



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: Ande Banks, Acting City Manager
From: Planning Commission and
Adam Fletcher, Director – Department of Planning and Community Development
Date: January 9, 2018
Re: Public Utility Application – Property located across Ruby Drive from 269 Pear Street
(Rockingham County)

Summary:

Consider a request from Randy Fauls (Fauls Property LLC) per Section 7-2-4 of the City Code for the City to provide water and sanitary sewer service for a commercial business within Rockingham County. The property is located across Ruby Drive from 269 Pear Street, Harrisonburg, Virginia 22801 and is identified by Rockingham County's tax map parcels 108-(A)-164.

Background:

The subject property is located at the northwest corner of the intersection of Pear Street and Ruby Drive, and is identified on Rockingham County's tax maps as parcel 108-(A)-164. Between Pear Street and the subject property is the City-County line. Pear Street is a city street. The property is zoned in Rockingham County as A-2, General Agricultural, which only allows the proposed use by an approved special use permit (SUP). Currently, the parcel is mostly undeveloped, containing a small parking lot and fields. The applicant desires to construct and operate a vehicle repair garage with spaces for 10 vehicles.

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 sanitary sewer infrastructure, shall be reviewed by Planning Commission and then forwarded to City Council for final approval or rejection. As noted above, this request is for a commercial connection; thus Planning Commission review and City Council approval must occur.

Key Issues:

The City has existing water and sanitary sewer infrastructure that is located near or within the public street right-of-way of Pear Street. The Department of Public Utilities has completed the preliminary review of the request and has no issues with the daily demand of service to the subject site.

The Rockingham County Board of Supervisors was to consider the applicant's SUP request on Wednesday, December 13, 2017; however, the applicant has applicant tabled their SUP request. City staff submitted comments to Rockingham County on December 6, 2017 stating that city staff does not believe the proposed SUP to allow for a vehicle repair shop and impound lot are consistent with the City or County Comprehensive Plans. (The comment document that was sent to Rockingham County is included in the packet.) The Rockingham County Comprehensive Plan's Land Use Plan for both 2020 and 2050 designates the subject property as Community Residential. Similar to the County's plans, the

City's Comprehensive Plan's Land Use Guide has all properties along Pear Street, from West Mosby Road to Erickson Avenue, designated Low Density Mixed Residential. Staff believes approving such a use could establish a precedent for other similar uses in the area. If such a SUP was available in the City along this section of Pear Street, City staff would find it difficult to recommend in favor of the request to the City's Planning Commission and City Council.

For the above reasons, planning staff does not recommend in favor of connecting the proposed use to the City's water and sanitary sewer infrastructure because the proposed use is currently not permitted. However, if Rockingham County's Board of Supervisors approve the SUP request, city staff feels that water and sanitary sewer service should be provided to the subject property.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- (a) Recommend denial of the request for a water and sanitary sewer service connection; or
- (b) Recommend approval of the request for water and sanitary sewer service connection with the condition that this approval is effective only if Rockingham County approves the SUP request.

Community Engagement:

N/A

Recommendation:

Staff recommend alternative (b) recommend approval of the request for water and sanitary sewer service connection with the condition that this approval is effective only if Rockingham County approves the SUP request.

Attachments:

- 1. Extract (7 pages)
- 2. Site maps (2 pages)
- 3. Public utilities application (5 pages)
- 4. Proposed site development layout (1 pages)
- 5. Comment document to Rockingham County dated December 6, 2017 (7 pages)

Review:

Planning Commission recommended alternative (b) to recommend approval of the request for water and sanitary sewer service connection with the condition that this approval is effective only if Rockingham County approves the SUP request.