

Date Application Received: 7/6/19

Total Fees Due: \$ 525  
Date Paid: 7/6/19

## Application for Special Use Permit City of Harrisonburg, Virginia

[www.harrisonburgva.gov/zoning-applications](http://www.harrisonburgva.gov/zoning-applications)

**Application Fee: \$375.00 plus \$30.00 per acre**

### Section 1: Property Owner's Information

Property Owner's Name: Acorn LC Attn: Alan "Butch" Strawderman

Street Address: 1958 Evelyn Byrd Avenue Email: \_\_\_\_\_

City: Harrisonburg State: Virginia Zip: 22801

Telephone: Work: 540-434-9922 Fax: \_\_\_\_\_ Mobile/Home: 540-246-5959

### Section 2: Owner's Representative Information

Owner's Representative: Todd C. Rhea - Clark & Bradshaw, PC

Street Address: 92 N. Liberty Street Email: tcrhea@clark-bradshaw.com

City: Harrisonburg State: Virginia Zip: 22802

Telephone: Work: 540-433-2601 Fax: 540-437-0625 Mobile/Home: 540-746-5551

### Section 3: Description of Property

Location (Street Address): Mt. Clinton Pike

Tax Map Number Sheet: 44 Block: C Lot: 2 Lot Area: 4.82

Existing Zoning Classification: M1

Special Use being requested: Religious, educational, charitable or benevolent institutional uses which do not provide housing facilities 10-3-97(9)

Provide a detailed description of the proposed (attach additional pages or separate letter if necessary):

It is proposed that Manatial De Vida Menno Church construct a building for its use on this property. See attached elevation and Church vision and mission summary.

### Section 4: Certification

*I certify that the information contained herein is true and accurate.*

Signature:   
Property Owner

### Section 5: Required Attachments

Survey of Property or Site Map

**NOTE: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.**

M. STEVEN WEAVER  
MARK B. CALLAHAN  
TODD C. RHEA  
MATTHEW C. SUNDERLIN  
BRADLEY J. MOYERS  
DAVID C. NAHM  
QUINTON B. CALLAHAN

CLARK & BRADSHAW, P. C.  
ATTORNEYS AT LAW  
92 NORTH LIBERTY STREET  
P. O. BOX 71  
HARRISONBURG, VIRGINIA 22803-0071  
TELEPHONE (540) 433-2601  
FACSIMILE (540) 433-5528  
WWW.CLARK-BRADSHAW.COM

HENRY C. CLARK  
1924-2013  
V. STEPHEN BRADSHAW  
RETIRED  
ELLEN H. BRODERSEN, C.P.A.  
AMY L. RUSH, C.P.A.  
(NOT ATTORNEYS)

August 1, 2017

Mr. Adam Fletcher  
City of Harrisonburg  
Director of Planning and Community Development  
409 S. Main Street  
Harrisonburg, VA 22801

***RE: Manantial de Vida Church ("MDV") Special Use Permit Application – Acorn, LC***

Dear Mr. Fletcher:

This letter is to supplement and amend the pending Special Use Permit Application request to allow a Church and related charitable, religious and benevolent institutional use on a 4.82 acre proposed parcel of real property, being a portion of current City Tax Parcel 44-C-2. This letter will specifically amend and supplement the letter of July 5, 2017 submitted in conjunction with the pending Application. To the extent not amended or supplemented, the previous letter and submittals shall remain unchanged.

Enclosed is an updated "Concept Plan – Spec. Use Permit" prepared by Blackwell Engineering. This enclosed updated Concept Plan replaces the "Concept Plan" submitted with the July 5<sup>th</sup> correspondence. A color version of the updated Concept Plan has been provided in PDF format. Note that the concept plan is for representational purposes only and is subject to change as more formal site plans and architectural plans are developed by the Church after approval.

