road. VDOT concurs with this recommended mitigation. VDOT recommended a proffer or bonded intersection agreement with the developer for this improvement. Per the Plan Description language, dated September 26, 2023, the developer has proffered to complete installation of the final RCUT intersection improvements prior to the issuance of the first certificate of occupancy for a residence.



At the intersection of Rt. 280 (Stone Spring Road) and Rt. 704 (Boyers Road) a traffic signal is warranted. If the developer and the County agree that a traffic signal is desirable, VDOT recommends the developer should be responsible for a proportional amount of the cost to design and construct this improvement. This development's portion should be the traffic generated by this development approaching the intersection divided by the total traffic (northbound and southbound) approaching this intersection on Route 704. The \$25,000 proffer by the developer is approximately 3.1% of the estimated cost of an \$800,000 traffic signal at this location (Estimate provided by VDOT Staunton District Traffic Engineering 09/2023). Based on preliminary analysis, this development will generate approximately 5-10% of the traffic approaching the 280/704 intersection.

Rockingham County Public Schools (RCPS)

This property is located in the Spotswood High School District. RCPS estimates this would generate an additional 25

students at Cub Run Elementary, 13 students at Montevideo Middle School, and 16 students at Spotswood High School. With proposed redistricting in the next year, each school will have the capacity to handle this increase in enrollment. However, it should be noted, that we estimate the cumulative effect of this development and others approved in the last 3 years once all are 100% built out would bring Cub Run near capacity.

The Master Plan proposes a mixture of public and private roads running through this development. As with all other school bus routes, generally speaking, RCPS will travel on state-maintained public roads, but RCPS makes no such assumption for private roads. Based on the proposed Master Plan, RCPS would most likely establish school bus stops along the public road(s) at various intersection locations. The exact number of proposed stops will vary depending on factors such as bus turnaround ability, construction work, and where students may actually live within Leighton Place. We strive to provide safe and convenient pickup and drop-off locations for our students, while maintaining the efficiency of our bus routes as well as the safety of our buses, our drivers, motorists, pedestrians, etc.

Considerations:

Stone Spring Urban Development Area Plan

This area is located within the Stone Ridge Neighborhood Center Transect Zone area of the Stone Spring Urban Development Area Plan, intended for higher density mixed use buildings that accommodate residential, commercial, and office and retail. Neighborhood Centers are intended to have a compact network of neighborhood streets and consistent sidewalks. The Master Plan proposes a public street network throughout the development, providing future public roadway connections to adjacent properties. Additionally, the Master Plan proposes sidewalks on both sides of all streets within the development.

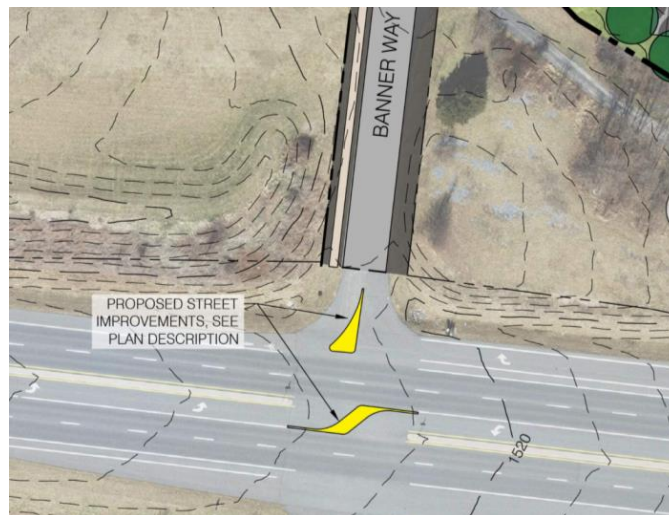
The Stone Spring Urban Development Area Plan designates the area along the Stone Spring Road frontage as commercial and mixed-use, transitioning to compact residential development farther north (internal to this development).

Multi-Purpose Trail

Consistent with the Stone Spring Urban Development Area Plan, which conceptually depicts a pedestrian and bicycle trail connecting the Stone Ridge and Stone Port areas of the UDA, the Master Plan includes a multi-purpose trail extending throughout the proposed development, connecting to the proposed multi-purpose trail depicted on the approved LBD Investments Master Plan (REZ23-0185- TM 125-A-194) and stubbing westward to Tax Map 125-12-8. This proposed trail segment would significantly contribute to the Stone Spring Pedestrian and Bicycle Trail extension westward, as this area develops.

