

Total Fees Due: \$ 605.00 ✓
Application Fee: \$425.00 plus \$30.00 per acre

Date Application & Fee Received: 2-3-2020
Received by: Banka

Application for Special Use Permit

City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Section 1: Description of Property

Location (street address): 60 CARPENTER LN
Tax Map Number: Sheet: 107 Block: A Lot: 12 Total Land Area: 5.06 acres or sq. ft.
Existing Zoning Classification: M-1
Special Use being requested: Recreation & Leisure Time Facility

Section 2: Property Owner's Information

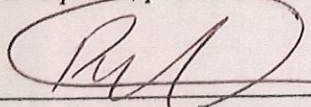
Property Owner's Name: Elite Land LLC
Street Address: 3485 Sawnee RD Email: pborodin@gmail.com
City: Harrisonburg State: VA Zip: 22801
Telephone: Work: 540421476 Fax: N/A Mobile/Home: 540-421-4268

Section 3: Owner's Representative Information

Owner's Representative: Peter Borodin
Street Address: SAME Email: SAME
City: _____ State: _____ Zip: _____
Telephone: Work: _____ Fax: _____ Mobile/Home: SAM

Section 4: Certification

I certify that the information supplied on this application and on the attachments provided (maps and other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of the City of Harrisonburg to enter the above property for the purposes of processing and reviewing this application. I also understand that, when required, public notice signs will be posted by the City on any property.

Signature: 
Property Owner

Section 5: Required Attachments to be provided by Applicant

- Site or Property Map
- Letter explaining Proposed Use & Reasons for Seeking a Special Use Permit
- Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works Department - Applicant is responsible for coordinating with Public Works Department prior to submitting SUP application. More information at www.harrisonburgva.gov/traffic-impact-analysis. This requirement is waived for the following SUPs: major family day homes, reducing required parking areas, reduction in required side yard setback, wireless telecommunication facilities, walls and fences, and short term rentals. To prevent delays in reviewing your application, please consult with Planning staff to confirm your application does not require a TIA Determination Form or TIA Acceptance Letter.

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

Adam Fletcher
Director
Department of Community Development
409 S. Main St.
Harrisonburg, Va 22801

Dear Mr. Adam Fletcher

As owners of Black Bear Gymnastics, we are seeking a special use permit (SUP) for property located at 60 Carpenter Ln. Currently, the property is designated M1 (owned by Elite Land, LLC) and we are seeking a SUP per section 10-3-97 (10) of the City's Zoning Ordinance.

Black Bear Gymnastics is a startup business that is currently working with Skyline Gymnastics. We will partner with and acquire Skyline Gymnastics to both grow the business and provide a dedicated training facility for members of the community. We have also spoken with the local high school coaches and some Athletic Directors to become the primary training facility for their gymnastics, cheer and possibly dance teams. Black Bear Gymnastics is planning on providing dedicated time to Harrisonburg, Spotswood and Turner Ashby High Schools in this regard. Our goal is to provide the community a healthy and friendly atmosphere, offering gymnastics training for boys and girls as well as establishing a foundation for future participation in other sports. Black Bear Gymnastics will offer private gymnastics instructions, group classes, tumbling, after school programs for dual working parents, birthday parties and cheerleading classes.

Currently, the land at 60 Carpenter Ln. is a vacant lot owned by Elite Land LLC. Elite Land LLC will construct a new building, ~12,000 sq ft, with 24-foot-high ceilings. Black Bear Gymnastics has specifically asked for these roof heights to provide the safest opportunity for our future gymnasts. The safest industry practices are to provide foam pits at varying depths for gymnasts to land as well as to provide 16-18 ft clearance while performing on the apparatus. We have asked for 24 foot high ceilings to allow for a solid decking to be put in AT ~6 ft. elevation which will allow for us to create the needed pit depth without having to dig substantial pits and prevent potential water and soil damage. Additional development of the property will be submitted with Elite Land, LLC's building proposal.

Black Bear Gymnastics is dedicated to bringing the fun and challenges of gymnastics to our students. We will offer a holistic approach to their development and instruction by providing a variety of options based on age, experience, skill and assessment of abilities. To ensure that all students have a fun and rewarding experience we will offer the following options:

Baby Gym

This class is for walkers up to 2 years of age. You and your babies will experience many different gross motor activities in this class. Class includes warm up activities with music, climbing, crawling, hanging, swinging and jumping. Fun activities are designed to develop coordination, strength and body awareness.

