



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801

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To: Eric Campbell, City Manager
From: Adam Fletcher, Director – Department of Community Development and Harrisonburg Planning Commission
Date: September 14, 2021 (Regular Meeting)
Re: Preliminary Plat – 3900 Early Road (Subdivision Ordinance Variance to Section 10-2-43)

Summary:

Consider a request from W.S.K.K.&J. LLC to preliminarily subdivide a +/- 6.0-acre parcel to create two parcels. The first parcel would be a +/- 1.056-acre lot and the second parcel would be +/- 4.944-acres. The request includes a variance request from the Subdivision Ordinance for deviation from public general utility easement dedication requirements. The property is addressed as 3900 Early Road is identified as tax map parcel 105-C-1.

Staff and Planning Commission (5-0) recommended to approve the preliminary plat with the variance request.

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: Equipment supply and logistical business, zoned M-1

North: Across Leray Circle, industrial uses, zoned M-1

East: Warehousing and industrial uses, zoned M-1

South: Vehicle tire repair business, zoned M-1

West: Across Early Road, Interstate 81 right-of-way

Key Issues:

The applicant is requesting to preliminarily subdivide a +/- 6.0-acre parcel into two lots, a +/- 1.06-acre lot and a lot consisting of +/- 4.94-acres. Both lots will have frontage on Early Road and Leray Circle. The application includes a variance request from the Subdivision Ordinance for deviation from public general utility easement dedication requirements for the 4.94-acre lot. If approved, the applicant intends to sell the smaller, lot and retain ownership of the other lot.

As noted above, the applicant is requesting a variance to Section 10-2-43 of the Subdivision Ordinance. Section 10-2-43 requires a 10-foot-wide public general utility easement (PGUE) along front lot lines and any lot adjacent to public street right-of-way and requires at least a 10-foot wide PGUE centered on the sides or rear lot lines. The applicant has stated that the planned +/- 4.94-acre lot, which would contain the existing development, is currently served by necessary utilities and easements. Therefore, new PGUEs along exterior lot lines for this parcel are not needed. The applicant is providing 10-foot PGUEs along the street frontages and centered on the lot line perpendicular to Early Road for the proposed +/- 1.06-acre lot.

Regarding public water and sanitary sewer service for the subdivision, the planned +/- 4.94-acre lot would continue to be served by an 8-inch waterline situated on the site within a 20-foot public waterline easement. A 12-inch watermain located in the Leray Circle right-of-way will provide water to the proposed 1.06-acre lot. Sanitary sewer is provided to the planned +/- 4.94-acre lot by a sewer lateral on the site. The lateral leads to a private sewer manhole near Leray Circle, which then connects to a Harrisonburg Rockingham Sanitary Sewer Authority (HRSSA) manhole via a private 8-inch sanitary sewer main. This connection was approved as part of the 2000 engineered comprehensive site plan for the development of the existing Tactical & Survival Specialties, Inc business. The City's Public Utilities Department has agreed to accept the private sewer manhole and the +/- 146-linear feet of private 8-inch sanitary sewer main into the City's public system and requests that an exclusive public sanitary sewer easement be overlaid, centered on the pipe. The manhole and 8-inch main are shown on the preliminary plat and the applicant has overlaid the proposed easement. The applicant will be able to connect the sanitary sewer for the planned +/- 1.06-acre lot directly into what would become a public 8-inch sewer main. Additionally, a 20-foot wide private sanitary sewer easement will be provided centered on the existing sanitary sewer lateral from the building on the planned +/- 4.94-acre lot to the public sanitary sewer main.

As required by the subdivision regulations, a proposed stormwater best management practice (BMP) is provided for the new lot. As previously noted, the planned +/- 4.94-acre lot would contain the existing development and would contain the existing stormwater BMP facilities.

Staff recommends approval of the preliminary plat and variance as requested.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- (a) Approve the preliminary plat and variance as requested;
- (b) Approve the preliminary plat and variance with conditions; or,
- (c) Deny the request.

Community Engagement:

As required by the Subdivision Ordinance, a sign was posted giving public notice to the request for a variance to deviate from the standards of the Subdivision Ordinance.

Recommendation:

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

Review:

Planning Commission recommended (5-0, Hull and Byrd absent) to approve the preliminary plat with the requested variance.