



City of Harrisonburg, Virginia

Office of the City Manager

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G. Chris Brown
City Attorney

TO: Kurt Hodgen, City Manager
FROM: G. Chris Brown, City Attorney
DATE: November 7, 2016
RE: Transfer of 3,077 sq feet to Diversified Properties, LLC

Summary: This transaction is a finalization of remaining issues from the Erickson Avenue Extension / Pear Street Relocation Project, which was completed a couple of years ago. The city will transfer a total of 3, 077 sq. ft. no longer needed by the city to Diversified Properties, LLC. The property transfer will be joined to a lot in Skyview Estates.

Background: as part of the Erickson Avenue Extension / Pear Street Relocation Project, the city obtained some needed property interest from Diversified Properties, LLC. Now that the road has been completed, and all necessary survey work related to utility easements has been finished, the city is in possession of 3,077 sq. ft. that it no longer needs. 692 sq. ft. was a small (orphaned) parcel and the 2,385 sq. ft. parcel was the old prescriptive right of way of Pear Street. The city has no use for these parcels, but can be used by Diversified Properties, LLC to join to a previously platted "Future Lot 40" of Skyview Estates. This will return these 3,077 sq ft to the tax rolls. The city will also retain a Public Permanent Joint Utility Easement ten (10') feet in width along the outside of the boundary of the property being conveyed.

Key Issues: Transfer of 3,077 sq. ft. to Diversified Properties, LLC and retain a ten (10') foot Public Permanent Joint Utility Easement.

Environmental Impact: n/a

Fiscal Impact: This will return this acreage to the tax rolls.

Prior Actions: n/a

Alternatives: (a) approve the transfer
(b); or
(c)

Community Engagement: public hearing on the transaction

Recommendation: Public Works and the City Attorney's office recommend the approval of the transfer.

Attachments: Plat

Review:
The initiating Department Director will place in Legistar, in sequence of transmittal, the names of each department that must initial their review in order for this item to be placed on the City Council agenda. The completion of review only addresses the readiness of the issue for Council consideration. This does not address the recommendation for approval or denial of the issue.