This letter will confirm as a condition of the Special Use Permit request that MDV will reserve a "mirrored" thirty foot (30') strip of land along the western boundary of the SUP parcel to be granted to the City within ten (10) years of the date of SUP approval by City Council, should the City request dedication of said 30' strip for a future public street. MDV shall have the right to construct its primary parking access within the 30' strip prior to any request by the City for the dedication of the right of way, and the Church shall retain the right to enter into its parking facility off of any public street constructed by the City within the dedicated 30' strip (60' including the DuPont parcel) reserved strip. The dedication would be at no cost to the City. MDV would be responsible for the cost of relocating its parking entrance to the site if the future street is constructed.

Mr. Adam Fletcher  
August 1, 2017  
Page 2

Due to the large nature of the development undertaking, MDV is also requesting a three (3) year period from the date of final SUP approval by City Council to undertake substantial improvement of the site for the requested Special Use purposes identified on the application.

We look forward to continued cooperative discussions with the City to address any concerns with the Application and related materials and request positive consideration of the request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Todd C. Rhea', with a stylized flourish at the end.

Todd C. Rhea

TCR/amm  
Enclosures



M. STEVEN WEAVER  
MARK B. CALLAHAN  
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(NOT ATTORNEYS)

July 5, 2017

Mr. Adam Fletcher  
City of Harrisonburg  
Director of Planning and Community Development  
409 S. Main Street  
Harrisonburg, VA 22801

***RE: Manantial de Vida Church ("MDV") Special Use Permit Application – Acorn, LC***

Dear Mr. Fletcher:

This letter is to accompany the Special Use Permit Application request to allow a Church and related charitable, religious and benevolent institutional use on a 4.82 acre proposed parcel of real property, being a portion of current City Tax Parcel 44-C-2.

The planned use is for a new Church facility to be constructed to replace an existing rented space in the City due to space limitations and congregation and services growth at MDV.

Per the attached "Concept Plan" ("CP"), showing the conceptual layout of the planned facility, the parcel will be serviced by a shared entrance off of Mt. Clinton Pike with DuPont Community Credit Union. This shared entrance was approved under the SUP granted to DuPont in January 2014 under City File ID 14-135. Similarly, as a condition of the Special Use Permit request, MDV will reserve a "mirrored" thirty foot (30') strip of land along the western boundary of the SUP parcel to be granted to the City within seven (7) years of the SUP approval, should the City request dedication of said 30' strip for a future public street. MDV shall have the right to construct its primary parking access within the 30' strip prior to any request by the City for the dedication of the right of way, and the Church shall retain the right to enter into its parking facility off of any public street constructed by the City within the dedicated 30' strip (60' including the DuPont parcel) reserved strip. The dedication would be at no cost to the City. MDV would be responsible for the cost of relocating its parking entrance to the site if the future street is constructed.

Due to the large nature of the development undertaking, MDV is also requesting a three (3) year period from the date of final SUP approval to undertake substantial improvement of the site for the requested Special Use purposes identified on the application.

Mr. Adam Fletcher  
July 5, 2017  
Page 2

We have enclosed a parcel survey and the TIA peak use information with the application. It is my understanding that since peak use occurs on Sunday, the data should not trigger a full TIA for the SUP application.

Finally, I enclose with the application a Vision, History and Mission summary for MDV. MDV is uniquely suited to providing services for at-risk populations in the City, and the identified proposed Church site meets all the space needs of the Church at a realistic price point, and is located along very convenient transport arteries for its served congregation and wider mission service population.

We look forward to cooperatively working with the City to address any concerns with the Application and related materials and request positive consideration of the request.

Sincerely,



Todd C. Rhea

TCR/amm  
Enclosures



## Vision

Manantial De Vida (MDV) envisions to bring spiritual enrichment and empowerment that will positively transform the lives of every ethnicity through God's supernatural healing power.

## The Early Years

The ministry of Manantial de Vida began in 2004 as an answer to the need and lack of a Latino Mennonite ministry that would fill a serious gap in reaching the increasing Hispanic, immigrant community in our City and region.

