



City of Harrisonburg, Virginia

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT
September 9, 2015

ALLEY CLOSING – ADJACENT TO 33-C-4 & 5

GENERAL INFORMATION

- Applicant:** Miguel Hernandez Aguirre and Maria Perez Rebollar
- Tax Map:** Adjacent to 33-C-4 and 5
- Acreage:** 1,610 +/- square feet
- Location:** Perpendicular to and off of East Johnson Street
- Request:** Consider a request to close a portion of an undeveloped public alley right-of-way.

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

- Site:** A 1,610 square foot portion of undeveloped public alley right-of-way adjacent to 33-C-4 and 5, both zoned R-2
- North:** Across East Johnson Street, a single family dwelling and a non-conforming apartment building, zoned R-2
- East:** Single family dwellings, zoned R-2
- South:** Single family dwelling and a duplex, zoned R-2
- West:** Single Family dwellings, zoned R-2

EVALUATION

The applicants are requesting to close a portion of an undeveloped public alley right-of-way approximately 10-feet in width and 161-feet in length, totaling 1,610 square feet running perpendicular to East Johnson Street. The alley is centered between the middle of two driveway entrances off East Johnson Street; the entrances serve the properties at 135 and 147 East Johnson Street respectively. In order to maneuver through the alley one must drive onto one of the two properties. The applicants residing at 135 East Johnson Street desire to close the alley in order to prevent cut-through traffic on and along their property.

As noted, the alley is undeveloped and therefore not maintained by the City. The area is not used for trash pick-up, there are no public or private utilities within the right-of-way, nor is the alley marked for any potential future trails. However, the alley is located in an area that has some drainage issues and there may be potential to use this alley in the future for stormwater drainage improvements. If the alley is closed, staff recommends an easement be placed across the entire portion for future drainage or stormwater management projects.

The applicant should be aware that if City Council elects to close the alley, they must have a survey prepared in order for the City Attorney to draft the ordinance for closure. The survey

should show if the alley will become part of the applicant's existing parcel, or if the alley will be divided among the adjoining parcels.

Staff recommends closing the alley so long as an easement is reserved giving the City permission to utilize this area for drainage or stormwater management.