



# City of Harrisonburg, Virginia

Department of Planning & Community Development  
409 South Main Street  
Harrisonburg, Virginia 22801  
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To: Kurt Hodgen, City Manager  
From: Adam Fletcher, Director – Department of Planning and Community Development  
Date: June 6, 2016  
Re: Public Utilities Request for Cosner Construction Inc. (300 Block of Vine Street)

## **Summary:**

Consider a Public Utilities Request from Randy Cosner of Cosner Construction, Inc. to extend City water and sewer services for a new development within Rockingham County.

## **Background:**

The subject property is located within the 300 block of Vine Street and is part of a larger, 7.73 +/- acre tract of land. The applicant desires to subdivide and purchase a 2.5 +/- acre portion of the larger tract in order to construct up to 28 townhomes. The City/County boundary in this area is the eastern edge of the Vine Street right-of-way; therefore, the development would be accessed from Vine Street.

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 noted above, this request is for 28 residential connections; thus Planning Commission review and City Council approval is needed.

## **Key Issues:**

The City currently has water and sewer infrastructure within the Vine Street right-of-way at this location. If approved, the developer would be responsible for all engineering calculations and improvements to the water and sewer system to facilitate the requested services. When the applicant is ready to proceed with the proposed development they will need to work closely with Harrisonburg Public Works to obtain a public access permit in order to construct an entrance onto Vine Street and to ensure that all requirements regarding the construction of sidewalk along the Vine Street frontage are met.

The proper application has been completed and submitted by the owners. The Public Utilities Department has completed the preliminary review of the request and has no issues with the daily demand of services to the subject site; however, they do note that customers may desire water pressure boosters for comfort.

## **Environmental Impact:**

N/A

## **Fiscal Impact:**

N/A

## **Prior Actions:**

N/A

**Alternatives:**

Rather than approving the public utilities request as applied for herein, denial of the application would otherwise require the applicant to obtain water and sewer utilities from an approved method within Rockingham County.

**Community Engagement:**

N/A

**Recommendation:**

Staff has no concerns and the Public Utilities Department supports this application for the extension of water and sewer service into Rockingham County. Staff recommends approval.

**Attachments:**

1. Extract
2. Site maps (2)
3. Public utilities application (6)
4. Proposed site development layout (1)

**Review:**

Planning Commission recommended approval (5-0) of the public utilities request as presented.