MDV was born naturally out of the necessity and demand Harrisonburg City began to experience with immigration and refugee's settlement in the area. MDV is part of Mennonite Churches USA under the Virginia Mennonite Conference in Harrisonburg. We are recognized within our district and conference as a model congregation for two reasons. Primarily, MDV has been successful in bringing reconciliation, healing from brokenness, and spiritual restoration to families who have suffered separation, trauma, persecution, and violence in their country of origin. In addition, MDV's primary source of revenue has been member generosity. This ministry is unique in that healing and restoration is an integral part within the adult, youth and children's ministries. This accounts to the success and the increasing number of people from diverse groups joining the congregation.

Wendy, an Eastern Mennonite University M.A. in Counseling student at the time, and her husband, Juan Carlos Malvaez, worked together to establish this ministry. Since its birth, the ministry began to address social, emotional, and spiritual needs in the community, reaching people from Honduras, South America, Mexico, El Salvador, and the Caribbean Islands.

## Ethnicity

From the very beginnings, MDV has maintained an increasing, constant membership and has made a successful transition from being a Hispanic ministry to a multicultural and bilingual ministry with more than 10 nationalities represented in each service. Currently, MDV's membership is comprised of people from the USA, Mexico, Guatemala, Honduras, El Salvador, Colombia, Uruguay, Puerto Rico, Cuba, Dominican Republic, and Russia.

## Family Background

The average age of our members is 30, comprised of young adults (ages 18-35) and middle-aged adults (ages 36-55). Most of the families who have settled in Harrisonburg City are home and business owners. Some families are first generation Citizens, and the majority are second generation families whose children are entering and graduating college.



## MDV LIFE

There are many small groups, conferences, workshops, and periodical retreats at MDV to facilitate connections, discipleship, inner healing, and emotional and spiritual restoration for the families.

### **Kingdom Children's Ministry:**

MDV is home to many ministries working together to bring both family restoration and revival to our city. Our Vibrant Children's ministry includes more than 60 children between ages 1 to 12.

### **MDV Youth Revolution Ministry:**

The youth ministry, ages 12 to 19, is a group to which we give special attention. We identified this group from the beginning because the majority were children from immigrant families arriving to the USA after extended years of separation. These were children who inevitably would face the effects of family separation and reunification. Therefore, the youth ministry was equipped to address issues of attachment, trauma, adaptation, and parenting.

Now, the majority of the first children that were part of this youth group are exceling in public education, higher education, or are contributing to the workforce in our city.

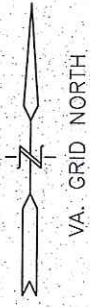
Our Youth Ministry has expanded to Harrisonburg High School. MDV's Youth Revolution leads an organized group, a place of prayer, where youth find a voice and aspire to walk in their true identity.

## Presently

As a result of the growth of our ministry, our congregation has new needs. The primary and most pressing need involves buying a larger space to effectively carry out our mission in this city. In 2013, the search began for an accessible space in the city that is large enough to house the growing congregation of Manantial de Vida. Since we need a minimum of 4.5 acres for the new facility, our options have been limited. Another major setback is the steep price of land in high traffic areas such as South Main St., Port Republic Rd., and East and West Market St. However, we found more than 40 acres of land along Mt. Clinton Pike that looks promising. Purchasing land in this area is an excellent option for several reasons:

1. Many active members of our congregation live within a mile of this location.
2. The selling price is reasonable and still within the city limits.
3. There is relatively light and smooth traffic around the lot.
4. Other Mennonite institutions are close by including EMU, EMHS, PVFCU, Everence, VRMC and VMM.
5. There is sufficient space available for our building plan of 4.5 acres.