Roadway Improvements

VDOT concurred with the Traffic Impact Analysis' recommended mitigation of a channelized median (Restricted Crossing U-Turn (R-CUT)), restricting left and future through movements for the southbound Banner Way approach to Stone Spring Road, with a corresponding U-turn movement to be made at the next median crossover on Stone Spring Road, approximately 0.3 mile west of Banner Way. The developer has agreed to fully construct and fund this R-CUT improvement at the Banner Way/Stone Spring Road intersection prior to the issuance of the first certificate of occupancy for a residence.



Additionally, in the event VDOT and the County agree upon intersection improvements at the Boyers Road/Stone Spring Road intersection, the applicant shall provide cash funding in the amount of \$25,000 toward such intersection improvements. VDOT provided comment that this \$25,000 proffer is approximately 3.1% of the estimated cost of an \$800,000 traffic signal. Based on preliminary analysis, this development would generate approximately 5-10% of the traffic approaching the Boyers Road / Stone Spring Road intersection.

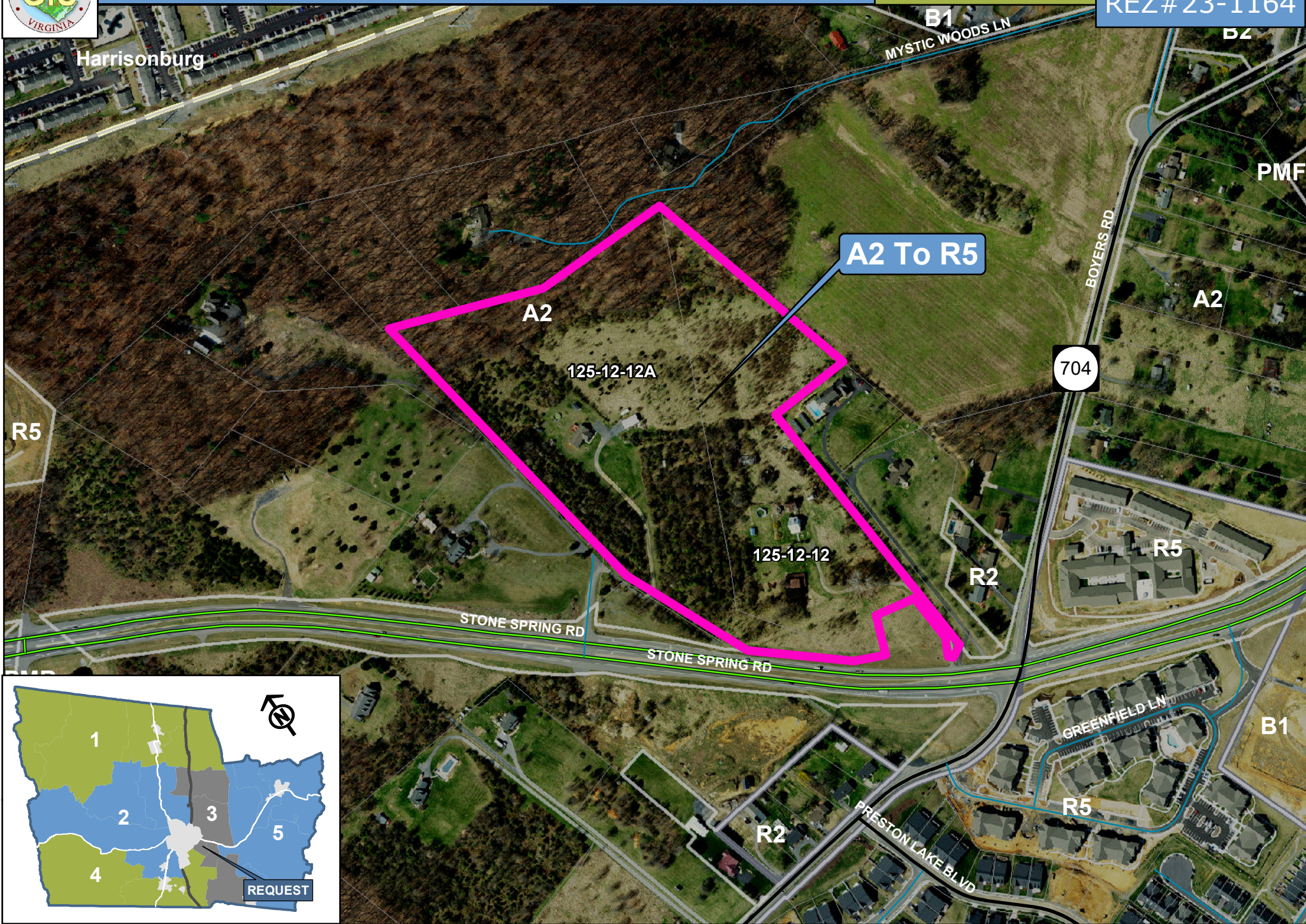


Freeman Station LLC Rezoning Request



PC Hearing Date: 10/3/2023

REZ#23-1164



LEIGHTON PLACE DEVELOPMENT

PLAN DESCRIPTION

August 8, 2023 (Rev. 9-26-23)

The development proposes the rezoning of approximately 25.5± acres along Stone Spring Rd. (Tax Map #'s 125-12-L12 and 125-12-L12A), from A-2 to R-5. Together, the Plan Description and Master Plan make up the “Leighton Place Plan”.

Project Objective and Character

