



# City of Harrisonburg, Virginia

## Office of the City Manager

409 South Main Street  
Post Office Box 20031  
Harrisonburg, VA 22802  
(540) 432-7701 / FAX (540) 432-7778

G. Chris Brown  
City Attorney

TO: Kurt Hodgen, City Manager  
FROM: G. Chris Brown, City Attorney  
DATE: November 7, 2016  
RE: Approval of Resolution approving the transfer of 21,008 square feet to Diversified Properties, LLC

**Summary:** This transaction is a finalization of remaining issues from the Erickson Avenue Extension / Pear Street Relocation Project, which was completed a couple of years ago. The city will transfer a total of 21,008 sq. ft. no longer needed by the city to Diversified Properties, LLC. The property to be transferred will become a part of Skyview Estates.

**Background:** As part of the Erickson Avenue Extension / Pear Street Relocation Project, the city obtained some needed property interest from Diversified Properties, LLC. Now that the road has been completed, and all necessary survey work related to utility easements has been finished, the city is in possession of 21,008 sq. ft. that it no longer needs. 692 sq. ft. was a small (orphaned) parcel, a 2,385 sq. ft. parcel was a part of the old prescriptive right of way of Pear Street and a parcel of 17,931 square feet was obtained by the city. The city has no use for these parcels, but they can be used by Diversified Properties, LLC to join to a previously platted "Future Lot 40" of Skyview Estates and to create a separate lot in that development. This will return these 21,008 sq ft to the tax rolls. The city will also retain a Public Permanent Joint Utility Easement ten (10') feet in width along the outside of the boundary of the property being conveyed, and a small Right of Way dedication

**Key Issues:** Transfer of 21,008 sq. ft. to Diversified Properties, LLC and retain a ten (10') foot Public Permanent Joint Utility Easement.

**Environmental Impact:** n/a

**Fiscal Impact:** This will return this acreage to the tax rolls.

**Prior Actions:** n/a

**Alternatives:** (a) approve the transfer  
(b); or  
(c)

**Community Engagement:** public hearing on the transaction

**Recommendation:** Public Works and the City Attorney's office recommend the approval of the transfer.

**Attachments:** Plat and Resolution

**Review:**



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*The initiating Department Director will place in Legistar, in sequence of transmittal, the names of each department that must initial their review in order for this item to be placed on the City Council agenda. The completion of review only addresses the readiness of the issue for Council consideration. This does not address the recommendation for approval or denial of the issue.*