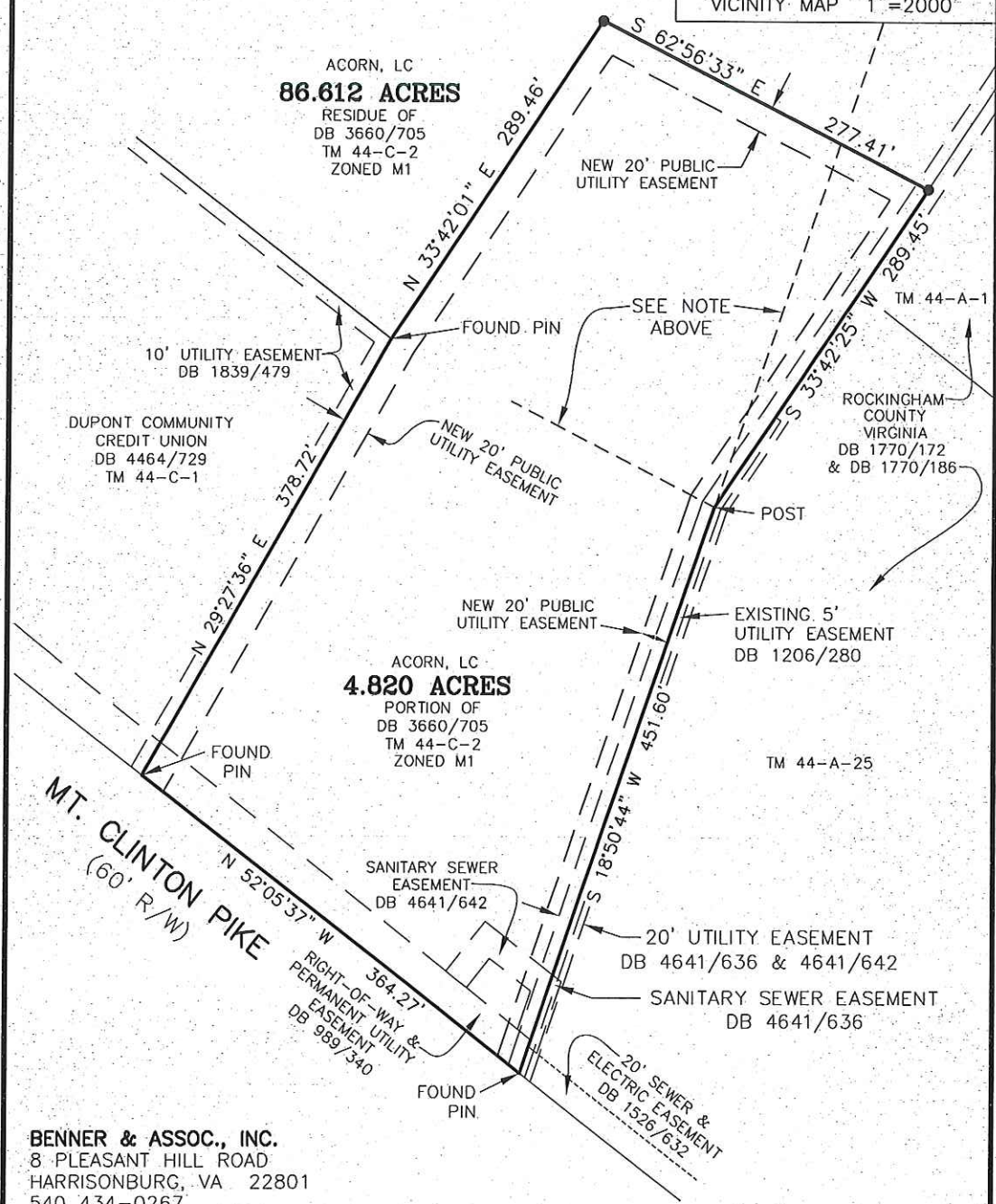
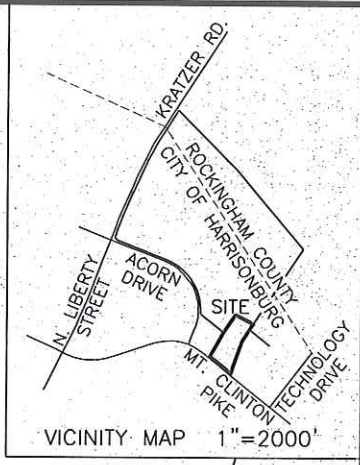




