



City of Harrisonburg, Virginia

Department of Planning & Community Development

409 South Main Street
Harrisonburg, Virginia 22801
(540) 432-7700 / FAX (540) 432-7777
www.harrisonburgva.gov/community-development

Building Inspections
Engineering
Planning & Zoning

To: Kurt Hodgen, City Manager
From: Adam Fletcher, Director of Department of Planning and Community Development and Planning Commission
Date: August 8, 2017
Re: Public Utilities Application (PUA) – Erickson Avenue, Harrisonburg, VA

Summary:

Consider a request from Slavic Christian Church per Section 7-2-4 of the City Code for the City to provide water service for a religious use. The property is located on Erickson Avenue, Harrisonburg, Virginia 22801 and is identified by Rockingham County's tax map as parcel 108-A-L79.

Background:

The subject property is located along the eastern side of Erickson Avenue, approximately 2,000 feet south of the intersection of Erickson Avenue and Route 33 West within Rockingham County. Currently, the 21.13+/- acre site is a vacant, wooded parcel; however, if approved, the applicant intends to construct a church on the property and desires an extension of City water services. Sanitary sewer will be served through Rockingham County systems.

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 sewer infrastructure, shall be reviewed by Planning Commission and then forwarded to City Council for final approval or rejection. As this request is for a religious use, it requires Planning Commission review and City Council approval.

Key Issues:

City water infrastructure is located within the Erickson Avenue right-of-way throughout this area, as it serves Belmont Estates, a Rockingham County single family neighborhood development. Because the location of the church would be a local high point for water service in the area, the Public Utilities Department wanted to understand the impact, if any, to serve Belmont Estates. The City's computerized hydraulic model was used to evaluate the impact of adding the new extension and it was determined that there would be no significant negative impact.

The proper application has been completed and the Public Utilities Department has completed the preliminary review of the request and has no issues with the requested service.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- (a) Recommend approval of the request for a water service extension; or
- (b) Recommend denial of the request for a water service extension.

Community Engagement:

N/A

Recommendation:

Staff has no concerns and the Public Utilities Department supports this application for the extension of the existing water service. Staff recommends alternative (a) to approve the request for a water service extension.

Attachments:

- 1. Site maps (1 page)
- 2. Public utilities application (8 pages)

Review:

Planning Commission recommended approval (6-0) of the public utility application for Erickson Avenue (Rockingham County TM 108-A-L79) as presented by staff.