



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

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To: Ande Banks, City Manager
From: Adam Fletcher, Director, Department of Community Development and Harrisonburg Planning Commission
Date: June 11, 2024 (Regular Meeting)
Re: Special Use Permit – 1552 South High Street (To Allow Child Day Care Centers in R-2)

Summary:

Project name	Day Care within Harrisonburg Mennonite Church
Address/Location	1552 South High Street
Tax Map Parcels	9-J-2
Total Land Area	+/- 11.76-acres
Property Owner	Trustees Chicago Avenue Mennonite Church
Owner's Representative	Debra Pardini Charles Hendricks
Present Zoning	R-2, Residential District
Special Use Permit Request	To Allow Child Daycare Centers per Section 10-3-40 (1)
Staff Recommendation	Approval
Planning Commission Recommendation	May 8, 2024 (Public Hearing) Approval (6-0)
City Council	June 11, 2024 (Public Hearing)

Background:

The following land uses are located on and adjacent to the property:

Site: Harrisonburg Mennonite Church, zoned R-2

North: Industrial uses and single family detached dwellings, zoned M-1 and R-2

East: Single family detached dwellings, zoned, R-1

South: Single family detached dwellings, zoned R-1 and R-2

West: Single family detached dwellings and industrial uses, zoned R-2 and M-1

Key Issues:

The applicant is requesting a special use permit (SUP) per Section 10-3-40 (1) of the Zoning Ordinance (ZO) to allow for a child day care center to be located within the Harrisonburg Mennonite Church located at 1552 South High Street. The church is not the operator of the day care but is leasing space to a

day care provider. Note that if the church was the operator of the day care, then the SUP would not be required because in such situations the day care is considered an extension of the church and an allowable use.

The day care center is planning to provide care for around 45 children from the ages of two and a half years old to five years old. The applicant plans to convert three of the existing classrooms to space to operate the day care center. The applicant is working with an architect to make modifications required by the Building Code. The church property currently has sufficient parking to support both the church and the day care facility.

Land Use

The Comprehensive Plan designates this site as Low Density Residential and states:

These areas consist of single-family detached dwellings in and around well-established neighborhoods with a target density of around 4 dwelling units per acre. The low density residential areas are designed to maintain the character of existing neighborhoods. It should be understood that established neighborhoods in this designation could already be above 4 dwelling units per acre.

Staff does not have concerns that the proposed use will have adverse affects to the surrounding area.

Transportation and Traffic

The Determination of Need for a Traffic Impact Analysis (TIA) form (“TIA determination form”) for the proposed SUP is attached. The TIA determination form indicated that the project would not generate 100 or more new peak hour trips, which is the threshold for staff to require a TIA. Therefore, a TIA was not required for the SUP request.

Public Water and Sanitary Sewer

Staff has no concerns regarding water and sanitary sewer service availability for the proposed child day care center.

Recommendation

Staff recommends approval with the following condition:

1. If in the opinion of Planning Commission or City Council, the use becomes a nuisance, the special use permit can be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- a. Approve the special use permit request as submitted by the applicant;
- b. Approve the special use permit request with the suggested condition;
- c. Approve the special use permit with other conditions(s); or
- d. Deny the special use permit.

Community Engagement:

As required, the request was published in the local newspaper twice advertising for Planning Commission’s public hearing and twice advertising for City Council’s public hearing. The advertisement was published as shown below:

Special Use Permit – 1552 South High Street (Day care in R-2)

Public hearing to consider a request from Trustees Chicago Avenue Mennonite Church for a special use permit per Section 10-3-40 (1) to allow child day care centers in the R-2, Residential District. The +/- 11.76-acre property is addressed as 1552 South High Street and is identified as tax map parcel 9-J-2.

In addition, adjoining property owners were notified of the public hearing; the property was posted with signage advertising the request; and a notice was provided on the City’s website at <https://www.harrisonburgva.gov/public-hearings>.

Recommendation:

Staff recommends alternative (b) to recommend approval with the suggested condition.

Attachments:

1. Extract from Planning Commission
2. Site maps
2. Application and supporting documents

Review:

Planning Commission recommended approval (6-0) of the special use permit with the suggested condition. (Vice Mayor Dent was absent.)