SCALE: 1"=100'

● = IRON PIN SET

NOTE: TRACT LINES WITHIN THE CITY OF HARRISONBURG NOT PREVIOUSLY VACATED ARE HEREBY VACATED. SEE PLATS RECORDED WITH DB 1839/471 & 1839/479.



**BENNER & ASSOC., INC.**  
8 PLEASANT HILL ROAD  
HARRISONBURG, VA 22801  
540 434-0267  
REF# 020413  
DRAWING: 020413.DWG





City of Harrisonburg, VA  
Department of Public Works

Determination of Need for a  
Traffic Impact Analysis (TIA)  
www.harrisonburgva.gov/traffic-impact-analysis

Contact Information	
Consultant Name:	Richard Johnson, Blackwell Engineering
Telephone:	540-432-9555
E-mail:	dickj@blackwellengineering.com
Owner Name:	Acorn, LC
Telephone:	540-246-5959
E-mail:	tcrhea@clark-bradshaw.com
Project Information	
Project Name:	Manantial de Vida Iglesia
Project Address: TM #:	Mt. Clinton Pike TM#44 C 2
Existing Land Use(s):	Vacant
Proposed Land Use(s): (if applicable)	Church
Submission Type:	Comprehensive Site Plan <input type="radio"/> Special Use Permit <input checked="" type="radio"/> Rezoning <input type="radio"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	4.82 acre site per the attached survey for the construction of a Church containing approximately 20,000 sq. ft. of interior space and associated parking.
Peak Hour Trip Generation (from row 15 on the second page)	
AM Peak Hour Trips:	11.2
PM Peak Hour Trips:	11.0

(reserved for City staff)

TIA required? Yes \_\_\_\_\_ No

Comments:

