



City of Harrisonburg, Virginia

Department of Planning & Community Development

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Building Inspections
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To: Eric Campbell, City Manager
From: Adam Fletcher, Director – Department of Planning and Community Development; and
Harrisonburg Planning Commission
Date: October 9, 2018
Re: Public Utilities Application (PUA) – The Crossings, Phase 2, Dorval Road Extended
(Rockingham County Tax Map 124-A-131)

Summary:

Consider a request from Greendale Road LLC per Section 7-2-4 of the City Code for the City to provide water and sanitary sewer service for a single-family residential development within Rockingham County. The lots will be accessed from Dorval Road extended and other County roads.

Background:

The Crossings Subdivision is located at the southeastern edge of the City/County boundary, and straddles Greendale Road near its intersections with Dorval Road and Ramblewood Road. The portion of the subdivision within the City was rezoned to R-2C, Residential District Conditional in June 2007, with a proffer that there will be no more than 52 single-family detached dwelling lots within the City. Currently, within the Crossings, Phase 1, which is located entirely within the City, there are 35 lots. The Crossings, Phase 2 proposes 9 additional single-family lots in the City. As part of the 2007 rezoning, staff provided Planning Commission and City Council a site layout of the overall design of the subdivision, which proposed a total of 91 single-family lots within the City and County (Exhibit A).

The portion of the subdivision within Rockingham County was rezoned to R-3C, General Residential District Conditional in July 2012, with a proffer that there will be no more than 32 detached single-family units. However, the property owners intend to make a request to the County to rezone to PSF, Planned Single Family with a proposal for 40 detached single-family units.

If all lots are divided as now planned, there would be a total of 84 single family detached homes (together in the City and County) rather than the original 91 lots.

Key Issues:

The applicants are requesting both water and sanitary sewer service with this request. During construction of Phase 1 of the development, water and sanitary sewer infrastructure were stubbed to the edge of the City limits in preparation for Phase 2, which would include both City and County parcels. The City has known for some time of the proposal to complete the subdivision along with the utilities. The Public Utilities Application was reviewed as 39 single family units; however, the actual proposal is for 40 units. Staff has discussed this issue with the Public Utilities Department and they have confirmed that the extra unit does not change their recommendation of approval based on their technical review.

The County's Land Use Plan for 2020 and 2050 designate the subject property as Community Residential, which, per their Comprehensive Plan, states that "[t]hese areas are planned for a variety of housing types, but primarily single-family detached homes, at a net density of two (2) to six (6) dwelling units per acre for any particular project." The designation also identifies that such areas should follow the principles of

Traditional Neighborhood Development (TND). This proposed subdivision is consistent with their Comprehensive Plan; therefore, the City has known of this intent for some time. Similarly, the City's Land Use Guide indicates this area of the City as Low Density Mixed Residential. This designation states that these large undeveloped areas located at the edge of the City are planned for residential development containing a mix of large and small-lot single-family detached dwellings and attractive green spaces. The gross density of development in these areas should be in the range of 1 to 6 dwelling units per acre.

When reviewing previous PUA requests, staff has discussed that the City needs to be careful about extending more utilities in the County, as it may contribute to using the City's available water and sewer capacity, which could be detrimental to future development within the City and it may indirectly lead to development around the edge of the City that we do not desire. The Crossings, Phase 2 is consistent with the type of development that currently exists in the area; as well, it is the type of development that we desire for this area of the City. This development has been recognized by the City since 2007 and City infrastructure is in place for the next phase of the project. Staff recommends approval of the PUA for water and sanitary sewer extension for this development.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- (a) Recommend approval of the public utilities application for water and sanitary sewer extension as submitted by the applicant; or
- (b) Recommend denial of the request, which would otherwise require the applicant to obtain water and sanitary sewer from an approved method within Rockingham County.

Community Engagement:

N/A

Recommendation:

Staff recommends alternative (a) to recommend approval of the public utilities application for water and sanitary sewer extension as submitted by the applicant.

Attachments:

- 1. Site maps (1 page)
- 2. Public utilities application (11 pages)
- 3. Proposed site development layout (1 page)
- 4. Exhibit A (1 page)

Review:

Planning Commission recommends (6-0) alternative (a) to approve the public utilities application for water and sanitary sewer extension as submitted by the applicant.