



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: Harrisonburg Planning Commission and
Adam Fletcher, Director – Department of Planning and Community Development
Date: January 9, 2018
Re: Preliminary Plat – Acorn LC Subdivision, Section 1 (Sub. Ord. Variances Sections 10-2-61 (a), 10-2-66, and 10-2-67)

Summary:

Consider a request from Acorn, LC to preliminarily subdivide a parcel into three lots consisting of two 1.5 +/- acre lots fronting on Acorn Drive, and a third lot consisting of the residual 81.25 +/- acres; the latter of which includes land located in the City of Harrisonburg and in Rockingham County. The applicant is requesting three Subdivision Ordinance variances per Sections 10-2-61 (a), 10-2-66, and 10-2-67. The variances would allow the applicant not to construct required street improvements along frontages of the residual parcel located within the City located on Mt. Clinton Pike, Acorn Drive, and North Liberty Street. The property is zoned, M-1, General Industrial District, is addressed as 454 and 460 Acorn Drive, and is identified as tax map parcel 44-C-2.

Background:

The Comprehensive Plan designates this area as General Industrial. This designation states that these areas are composed of land and structures used for light and general manufacturing, wholesaling, warehousing, high-technology, research and development and related activities.

The following land uses, as well as the properties' existing zoning, are located on and adjacent to the property:

- Site:** Undeveloped property, zoned M-1
- North:** Undeveloped property, zoned I-1, Heavy Industrial District (in Rockingham County)
- East:** Rockingham County School Board offices and undeveloped property, zoned M-1
- South:** Across Mount Clinton Pike, nonconforming agricultural operations, zoned M-1
- West:** At the corner of Mount Clinton Pike and Acorn Drive, undeveloped property, zoned M-1; across Acorn Drive, undeveloped property zoned M-1; and across North Liberty Street, industrial operations, zoned M-1

Key Issues:

The applicant is requesting to preliminarily subdivide a parcel into three lots consisting of two 1.5 +/- acre lots fronting on Acorn Drive, and a third lot consisting of the residual 81.25 +/- acres; the latter of

which includes land located in the City of Harrisonburg and in Rockingham County. The applicant desires to create two 1.5 +/- acre lots fronting on Acorn Drive for future sale of the parcels.

An 8" public water line within the Acorn Drive right-of-way will serve future development on Lots 1 and 2. An 8" public sanitary sewer line currently crosses Acorn Drive and runs south through proposed Lot 2. The applicant has illustrated on the preliminary plat that Lot 1 can be served with public sanitary sewer by extending a connection from the existing sanitary sewer line within Lot 2 to the west through Lot 1. This proposed public sanitary sewer extension could also provide future sanitary sewer service to the remaining acreage to the west and north of Lot 1.

As described in the applicant's letter and as illustrated on the preliminary plat, as part of this subdivision, the applicant will dedicate two to four feet of right-of-way and 10-ft. general public utility easements along the frontages of North Liberty Street, Acorn Drive, and Mount Clinton Pike. The applicant will also dedicate 10-ft. general public utility easements around the perimeters of the two 1.5 +/- acre lots, shown as Lots 1 and 2. Additionally, a 20-ft. public sanitary sewer easement parallel to Acorn Drive will be dedicated along the frontages of Lots 1 and 2, extending 10-ft. beyond the center of the manhole into the residual parcel west of Lot 1.

Presently, along the frontages of Lots 1, 2, and the residual acreage, there are no sidewalks along Mount Clinton Pike, Acorn Drive, or North Liberty Street. Additionally, North Liberty Street does not have curb and gutter. The City's Subdivision Ordinance and Design & Construction Standards Manual require the applicant to construct street improvements at the time of subdivision. The applicant is requesting three Subdivision Ordinance variances per Sections 10-2-61 (a), 10-2-66, and 10-2-67. If approved, the variances would allow the applicant not to construct required street improvements along frontages of the residual parcel located within the City located on Mt. Clinton Pike, Acorn Drive, and North Liberty Street. The applicant will be responsible for sidewalks along the Acorn Drive frontages of Lots 1 and 2.

Prior to final platting, the applicant is responsible for constructing all public infrastructure improvements, including extending the public sanitary sewer line and constructing sidewalk along the frontage of Acorn Drive, or to submit a form of surety to the City to cover the costs of such work.

Additionally, once the subdivision is recorded, if and when future subdivisions occur, Section 10-2-61 (c) will require the entire length of the remaining 50 +/- acres of property frontage in the City to be improved with sidewalk, and to include curb and gutter along the stretch of frontage along North Liberty Street.

With regard to stormwater management, the applicant is aware that Lots 1, 2, and the residual lot will be required to provide for stormwater management under the Common Plan of Development standards, regardless of the area of land disturbance of any single project on a single lot. To the satisfaction of the City Engineer, the applicant has included a note on the preliminary plat that they will defer to the individual site plans for review of the final stormwater management designs.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- (a) Approve the preliminary plat and variances as requested;
- (b) Approve the preliminary plat with conditions; or
- (c) Deny the request.

Community Engagement:

As required by the Subdivision Ordinance, a sign was posted giving public notice to the request for a variance to deviate from the standards of the Subdivision Ordinance.

Recommendation:

Staff recommends alternative (a) to approve the preliminary plat and variances as requested.

Attachments:

- 1. Planning Commission extract (4 pages)
- 2. Site maps (2 pages)
- 3. Application, letter, and supporting documentation (5 pages)
- 4. Preliminary plat (4 pages)
- 5. Proposed site layout (1 page)

Review:

Planning Commission recommended alternative (a) to approve the preliminary plat and variances as requested.