



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: August 14, 2024 (Regular Meeting)
Re: Public Utility Application – Granite Farm

Summary:

Project name	Granite Farm
Address/Location	North of Shenstone Drive and east of Switchboard Road
Tax Map Parcels	108-A-29 (Rockingham County)
Total Land Area	+/- 87.91-acres (Rockingham County)
Property Owner	MILA LLC
Owner's Representative	D.R. Horton
Staff Recommendation	Approval
Planning Commission	August 14, 2024
City Council	Anticipated September 10, 2024

Background:

Individuals owning property located outside the City of Harrisonburg may request to connect to the City's water and sewer system. Per Section 7-2-4 (b) of the City Code, connection requests for all uses located outside City limits, other than residential uses involving fewer than ten units, shall be reviewed by Planning Commission and then forwarded to City Council for final approval or denial. This request is for a non-residential connection; thus, Planning Commission review and City Council approval is required.

The Rockingham County portion of this development received City Council approval on April 27, 2004 for City public utilities (water and sanitary sewer) for a then proposed development of 285 single-family residential lots. The subject property was part of a rezoning approved by the County Board of Supervisors on October 25, 2005 from A2 to R3-Conditional. A copy of the 2006 Approved Rockingham County rezoning proffers is attached.

While the County's 2006 rezoning remains valid, the City's approval of the 2004 Public Utility Application approval is no longer valid and the property owner is required to seek new approvals for City public utilities before they can receive City services.

Key Issues:

The Granite Farm project proposes up to 225 single-family detached units on approximately 87.79-acres located in Rockingham County and 4.16-acres within the City of Harrisonburg. (When the property was

rezoned in 2006, the applicant proposed 285 units; when the public utility application was first submitted in 2022, the applicant proposed 242 single-family detached dwelling units with some additional units in the City of Harrisonburg. Since that time, the applicant is now proposing up to 225 single-family detached units all in Rockingham County.) The development is located north of West Market Street (US Route 33), east of Switchboard Road, and west of Brickstone Court.

Water and Sanitary Sewer

In 2022, at the request of the Department of Public Utilities, the applicant prepared a sanitary sewer analysis that evaluated the existing sanitary sewer system and the proposed Granite Farm project. The purpose of the analysis was to model the addition of proposed flows from the project on the existing downstream sanitary sewer system. The analysis determined that Granite Farms would cause 1,999 feet of sanitary sewer lines, which are scheduled for replacement around 2060, to need upgraded sooner to coincide with the buildout of the development. An additional 252 feet of sanitary sewer lines will be added to the replacement schedule to coincide with the buildout of the development, and the expedited schedule would forego about 50-percent of the useful life of existing pipe. Through the Infrastructure Interconnection Agreement (attached herein), the applicant has agreed they must obtain approval of construction drawings for the sanitary sewer upgrades from the Department of Public Utilities prior to receiving approval of the engineered site plan from Rockingham County (agreement item #6) and to construct and dedicate to the City all offsite sanitary sewer improvements identified in agreement item #6 (agreement item #7). Agreement item #7 also allows the possibility for the Director of Public Utilities to approve share funding, schedule of payments, and substantial completion for partial improvement at the Director's discretion. At this time, the applicant has indicated they are willing to pay for and complete all engineering and construction necessary.

Additionally, water main extensions into the development will be installed by the applicant (agreement item #4) and the applicant will provide a 30-foot-wide public waterline easement as generally depicted in Exhibit A (agreement item #5).

Traffic and Transportation

A traffic impact analysis (TIA) was accepted by the Department of Public Works on April 23, 2024. The Infrastructure Interconnection Agreement provides the necessary mitigations to address the development's impact on existing City streets. Vehicular access to the site will be provided by an extension of Shenstone Drive and Stonechris Drive (both of which are existing public City streets) and a connection to Switchboard Road located in Rockingham County. In addition, the development will include a street stub and shared use path stub for connecting into future development on City tax map parcel 37-C-2.

Know that the design of streets internal to the development are regulated by Rockingham County and the Virginia Department of Transportation (VDOT).

Recommendation

Given that the Department of Public Utilities and Department of Public Works have determined that the applicant's commitment through the Infrastructure Interconnection Agreement to make necessary sanitary sewer, water, and transportation improvements is satisfactory, and that staff has no concerns from a land use planning perspective, we recommend in favor of the request.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- (a) Recommend approval of the public utility application request as submitted by the applicant; or
- (b) Recommend denial of the request. (Denial of the application 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) approval of the public utility application as submitted by the applicant.

Attachments:

- 1. Site map
- 2. Application and supporting documents, including Infrastructure Improvement Agreement
- 3. 2006 Approved Rezoning Proffers (Rockingham County)
- 4. 2024 Traffic Impact Analysis (TIA) Acceptance Letter

Review:

N/A