Mom & Mini

This program offers the parent and child the opportunity to experience a wide range of gross motor activities while being introduced to the sport of gymnastics. Each class will provide you with a new experience on the trampolines, balance beams, bars, and rings along with many other gross motor activities that are implemented into the program in a fun and safe environment.

3 Year Old Mini Gymnastics

No parent required in this class. Your 3 year old will experience many different gross motor activities

along with the introductory gymnastics skills, such as forward and backward rolls, cartwheels, trampoline activities, balance beams, rings, and much more.

4 & 5 Year Old Mini Gymnastics

This class will continue to work on gross motor coordination through the use of gymnastics equipment and skills. Your little one will start learning the beginner stages of tumbling and experience all of the different gymnastics apparatus along with many different gross motor activities.

Beginner Girls Gymnastics 5 & 6 year olds & 7 to 11 year olds

This program will introduce your daughter to the sport of gymnastics. Each student will learn basic tumbling skills along with introductory skills on the balance beam, uneven bars, and vault.

Advanced Beginner Girls

This program is for students with previous gymnastics experience. Requirements are as follows: back bend kick over, sound fundamental cartwheel, handstand, pull over on bars and back hip circles.

Beginner Boys

This class is designed to introduce boys to the sport of gymnastics. Each student will learn fundamental skills on all six pieces of boy's apparatus; Floor Exercise, Pommel Horse, Rings, Vault, Parallel Bars, and High Bar.

Advanced Boys

This class is designed to introduce higher level skills. This class is for a gymnast with prior experience who has mastered the basics on all six events.

Beginner Tumbling

This class has been designed with the cheerleader in mind. Girls 6 years and up will begin to learn cartwheels, round offs, back bends and beginner stages of flip-flops. For those cheer enthusiasts - this class is for you!

Intermediate Tumbling

This program is for the cheerleader with tumbling experience. This class will work on more advanced tumbling skills necessary for cheerleading. Interested students must be able to perform a flip-flop without assistance.

Advanced Tumbling

This class is for the more experienced tumbler. Each student must be able to perform a round off flip-flop unassisted. Skills to be worked on are back tucks, lay-outs and back twisting skills.

Ninja Zone Boys and Girls: Ages 4-9

Ninja Zone Boys is the entry level to an all new sport discipline inspired by gymnastics, martial arts, obstacle course training, and street dance. Ninja Zone embodies discipline, focused energy, and skill. Children learn combinations of flips, rolls, jumps, and kicks on strength & agility courses.

At the present time, we envision our hours being no earlier than 8:00AM and no later than 11:00PM based off training schedules and the age groups that we envision being our core clientele. We envision sessions of no more than 15 children to provide dedicated coaching and mentoring experiences.

Finally, this will not be a public gym. This will be a dedicated training facility where individuals will register for classes. We are looking forward to partnering with our local schools in order to provide their programs ample opportunity to maintain, grow and thrive.

Sincerely,



Britt and Katrina Cleveland, Owners, Black Bear Gymnastics, LLC



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107 C 7

108 C 8

107 A 13



City of Harrisonburg, VA
Department of Public Works

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

For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

Contact Information			
Consultant Name:			
Telephone:			
E-mail:			
Owner Name:	Petr Borodin	Project for: Britt and Katie Cleveland	
Telephone:	540-421-4268	540-478-4605	
E-mail:	pborodin@gmail.com	britt.c.cleveland@gmail.com	
Project Information			
Project Name:	Black Bear Gymnastics		
Project Address:	60 Carpenter Lane		
TM #:	107 A 12		
Existing Land Use(s):	vacant (M1 zoning)		
Proposed Land Use(s): (if applicable)	Gymnastics facility		
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input checked="" type="radio"/>	Rezoning <input type="radio"/>
			Preliminary Plat <input type="radio"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	Provide instruction, development and mentoring of children and young adults through the sport of gymnastics		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	17		
PM Peak Hour Trips:	20		

(reserved for City staff)

TIA required? Yes _____ No X

Comments:

Land use code 434, "rock climbing gym," is the most relevant code for this project although this project does not include a rock climbing gym.

Accepted by: John Gun Falls

Date: 1/31/20

Revised Date: December 2019

Peak Hour Trip Generation by Land Use

Row	ITE 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	Rock Climbing Gym	434	1000 s.f. GFA	12	17	20
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					17	20
8	Existing #1	Vacant				0	0
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					0	0
15	Final Total (Total New – Total Existing)					17	20

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.

Revised Date: December 2019