The property shall include a mixture of townhomes and apartments (an R-5 District “C” Area) along with a network of common area and pedestrian connections. Pedestrian routes are provided throughout the development that include concrete sidewalks on a minimum of one side of proposed private and public streets, a multi-purpose trail that connects to adjacent parcels (125-A-L194 and 125-12-L10), and a 5 ft. wide natural surface trail that provides additional connectivity within the development.

Multi-purpose Trail

The applicant shall install a 10’ wide asphalt multi-purpose trail (“MPT”) within the development as generally depicted on the Master Plan. The applicant shall install the MPT in its entirety prior to the issuance of the 70th townhome unit certificate of occupancy. Occupancy of all apartment units south of the MPT alignment shall be allowed prior to the construction of the MPT.

Buffers

A vegetated screen shall be provided and maintained along the common property line with Tax Parcel # 125-(12)-L11A as generally depicted on the Master Plan. The screen shall include a single row of evergreen trees planted

approximately ten (10) feet apart. Trees shall be a minimum of six (6) feet tall at time of planting.

Public Streets

In order to provide future road connectivity to adjacent properties, a network of public streets shall generally be constructed where depicted and identified on the Master Plan. The public streets shall be designed and constructed to VDOT Subdivision Street Design Guide (SSAR) standards.

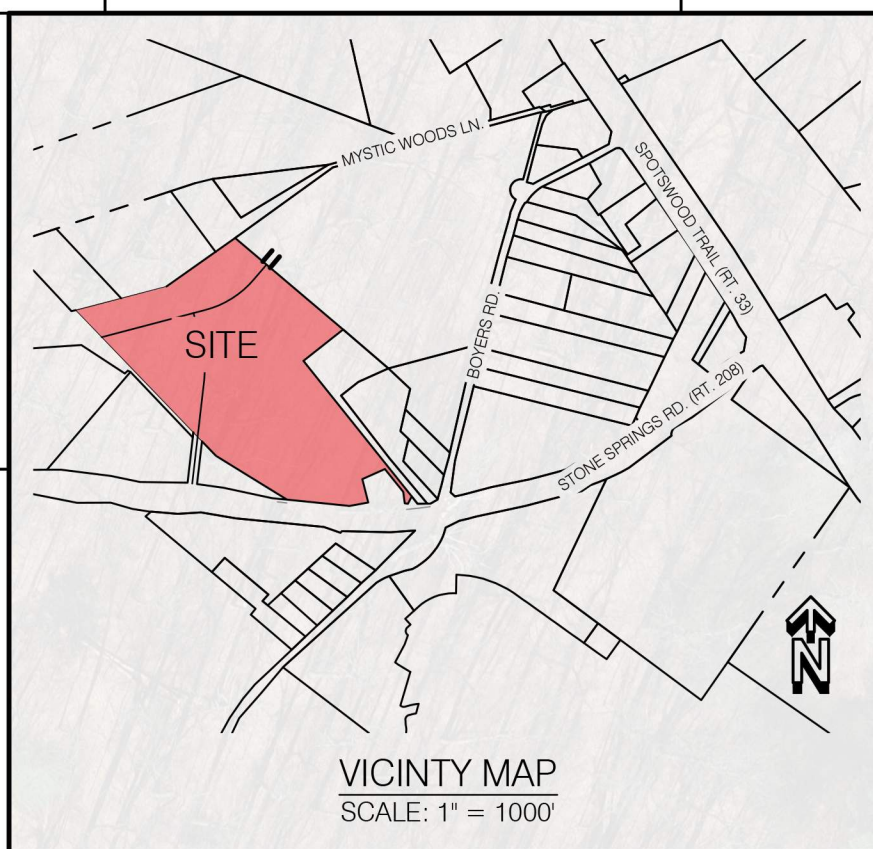
Residences

A maximum of 330 residential units shall be permitted on the site. None of the residences in the community will be designed or rented by the “room” with lockout features within a dwelling unit.

