



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801

OFFICE (540) 432-7700 • FAX (540) 432-7777

To: Planning Commission
From: Department of Community Development
Date: August 14, 2024 (Regular Meeting)
Re: Preliminary Plat – 210 Mount Clinton Pike

Summary:

Project name	N/A
Address/Location	210 Mount Clinton Pike
Tax Map Parcels	45-D-2
Total Land Area	+/- 6.402 acres
Property Owner	Everence Foundation Unique Assets LLC
Owner's Representative	Daniel Hansen
Subdivision Ordinance Variance Request	N/A
Staff Recommendation	Approval
Planning Commission	August 14, 2024
City Council	N/A

Background:

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

Site: Vacant, zoned M-1C

North: Vacant, zoned M-1C

East: Across Acorn Drive, vacant, zoned M-1

South: Across Mount Clinton Pike, vacant, zoned M-1

West: Vacant, zoned M-1C

In July 2018, City Council approved a rezoning from B-2C to M-1C for a +/- 19-acre site that included the +/- 6.402-acre parcel that the applicant is now requesting to preliminarily subdivide. During the 2018 rezoning, the applicant proffered to dedicate right-of-way along Mount Clinton Pike, Acorn Drive, and North Liberty Street. The proffers were fulfilled and recorded in deed book 5039 page 747.

Key Issues:

The applicant is requesting to preliminarily subdivide a +/- 6.402-acre parcel addressed as 210 Mount Clinton Pike (tax map number 45-D-2). The purpose of the subdivision is to create smaller lots to sell for future development.

The property division is considered a major subdivision and requires preliminary plat approval, because the original tract of land is larger than five acres; therefore, it exceeds the requirements for administrative review as a minor subdivision and must be reviewed by Planning Commission. No variances are being requested; therefore, no action is required by City Council.

Land Use

The subject property is currently zoned M-1, General Industrial District and is designated in the Comprehensive Plan as Industrial, which 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. They include the major existing and future employment areas of the City.”

Transportation and Traffic

The Determination of Need for a Traffic Impact Analysis (TIA) form (“TIA determination form”) for the proposed preliminary plat is attached. The TIA determination form indicated that the project will not generate 100 or more peak hour trips, which is the threshold for staff to require a TIA. Therefore, a TIA was not required.

Staff recommended the applicant consider dedicating a private access easement to Parcel “A.” At this time, the applicant is unsure of the proposed use of the property and plans to dedicate an access easement during the Engineered Comprehensive Site Plan phase of the project.

Public Water and Sanitary Sewer

As required, all lots would be served by public water and public sanitary sewer. The preliminary plat illustrates where water and sanitary sewer lines would be provided so that each new lot would have access to public water and sewer.

Recommendation

Staff recommends Planning Commission approve the preliminary subdivision plat of 210 Mount Clinton Pike.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- (a) Approve the preliminary plat request as requested;
- (b) Approve of the preliminary plat with conditions; or

Community Engagement:

N/A

Recommendation:

Staff recommends alternative (a) approval of the preliminary plat as requested

Attachments:

1. Site maps
2. Application and supporting documents

Review:

N/A