Accepted by: Jan Pi

Date: 7/6/17

Revised Date: May 2017



### Peak Hour Trip Generation by Land Use

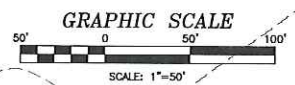
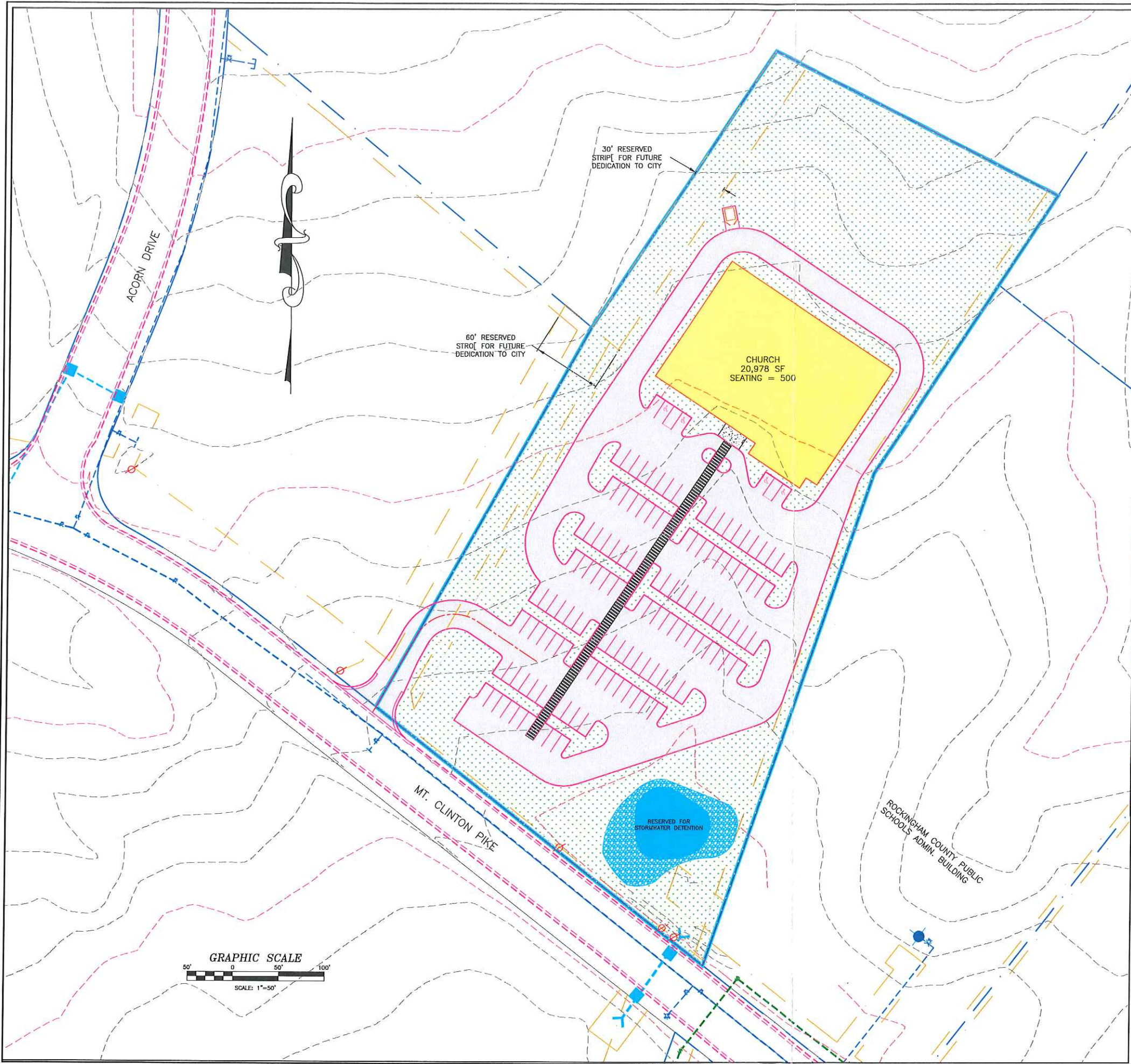
Row	Land Use	ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	560	1K SF	20	11.2	11.0
2	Proposed #2					
3	Proposed #3					
4	Proposed #4					
5	Proposed #5					
6	Proposed #6					
7	Total New Trips				11.2	11.0
8	Existing #1					
9	Existing #2					
10	Existing #3					
11	Existing #4					
12	Existing #5					
13	Existing #6					
14	Total Existing Trips					
15	Final Total (Total New – Total Existing)				11.2	11.0

#### Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

1. Based on the intended use(s), calculate the AM Peak and PM Peak trip generation using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 1-6). Attach additional sheets as necessary for more uses.
2. Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
3. If the development has any existing uses, calculate the AM Peak and PM Peak trip generations using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 8-13). Attach additional sheets as necessary for more uses.
4. Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
5. Subtract the total existing trips from the total new trips to get the final total number of trips generated by the development (row 15). Enter these numbers on the first page.