Traffic Mitigation

The applicant shall provide the proposed traffic mitigation improvement described below as generally depicted in the Traffic Impact Analysis dated July 18, 2023 submitted to the County in connection with this application. Upon final design approval and written request by VDOT, applicant shall install a channelized median (Restricted Crossing U-Turn, “RCUT”) restricting left and through movements for the southbound Banner Way approach. The intersection improvements shall be materially in the form as shown on the Master Plan. The design of the improvements will be reviewed at the site plan phase of development for the Project. The applicant shall complete installation of the final RCUT intersection improvements prior to the issuance of the first (1st) certificate of occupancy for a residence in the Project. In the event VDOT does not request the applicant install the Boyers RCUT improvement within 48-months of the date of engineered site plan approval for this Project, this proffer shall automatically terminate.

In the event the County and VDOT agree upon intersection improvements at the Boyers Road/Stone Spring intersection, applicant shall provide cash funding in the amount of \$25,000 toward such intersection improvements within ninety (90) days of such intersection improvement funding request. In the event VDOT does not request the applicant funding for approved Boyer/Stone Spring intersection improvements within 48 months of the date of engineered site plan approval for this Project, this proffer shall automatically terminate.



DEVELOPMENT DATA

SITE AREA:
TAX MAP #:
EXISTING ZONING:
PROPOSED ZONING:
PROPOSED USE:
- APARTMENTS:
- TOWNHOMES:
TOTAL PROPOSED UNITS:
PROPOSED DENSITY:

±25.5 AC
125-(12)-L12
125-(12)-L12A
A2
R-5
RESIDENTIAL
180
150
330
±12.94 DU/AC

PARKING REQUIRED:
- APARTMENTS:
(50% 1 BEDROOM = 1 PER UNIT):
(50% 2 BEDROOMS = 1.5 PER UNIT):
TOTAL APARTMENT PARKING REQUIRED:
TOTAL APARTMENT PARKING PROVIDED:

90 SPACES
135 SPACES
225 SPACES
225 SPACES MINIMUM

- TOWNHOMES:
(2 SPACES PER UNIT):
TOTAL TOWNHOMES PARKING PROVIDED:

300 SPACES
300 SPACES MIN.

COMMON AREA REQUIRED (20% MIN.):
COMMON AREA PROVIDED:

±5.1 ACRES
± 5.1 ACRES MINIMUM

SITE PLAN NOTES:
1. COMMON AREAS DEPICTED ON MASTER PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT SITE PLAN PHASE. COMMON AREAS MUST MEET REQUIREMENTS SET FORTH IN SECTION 17-700.02 OF THE ZONING ORDINANCE.
2. THIS PROJECT INCLUDES DEVELOPMENT TYPE 'C' WITHIN THE LIMITS OF THE R-5 DISTRICT DEVELOPMENT. PER SECTION 17-405.05(a)(3), DEVELOPMENT TYPE 'C' INCLUDES SINGLE-FAMILY DETACHED, ACCESSORY DWELLINGS, DUPLEXES, ROW-HOUSES, AND APARTMENTS.
3. THE SIZE AND ARRANGEMENT OF THE TYPE 'C' RESIDENTIAL BUILDING TYPES WITHIN THE PROJECT ARE PRELIMINARY AND SUBJECT TO CHANGE DURING THE SITE PLAN CONSTRUCTION DOCUMENT PHASE. ALIGNMENT AND LOCATIONS OF THE PUBLIC ROAD NETWORKS DEPICTED ON THE FINAL SITE PLAN CONSTRUCTION DOCUMENTS SHALL GENERALLY CONFORM TO THE LOCATIONS DEPICTED ON THE MASTER PLAN. SOME DEVIATION IS EXPECTED IN ORDER TO MEET VDOT HORIZONTAL AND VERTICAL DESIGN CRITERIA.

