



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801

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To: Ande Banks, Interim City Manager
From: Adam Fletcher, Director – Department of Community Development and Harrisonburg Planning Commission
Date: May 10, 2022 (Regular Meeting)
Re: Alley Closing – Between 15 East Fairview Avenue and 1230 South Main Street and 25 East Fairview Avenue and 10 Port Republic Road

Summary:

Consider a request to close +/- 5,340 square feet of public alley located on the east side of parcels addressed as 15 East Fairview Avenue and 1230 South Main Street and on the west side of parcels addressed as 25 East Fairview Avenue and 10 Port Republic Road. The approximately 20-foot wide alley runs perpendicular to East Fairview Avenue and Port Republic Road and is located adjacent to tax map parcels 18-O-2, 3, and 4, and 18-P-1 and 6.

Staff and Planning Commission recommended approval (7-0) of the request to close the public alley.

Background:

The following land uses are located on and adjacent to the property:

Site: Public alley right-of-way, zoned R-1

North: Across East Fairview Avenue, vacant properties and single-family detached dwellings, zoned R-1

East: Vacant properties and single-family detached dwellings, zoned R-1

South: Across Port Republic Road, commercial properties and single-family detached dwellings, zoned R-3 and R-1

West: Vacant properties and a parking lot, zoned R-1 and R-3

Key Issues:

The City, on behalf of James Madison University, requests to close a 20 feet wide public alley right-of-way that is located between East Fairview Avenue and Port Republic Road. The Visitors of James Madison University owns all adjacent parcels. At this time, the University's plan for the alley is to repair and maintain it for continued access to the single-family detached dwelling at 25 East Fairview Avenue and the parking lot at 1230 South Main Street, which are both owned by the University. If approved for closure, it is planned that the alley would be added to tax map parcel 18-P-1, which is addressed as 10 Port Republic Road.

University representatives have been informed that if trash service for the dwelling at 25 East Fairview Avenue is to continue, then the toter (trash can) must be brought to East Fairview Avenue on trash day. City records indicate that there are no water or sanitary sewer mains and no stormwater facilities within the alley. Harrisonburg Electric Commission and Columbia Gas both have utilities within the alley. Thus, easements will be reserved for their utilities.

Staff recommends approval of the alley closing request.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- (a) Approve the alley closing request; or
- (b) Deny the alley closing request.

Community Engagement:

As required, the request was published in the local newspaper twice advertising for City Council's public hearing. The advertisement was published as shown below:

Alley Closing – Between 15 East Fairview Avenue and 1230 South Main Street and 25 East Fairview Avenue and 10 Port Republic Road

Consider a request to close +/- 5,340 square feet of undeveloped public alley located on the east side of parcels addressed as 15 East Fairview Avenue and 1230 South Main Street and on the west side of parcels addressed as 25 East Fairview Avenue and 10 Port Republic Road. The approximately 20-foot wide alley runs perpendicular to East Fairview Avenue and Port Republic Road and is located adjacent to tax map parcels 18-O-2, 3, and 4, and 18-P-1 and 6.

The property was posted with signage advertising the request.

Recommendation:

Staff recommends alternative (a) approval of the alley closing request.

Attachments:

- 1. Extract from Planning Commission
- 2. Site maps
- 3. Application and supporting documents

Review:

Planning Commission recommended approval (7-0) of the request to close the public alley.