



# City of Harrisonburg, Virginia

## Department of Planning & Community Development

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Building Inspections

Engineering

Planning & Zoning

July 2, 2018

### **TO THE MEMBERS OF CITY COUNCIL CITY OF HARRISONBURG, VIRGINIA**

**SUBJECT:** Consider a request from Partners Development, LLC per section 7-2-4 of the City Code for the City to provide water service for a single family residential development within Rockingham County. The property is located on Walnut Creek Drive in Rockingham County and is identified by Rockingham County's tax maps as parcel 107-A-166.

### **EXTRACT FROM MINUTES OF HARRISONBURG PLANNING COMMISSION MEETING HELD ON: June 13, 2018**

Chair Way read the request and asked staff for a review.

Mrs. Banks said the subject property is located east of the City in Rockingham County at the southwestern edge of Belmont Estates Subdivision. The site is zoned in Rockingham County as R-2C, Medium Density Residential Conditional. The conditions associated with the zoning allow only for single family detached homes to be constructed. A further condition states that only 25 lots can be sold prior to developing an additional street access to the subject property.

Per Section 7-2-4 (b) of the City Code, all uses, other than residential uses involving fewer than ten units, requesting to be connected to the City's water and sanitary sewer infrastructure, shall be reviewed by Planning Commission and then forwarded to City Council for final approval or rejection. As noted above, this request is for more than nine residential connections; therefore, Planning Commission review and City Council approval must occur.

The City has existing water infrastructure throughout Belmont Estates and has provided water to the subdivision since the late 1960s. The Department of Public Utilities has completed the preliminary review and assessment of the request and recommends approval with the requirement that a second feed pipe for water service be connected to Silver Lake Road or Erickson Avenue to coincide with the access requirements (only 25 lots can be sold) set forth in the conditional rezoning discussed above. Once a second feed pipe is connected it creates a waterline loop, which is desired by Public Utilities.

In September 2004, City Council approved a public utility application for waterline extension for 23 single family home lots in Belmont Estates. This extension served the lots created with the construction of Walnut Creek Drive and provided for a connection to the subject property in this request. As part of the 2004 review and approval, the Department of Public Utilities noted the future need for an easement to provide connection to Route 701 (Silver Lake Road) to enhance infrastructure by a water pipe connection. The Department of Public Utilities requirement of a second feed pipe as part of this request safeguards that the connection will be completed when needed.

Rockingham County's 2020 and 2050 Land Use Plan has the subject property designated as Community Residential, which per their approved 2007 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)."

The desired type of development along with the intended use is in line with Rockingham County's Comprehensive Plan. The City has known about the intent for this development for some time and staff recommends in favor of the waterline extension as requested by the applicant.

Chair Way asked if there were any questions for staff. Hearing none, he stated that this is not a public hearing, but the applicant may come forward and speak on behalf of the request.

Carl Snyder, Jr., Engineer with Valley Engineering, said I am representing Partners Development, LLC. As Mrs. Banks stated, this project was originally approved in 2005 by the City for public water and by Rockingham County for the rezoning. Given the time that has lapsed, the City had asked if we could look at the water again. We did a lot of work with Dave Gray from the Public Utilities Department, we worked through the Preliminary Engineering Report (PER) and developed a report that was satisfactory to Mr. Gray and then he provided the approval that was referred to by Mrs. Banks. We perceive it as a straight forward resurrection of a previous project and I am here to answer any questions you all may have.

Chair Way asked if there were any questions for Mr. Snyder. Hearing none, he asked if anyone else would like to speak on this request. Hearing none, he asked Planning Commission for a motion on the request for discussion.

Mr. Colman moved to approve the public utility application for Walnut Creek Drive (Rockingham County) as presented by staff.

Mr. Finks seconded the motion.

Chair Way said we have a motion and a second for approval; is there any discussion? Hearing none, he called for a voice vote on the motion.

All voted in favor (7-0) to approve the public utility application for Walnut Creek Drive (Rockingham County) as presented by staff.

Chair Way said this will go forward to City Council on July 10, 2018.

Respectfully Submitted,

*Alison Banks*

Alison Banks  
Senior Planner