TYPICAL PUBLIC RIGHT OF WAY WITH SIDEWALK
SCALE: 1"=10'

SUMMARY OF EXISTING PROPERTY OWNERSHIP					
PARCEL	TAX MAP	OWNER	ZONING	DB#	DB PG#
A	125-(12)-L12	ANTHONY J. BOYERS	A2	4522	325
B	125-(12)-L12A	ARCHIE J. BOYERS	A2	4329	711

SUMMARY OF ADJACENT PROPERTY OWNERSHIP					
PARCEL	TAX MAP	OWNER	ZONING	DB#	DB PG#
1	125-(12)-L1	DONALD L. & DIXIE L. DOFFLEMEYER	A2	4213	510
2	129-(12)-LB	JACOB VINCENT & JENNIE WHYTE	A2	5412	568
3	125-(12)-L10	NATHAN W. & SARAH E. BLACKWELL	A2	5122	108
4	125-(A)-L187	FOX FOREST, LLC	A2	5321	118
5	125-(A)-L180	THOMAS C. & M. DUDLEY BUCK	A2	5321	121
6	125-(A)-L180C	ROBERT L. DUNDORF	A2	18	248
7	125-(A)-L194	GOLDE RULE, LLC	A2	1430	502
8	125-(12)-L11A	SETH A. LISKEY	A2	3883	672
9	999-A-ROW	ROADS / RAILROADS ROW	N/A	N/A	N/A

LEIGHTON PLACE
ROCKINGHAM COUNTY, VIRGINIA

VALLEY ENGINEERING
4901 CROWE DRIVE
MOUNT CRAWFORD, VIRGINIA 22841
(540) 434-6365
www.valleyesp.com

