



City of Harrisonburg

City Hall
409 South Main Street
Harrisonburg, VA 22801

Master

File Number: ID 19-277

File ID: ID 19-277 Type: Action Item Status: Approval Review

Version: 2 Agenda Section: In Control: City Council

File Created: 09/06/2019

Subject: Final Action:

Title: Consider a request from Heifer Investments Subdivision to preliminarily subdivide a +/- 5.69-acre parcel into three parcels at a site addressed as 560 Waterman Drive.

Internal Notes:

Sponsors:

Enactment Date:

Attachments: Memorandum PP (560 Waterman Drive), Site Maps, Application and supporting documents, Preliminary Plat

Enactment Number:

Contact:

Hearing Date:

Drafter: thanh.dang@harrisonburgva.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
2	Planning Commission	09/11/2019	recommended to full council	City Council	10/08/2019		

Action Text: This Action Item was recommended to full council.to the City Council due back on 10/8/2019

Notes: Chair Way read the request and asked staff to review.

Ms. Banks said that the Comprehensive Plan designates this area as Commercial. Commercial uses include retail, office, professional service functions, restaurants, and lodging uses. Commercial areas should offer connecting streets, biking and walking facilities, and public transit services. Interparcel access and connections are essential to maintaining traffic safety and flow along arterials. Parking should be located to the sides or rear of buildings.

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

Site: Automotive and industrial uses; zoned M-1

North: Vacant building; zoned M-1

East: Across undeveloped portion of Rockingham Drive, single family home and

vacant parcels; zoned R-1

South: Industrial use; zoned M-1

West: Across Waterman Drive, Quarry; zoned M-1

The applicant is requesting to preliminarily subdivide one parcel into three lots of +/- 0.95 acres, +/- 2.51 acres, and +/- 2.22 acres. The subject site has public street frontage along Waterman Drive and along an undeveloped section of Rockingham Drive. Presently, there are three principal structures on the property and if approved, the subdivision will place each structure on its own parcel. The applicant has stated they intend to continue to use the parcels as they are currently being used. The subdivision would allow for a future sale of the divided parcels.

The subdivision of the property is required to be reviewed by Planning Commission because the parent tract is larger than 5 acres and the end result establishes parcels that are less than 5 acres in size. If the subdivision of the site met all requirements of the Subdivision Ordinance, Planning Commission approval is all that would be needed to allow them to perform an administrative final subdivision plat. However, because the applicants are requesting to deviate from sections of the Subdivision Ordinance, the request must be reviewed and approved by City Council, and thus a recommendation from staff and Planning Commission is necessary.

With regard to public water and sewer utilities, there is a 16-inch public water line within the Waterman Drive right-of-way that will serve the three proposed parcels. Proposed Lot 3 has an existing water meter; a double water meter will be set where proposed Lots 1 and 2 adjoin along Waterman Drive in order to serve those parcels. A 6-inch public sanitary sewer line currently runs from within the Rockingham Drive right-of-way, west across the subject property and into a 15-inch public sanitary sewer line within Waterman Drive. The applicant illustrates on the preliminary plat that the existing 6-inch public sanitary sewer line, which runs through proposed Lot 3 will be placed within a 25-foot public sanitary sewer easement, which the applicant will dedicate during final platting. Additionally, proposed Lots 2 and 3 are served from this 6-inch public sanitary sewer line, and the applicant has indicated that the private sanitary sewer line serving proposed Lot 2 will be placed within a private sanitary sewer easement where it crosses Lot 3. Proposed Lot 1 is served by an existing privately maintained sanitary sewer line extending from Waterman Drive.

The City's Subdivision Ordinance and Design & Construction Standards Manual require the applicant to dedicate right-of-way and construct street improvements at the time of subdivision. Presently, there are no sidewalks, or curb and gutter along the Waterman Drive frontage of the property, and as stated earlier, Rockingham Drive is predominately undeveloped in this area. The applicant is requesting three Subdivision Ordinance variances per Sections 10-2-61 (a), 10-2-66, and 10-2-67, which together require the property owner to construct the street improvements. If approved, the variances would allow the applicant not to construct required street improvements along the frontages of Waterman Drive and Rockingham Drive. As indicated on the preliminary plat, however, as part of this

subdivision, the applicant would dedicate one foot of right-of-way and a 10-foot Public General Utility Easement along the frontage of Waterman Drive. They would also dedicate 10 feet of right-of-way and a 10-foot Public General Utility Easement along the frontage of Rockingham Drive. The 10-foot Public General Utility Easement will be placed along the exterior side lot lines of proposed Lots 1 and 3 and centered on all interior lot lines.

Staff agrees with the applicant's statement within their application that "street improvements along Waterman Drive and Rockingham Drive will require a more comprehensive design for street and stormwater improvements, which would be more appropriate to do with either a future road improvement project by the City or with redevelopment of the sites along Waterman Drive and Rockingham Drive with an engineered comprehensive site plan."

At this time, there are no City plans to construct the undeveloped Rockingham Drive right-of-way and the City would like a more comprehensive design for Waterman Drive that would include stormwater improvements.

Staff recommends approval of the preliminary plat and variances as requested.

Chair Way asked if there were any questions for staff. Hearing none, he invited the applicant or applicant's representative to speak to the request.

Chris Runion, representing Heifer Investments, LLC, came forward to speak to the request. I commend staff for working with both the engineering firm and John Bowman, realtor, to work through all the issues and details. Rockingham Drive is an undeveloped street and 30 feet is not adequate. You cannot develop on it because it has to be a 50-foot right-of-way. We are happy to work with the City on that.

Commissioner Colman asked about the dedicated one foot of right-of-way along the frontage of Waterman Drive, is that because it is not a full 50 feet?

Mr. Runion said that it is because that is what was requested and because there are significant drainage issues.

Ms. Banks said that it is because of the width of the existing street.

Ms. Dang said that the right-of-way is 50 feet, but we need 52 feet to accommodate plans for future bike lanes, sidewalks and other facilities.

Chair Way asked if there was anyone else wishing to speak to the request.

Commissioner Finks said that as a resident of the Northwestern neighborhood, I am excited about this. I would love to see that part of our neighborhood trend more to residential. Obviously, it is just a plat.

Commissioner Colman said that it is still a commercial site, but it would be nice to see it improved. Drainage there is very bad. It would be nice to see that fixed at some point.

Commissioner Whitten moved to recommend approval of the request to preliminarily subdivide the parcel at 560 Waterman Drive.

Commissioner Colman seconded the motion.

All members voted in favor of recommending approval. The recommendation will move forward to City Council on October 8, 2019.
