



City of Harrisonburg, Virginia

Department of Planning & Community Development

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Building Inspections
Engineering
Planning & Zoning

To: Eric Campbell, City Manager
From: Adam Fletcher, Director – Department of Planning and Community Development and Harrisonburg Planning Commission
Date: July 10, 2018
Re: Public Utilities Application – Belmont Estates Preliminary Plat (Extension of Walnut Creek Drive in Rockingham County)

Summary:

Consider a request from Partners Development, LLC per section 7-2-4 of the City Code for the City to provide water service for a single family residential development within Rockingham County. The property is located on Walnut Creek Drive in Rockingham County and is identified by Rockingham County's tax maps as parcel 107-A-166.

Background:

The subject property is located east of the City in Rockingham County at the southwestern edge of Belmont Estates Subdivision. The site is zoned in Rockingham County as R-2C, Medium Density Residential Conditional. The conditions associated with the zoning allow only for single family detached homes to be constructed. A further condition states that only 25 lots can be sold prior to developing an additional street access to the subject property.

Per Section 7-2-4 (b) of the City Code, all uses, other than residential uses involving fewer than ten units, requesting to be connected to the City's water and sanitary sewer infrastructure, shall be reviewed by Planning Commission and then forwarded to City Council for final approval or rejection. As noted above, this request is for more than nine residential connections; therefore, Planning Commission review and City Council approval must occur.

Key Issues:

The City has existing water infrastructure throughout Belmont Estates and has provided water to the subdivision since the late 1960s. The Department of Public Utilities has completed the preliminary review and assessment of the request and recommends approval with the requirement that a second feed pipe for water service be connected to Silver Lake Road or Erickson Avenue to coincide with the access requirements (only 25 lots can be sold) set forth in the conditional rezoning discussed above. Once a second feed pipe is connected it creates a waterline loop, which is desired by Public Utilities.

In September 2004, City Council approved a public utility application for waterline extension for 23 single family home lots in Belmont Estates. This extension served the lots created with the construction of Walnut Creek Drive and provided for a connection to the subject property in this request. As part of the 2004 review and approval, the Department of Public Utilities noted the future need for an easement to provide connection to Route 701 (Silver Lake Road) to enhance infrastructure by a water pipe connection. The Department of Public Utilities requirement of a second feed pipe as part of this request safeguards that the connection will be completed when needed.

Rockingham County's 2020 and 2050 Land Use Plan has the subject property designated as Community Residential, which per their approved 2007 Comprehensive Plan states that "[t]hese areas are planned for a variety of housing types, but primarily single family detached homes, at a net density of two (2) to six (6) dwelling units per acre for any particular project." The designation also identifies that such areas should follow the principles of Traditional Neighborhood Development (TND)."

The desired type of development along with the intended use is in line with Rockingham County's Comprehensive Plan. The City has known about the intent for this development for some time and staff recommends in favor of the request.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- (a) Approve the public utilities request for waterline extension as submitted by the applicant; or,
- (b) Deny the request, which would otherwise require the applicant to obtain water service from an approved method within Rockingham County.

Community Engagement:

N/A

Recommendation:

Staff recommends alternative (a) approve the public utilities request for waterline extension as submitted by the applicant.

Attachments:

- 1. Extract (3 pages)
- 2. Site maps (1 pages)
- 3. Public utilities application (12 pages)

Review:

Planning Commission recommended (7-0) alternative (a) to approve the public utilities request for a waterline extension as submitted by the applicant.