- LEGEND**
- CENTER LINE
  - CITY/COUNTY LINE
  - SITE BOUNDARY
  - E/T — ELECTRIC/TELEPHONE
  - ⊕ — METER/ TRANSFORMER
  - GUY WIRE
  - ⊙ — EXISTING UTILITY POLE
  - ⊙ — EXISTING LIGHT POLES
  - ⊙ — PROPOSED UTILITY POLE
  - WATER LINES
  - FM — SANITARY SEWER FORCE MAIN
  - SANITARY LINES
  - SANITARY SEWER CLEANOUT
  - STORM SYSTEM
  - PROPOSED DITCH
  - GAS LINES
  - EXISTING PROPERTY LINE
  - EXISTING PROPERTY LINE
  - SETBACK LINE
  - EASEMENT LINE
  - EXISTING BUILDING
  - PROPOSED BUILDING
  - PROPOSED ROAD/EOP
  - PROPOSED PARKING
  - EXISTING PARKING
  - CURBING: CG-6 OR CG-7
  - CURBING: CG-2 OR CG-3
  - HANDICAP PARKING
  - CG-12/ASPHALT RAMP
  - DUMPSTER
  - EXISTING FIRE HYDRANT
  - PROPOSED FIRE HYDRANT
  - FIRE DEPARTMENT CONNECTION
  - WATER VALVE
  - WATER METER
  - EXISTING FENCE LINE
  - PROPOSED FENCE
  - CONCRETE PAVING
  - HEAVY PAVEMENT
  - LIGHT PAVEMENT
  - GRAVEL AREA
  - GRASS AREA

**SITE DESIGN:**  
BLACKWELL ENGINEERING  
ATTN: ED BLACKWELL  
566 EAST MARKET STREET  
HARRISONBURG, VA 22801  
540-432-9555

**DEVELOPER:**  
MDV CHURCH  
JUAN CARLOS & WENDY MALVAEZ  
546 FRANKLIN ST.  
HARRISONBURG, VA 22801  
540-607-6345  
HARRISONBURG, VA 22801

**PROPERTY INFO:**  
TM# 44 C 2  
4,820± PORTION OF 63,545± ACRES  
ZONED: M-1,  
USE: CHURCH  
FEMA FLOOD ZONE X

**BUILDING INFO:**  
1 STORY  
TOTAL AREA = 20,978 SF  
UNIT HEIGHT = 28'  
USE GROUP : A-3  
USBC CONSTRUCTION CLASS : 5B  
NFF= 1000 GPM

Date: JULY 31, 2017

Scale: AS NOTED

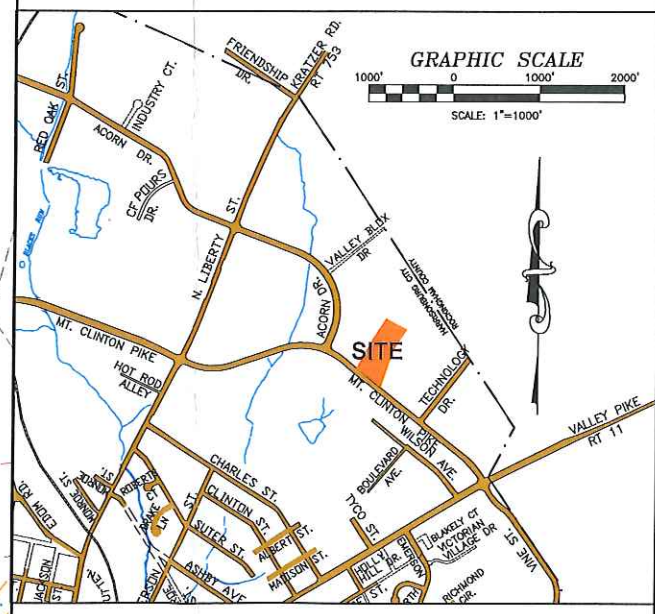
Designed by: RJM

Drawn by: RJM

Checked by: EHB

**Blackwell**  
Engineering, PLLC  
566 East Market Street  
Harrisonburg, Virginia 22801  
Phone: (540) 432-9555 FAX: (540) 434-7604  
Email: BE@BlackwellEngineering.com

**DRAFT**



Revision Dates


**CONCEPT PLAN - SPEC. USE PERMIT**

MDV CHURCH  
JUAN CARLOS & WENDY MALVAEZ  
546 FRANKLIN STREET  
HARRISONBURG, VA 22801

Drawing No.  
**1**  
of 1 Sheets

Job No. 2664

File: 2064.dwg Printed: July 31, 2017