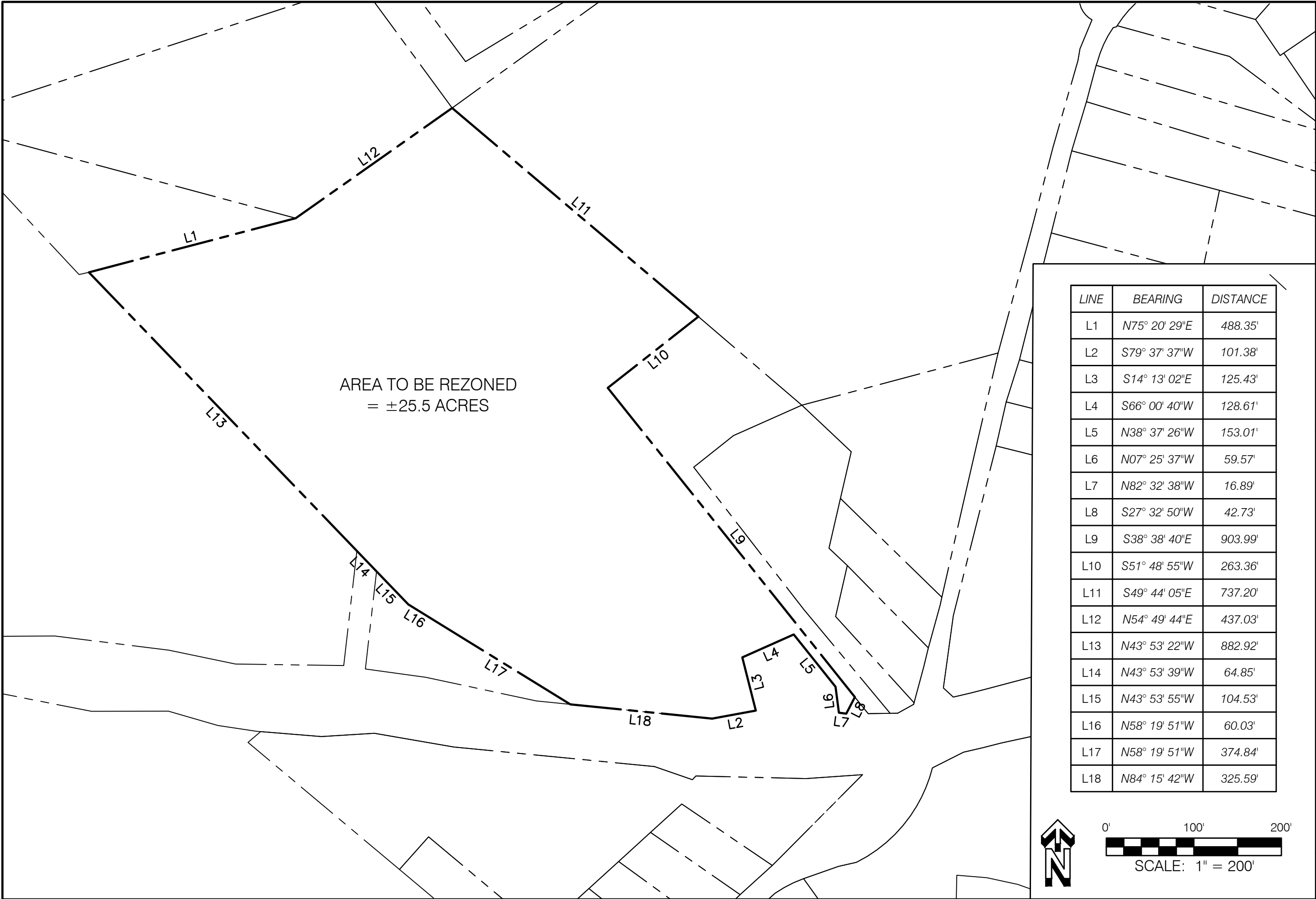
REVISIONS:
9-21-23 PER STAFF COMMENTS

DATE: 08/08/2023
PROJECT No.: 12911-9
EXP./CLIENT No.: 5839-6

0 60 120
SCALE: 1" = 60'


LEIGHTON PLACE MASTER PLAN

SHEET No.:
1 OF 1



STONE SPRINGS
TOWNHOMES
ROCKINGHAM COUNTY, VA

REZONING
AREA EXHIBIT

VALLEY
ENGINEERING

4901 CROWE DRIVE
MOUNT CRAWFORD, VIRGINIA 22841
(540) 434-6365 | www.valleyesp.com

SCALE: 1" = 200'

PROJECT No.: 12911-9

EXP./CLIENT No.: 5839-6

DRAFT DATE: 08/04/2023

DATE: 08/08/2023

SHEET NO.:
1 OF 1



Rockingham County Rezoning Application

Office Use Only

Application Date Received: _____

Project Number: _____

Application Procedure

The rezoning process usually takes about eight weeks from time of application submittal. However, timing can vary depending on application submission date in connection to scheduled public hearings.

1. Applicant participation in a recommended Pre-Application Meeting to receive early input from county and agency staff. Call (540) 564-5074 for more information and scheduling.
2. Submission of complete application (as a guide, use the check list provided below).
3. Staff and agency application review and comments from the County departments of Building, Engineering, Planning, Fire & Rescue, Public Works, Environmental, Zoning, Economic Development, Public Schools; Virginia Department of Health (VDH); and Virginia Department of Transportation (VDOT). Other applicable agencies may be contacted if needed.
4. Notification letters of public hearing mailed to adjoining landowners.
5. Rezoning sign placed on property in public view and drone video taken of property.
6. Public hearing advertisement placed in the local paper.
7. Planning Commission public hearing*, review, and recommendation to the Board of Supervisors.
8. Board of Supervisors public hearing*, review, and final rezoning determination. The decision to approve or deny the rezoning request is ultimately determined by the Rockingham County Board of Supervisors.

**The applicant, or representative, is encouraged to attend both related public hearings.*

Application Checklist (please submit with application)

It is the responsibility of the applicant to gather all information and submit a complete rezoning application to the Rockingham County Department of Community Development. Applications can be mailed, dropped off in person, or [emailed](#).

- ☒ A completed and signed application (digital PDF preferred). *Multiple copies of the application signature sheets can be submitted to provide space for all landowners to sign.*
- ☒ A boundary map of the property, showing the metes and bounds description of the area to be rezoned. The submitted map cannot be larger than 11" x 17".
- ☒ If rezoning to a [Planned District](#), a [master plan and plan description](#) are required.
- ☐ If rezoning to a [Conventional District](#), a [statement of proffers](#) may be submitted.
- ☒ Required fee determined by the chart below. Checks should be made payable to "Rockingham County" and credit card payments are subject to a 2.5% convenience fee. **Total included fee: \$1,400**

