

CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA



Agenda Date: September 19, 2022
Action Required: Approval
Presenter: Jack Dawson, City Engineer
Staff Contacts: Jack Dawson, City Engineer
Title: Harmony Ridge Subdivision Street Acceptance (1 reading)

Background

Habitat for Humanity of Charlottesville (Habitat 991 Fifth Street LLC) submitted a major subdivision for Harmony Ridge, located off the western side of 5th Street, as shown on the attached plat. Harmony Ridge plans were originally approved on June 10, 2017. The final site as-built plan was approved on April 13, 2022. The proposed street infrastructure improvements have been completed and the developer has requested that those new portions of street right of way, referred to in the attached final plat sheets 2-5 of 5, be accepted for inclusion in the City Street system. At this time, all work required to be completed for road acceptance is done to the satisfaction of all reviewing City Departments.

Discussion

The Harmony Ridge development was approved with the requirement that all new streets be built to the city's standards and satisfaction. These streets would be extended from existing city street system with the intent to become a public street.

Alignment with City Council's Vision and Strategic Plan

Community Engagement

Budgetary Impact

The Harmony Ridge project has resulted in additional property taxes for the City. The City will incur costs to maintain this public street. These include plowing snow, trash collection to eventual resurfacing. While snow plowing could begin in the near future, other maintenance is projected to be several years off.

Recommendation

Staff recommends these road improvements be accepted into the City street system as shown on the attached plat sheets 2-5 of 5.

Recommended Motion: "I move the RESOLUTION accepting the improved sections of public street rights of way named "Harmony Ridge Lane" and "Alto Place" into the City's public street system for operation and maintenance."

Alternatives

Attachments

1. Harmony Ridge SD Public Utility and Sidewalk Easement Plat_December_2021
2. Harmony Ridge Resolution