



# CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801

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To: Planning Commission  
From: Department of Community Development  
Date: November 10, 2021 (Regular Meeting)  
Re: Preliminary Plat – 270 Mount Clinton Pike and 1386 North Liberty Street (Bridgewater College Holdings, LLC)

### **Summary:**

Consider a request from Bridgewater College Holdings LLC to preliminarily subdivide a +/- 6.403-acre parcel into two parcels. The property is zoned M-1C, General Industrial District Conditional, is currently addressed as 270 Mount Clinton Pike and 1386 North Liberty Street and identified as tax map parcel 45-D-3.

### **Background:**

The Comprehensive Plan designates this site as Industrial. These areas are composed of land and structures used for light and general manufacturing, wholesaling, warehousing, high-technology, research and development, and related activities. They include the major existing and future employment areas of the City.

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

**Site:** Undeveloped acreage; zoned M-1

**North:** Undeveloped acreage and non-conforming detached single-family dwellings; zoned M-1

**East:** Undeveloped acreage; zoned M-1

**South:** Across Mount Clinton Pike, State Offices for the Virginia Department of Agriculture and Consumer Services and warehousing facilities; zoned M-1

**West:** Across North Liberty Street, undeveloped acreage, automotive sales/service, and industrial uses; zoned M-1

### **Key Issues:**

The applicant is requesting to preliminarily subdivide one parcel into two lots consisting of one +/- 3.90 – acre lot fronting on Mount Clinton Pike, and one +/- 2.50 – acre lot with frontage along Mount Clinton Pike and North Liberty Street. As described in the applicant’s letter the subdivision will create a parcel that is intended to be sold by the owner, Bridgewater College Holdings LLC, while the second parcel will be retained by the owner. The property division is considered a major subdivision and requires a preliminary plat because the original tract of land is larger than five acres; therefore, it exceeds the allowance for administrative review as a minor subdivision and must be reviewed by Planning

Commission. No variances are being requested with the proposed preliminary plat; therefore, no action will be required by City Council. Planning Commission's action on the request will be the final decision.

The new parcels will be served by City water mains that are within the North Liberty Street and Mount Clinton Pike public street rights-of-way. There is also an 8-inch public sanitary sewer line within the North Liberty Street right-of-way. The applicant has illustrated on the preliminary plat that a 20-foot wide public sanitary sewer easement, traveling from North Liberty Street, across the southern portion of the +/- 2.50 – acre parcel is proposed. This will serve to provide sanitary sewer to the +/- 3.90 – acre parcel.

There is an existing permanent utility easement along the southwest corner of the +/- 2.50 – acre parcel. The applicant is providing a 10-foot wide public general utility easement, which ties into the existing utility easement, along the fronts, centered on the internal dividing side property line, and along the side and/or rear of the proposed parcels.

The preliminary plat illustrates that a 20-foot wide private stormwater easement would be provided along the Mount Clinton Pike frontage of the +/- 2.50 – acre parcel. This is to help provide for stormwater management of the +/- 3.90 – acre parcel. Further stormwater management will be reviewed as part of any engineered comprehensive site plan review for each parcel's development.

Dedication of additional right-of-way is not needed, as both Mount Clinton Pike and North Liberty Street have sufficient right-of-way.

The submitted preliminary plat meets all requirements of the Subdivision Ordinance, and staff recommends Planning Commission approve the subdivision.

**Environmental Impact:**

N/A

**Fiscal Impact:**

N/A

**Prior Actions:**

N/A

**Alternatives:**

- (a) Approve the preliminary plat as requested;
- (b) Deny the request.

**Community Engagement:**

N/A

**Recommendation:**

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

**Attachments:**

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

**Review:**  
N/A