Planned Development District Rezoning Request	
Fee	\$750 + \$25/acre (26 ac. = \$650) = \$1,400
Amendments Involving a Public Hearing	\$750 + \$25/acre
Proffer Amendments Not Involving a Public Hearing	\$750
Conventional District Rezoning Request	
Agricultural (for agricultural uses)	\$150
Single – or Two-family Residential	\$525 + \$25/acre
Residential for More than Two Families	\$525 + \$25/acre
Commercial/Industrial	\$525 + \$25/acre
Other	\$525 + \$25/acre

Project Name: Leighton Place

Rezoning Application Form

Property Owner: ARCHIE J. BOYERS and ANTHONY J. BOYERS

Address: 650 BANNER WAY, H'BURG, VA 22801 & 3225 STONE SPRINGS RD, R'HA

Telephone: 540 908 5337

Email: manager711JB@gmail.com

540-421-8481

Ajcapt40@yahoo.com

Other Applicant Party (such as a contract purchaser) if applicable: CHAD BRANSON

Address: FREEMAN STATION LLC, 2340 S. MAIN ST., HARRISONBURG, VA 22801

Telephone: (540) 478-5798

Email: chad@odrva.com

Other Contact Person (such as a law or engineering firm) if applicable: VALLEY ENGINEERING

Address: 4901 CROWE DR., MT. CRAWFORD, VIRGINIA 22841

Telephone: (540) 434-6365, ext. 108

Email: csnyder@valleyesp.com

cgeorge@valleyesp.com

Application Contact: CARL SNYDER/ CRAIG GEORGE

Property Location: (N S E W) of (Road Name) STONE SPRINGS RD. (Route #) 280
approximately 0.45 miles/feet (N S E W) of (Road Name) SPOTSWOOD TRAIL
(Route #) 33 Election District #: 3

Property Tax Map Number(s): 125-(12)-L12A and 125-(12)-L12

Number of acres in rezoning request: +/- 25.5 Current Zoning: A-2 Proposed Zoning: R-5

Indicate Method of:

Water Supply

- ☒ County Water
- ☐ City Water *
- ☐ Community System
- ☐ Well
- ☐ Cistern

Sewage Disposal

- ☒ County Sewer
- ☐ City Sewer *
- ☐ Community System
- ☐ Septic System
- ☐ Alternative: _____

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

Please check attachments included:

☐ For **Conventional District** Rezoning: A Statement of Proffers, in compliance with Section 17-1004.03 of Rockingham County's Zoning Ordinance, may be submitted with this form.

☒ For **Planned District** Rezoning: A Master Plan and Plan Description, in compliance with Section 17-1004.04 of Rockingham County's Zoning Ordinance, shall be submitted with this form.

Archie J. Boyers Anthony Boyers
Print Name of Landowner

Archie J. Boyers Anthony Boyers
Signature of Landowner

Chad Branson
Print Name of Applicant or Agent

Chad G. Branson
Signature of Applicant or Agent

Guide: Statement of Proffer for Conventional Zoning Districts *(if applicable)*

The Rockingham County Zoning Ordinance allows applicants for Conventional District rezoning to offer a statement of proffers (conditions) to be placed on the land as a part of the rezoning application. If approved by the Board of Supervisors, such proffers shall become legally binding regulations applying to the land rezoned in addition to existing zoning regulations. The existence of such proffers will be notated on the County's zoning map and will apply to the land, regardless of changes in ownership, unless or until the proffers are changed through a future ordinance amendment process.

Reference Section 17-1004.03 of the Zoning Ordinance located on the County's website for more information and formatting requirements.

Guide: Master Plan & Plan Description for Planned Zoning Districts *(required)*

The Rockingham County Zoning Ordinance requires Planned District rezoning applications to include a master plan and plan description. The master plan, plan description, and any demonstrative materials submitted with the application will become part of the record of the hearing on the application and become legally binding elements of the zoning ordinance and map if the rezoning is approved by the Board of Supervisors. A separate statement of proffers are not a component of a Planned District rezoning.

Master plan and plan description shall include the following information as a minimum:

1. A vicinity map at a scale of not less than one (1) inch equal to one thousand (1,000) feet showing surrounding properties, surrounding public streets, and private roads.
2. An accurate boundary survey of the tract.
3. An existing conditions map(s) showing elements specified in Section 17-1004-04.
4. A master plan showing elements specified in Section 17-1004-04.
5. A plan description, to include a summary of design elements such as lot characteristics, building heights, and common area characteristics, and to convey any items required above which cannot be effectively illustrated with images.

Reference Section 17-1004.04 of the Zoning Ordinance located on the County's website for more information and requirements.