



PROPERTY INFORMATION

1552 S. High St. Harrisonburg VA 22801 11.76 acres or sq.ft.
 Property Address Tax Map Total Land Area (circle)
 Existing Zoning Classification: R2 - church
 Special Use being requested: R2 - church and daycare

PROPERTY OWNER INFORMATION

TRUSTEES CHICAGO AVE MENNONITE CHURCH - Deb Pardini (540) 434-4463
 Property Owner Name Telephone
 1552 S. High St. pardinsp@hotmail.com
 Street Address E-Mail
 Harrisonburg VA 22801
 City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Gaines Group Architects - Charles Hendricks 540-437-0012
 Owner's Representative Telephone
 141 W. Bruce St. Suite 201 charles@thegainesgroup.com
 Street Address E-Mail
 Harrisonburg VA 22801
 City State Zip

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.

Debra Pardini - HMC Rep 4-5-24
 PROPERTY OWNER DATE

REQUIRED ATTACHMENTS

- 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 prior to submitting this application. For more information, visit 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, wall 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.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

4/5/24 Total Fees Due: \$ 785
 Date Application and Fee Received Application Fee: \$425.00 + \$30.00 per acre
 Received By



Harrisonburg Mennonite Church

1552 S. High Street. Harrisonburg, VA 22801

(540) 434-4463

E-mail: hmc@harrisonburgmennonite.org

Web Site: www.HarrisonburgMennonite.org

Pastoral Staff

Jacob Lee

Lead Pastor

Craig Maven

Senior Pastor

Carmen Schrock-Hurst

Associate Pastor

Lenora Bell

Director of
Children's Ministries

Tara Davis

Director of Music
Sound & Video

Mark Harmon

Director of
Youth Ministries

Office

Betty Hottinger
Julie Shiflet

Lao Christajak

Kevin Phengsitthy

April 5, 2024

Harrisonburg City, Zoning Department

To Whom It May Concern:

Harrisonburg Mennonite Church (HMC) is working in conjunction with Valley Interfaith Alliance and Valley Early Education Re-imagined (VEER) to provide 3 classroom spaces for an early education program serving ages 2 1/2 - 5-year-olds. It is estimated that we can serve 30-45 children in this program. This will have a significant and positive impact on many families in our local area.

HMC realizes that quality, affordable childcare in Harrisonburg and Rockingham County is a great need for many local families. Families that need to have both parents working in order to bring in enough income to pay their bills, also need quality childcare and early education that is affordable and, if possible, near to where they live. At HMC, we strive to not only interact with our community but provide ways to meet the needs of our local families through a community garden, a walking path and playground available to nearby families, an on-site free library, and (soon) an on-site free pantry. Our members volunteer in many ways throughout our community in an effort to get to know and be integrated with our neighbors, so we can listen to each other and meet needs as we learn of them. We value our community and want to do what we can to form warm relationships and meet the needs of those around us.

This use – childcare/early education in the HMC building - will only be in a very small portion of the existing facility. The building modifications required is for a change of use for these 3 classrooms from an A3 to an E use. To achieve building code compliance an exterior door from each classroom and an exterior egress path to grade is required, see attached drawings. In order to comply with zoning requirements a special use permit for a daycare not directly operated by the Harrisonburg Mennonite Church is requested.

In accordance with HMC's values and mission, we want to support this initiative for quality, affordable childcare and early education in our community, and are willing and ready to make the necessary changes to our facility to meet their needs.

Thank you for your consideration of our request,

Debra J Pardini
Harrisonburg Mennonite Church
Church Council Liaison to VIA
540-256-2358
pardinsp@hotmail.com



S High St

Capital Electric
Electrical supply store

Mid Valley Electric

DAYCARE CLASS-
ROOM LOCATION

Harrisonburg
Mennonite Church

Laurel St

Hope St

Hope St

Amherst Ct

Sharon St

Sharon St

Sharon St

Heatwole Rd

Perry St

Emery St

Emery St



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: Telephone: E-mail:				
Project Information				
Project Name:				
Project Address: TM #:				
Existing Land Use(s):				
Proposed Land Use(s): (if applicable)				
Submission Type:	Comprehensive Site Plan	Special Use Permit	Rezoning	Preliminary Plat
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)				
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:				
PM Peak Hour Trips:				

(reserved for City staff)

TIA required? Yes No *JM*
 Comments:

Accepted by: *Zenith Mason* Date: 4/24/2024

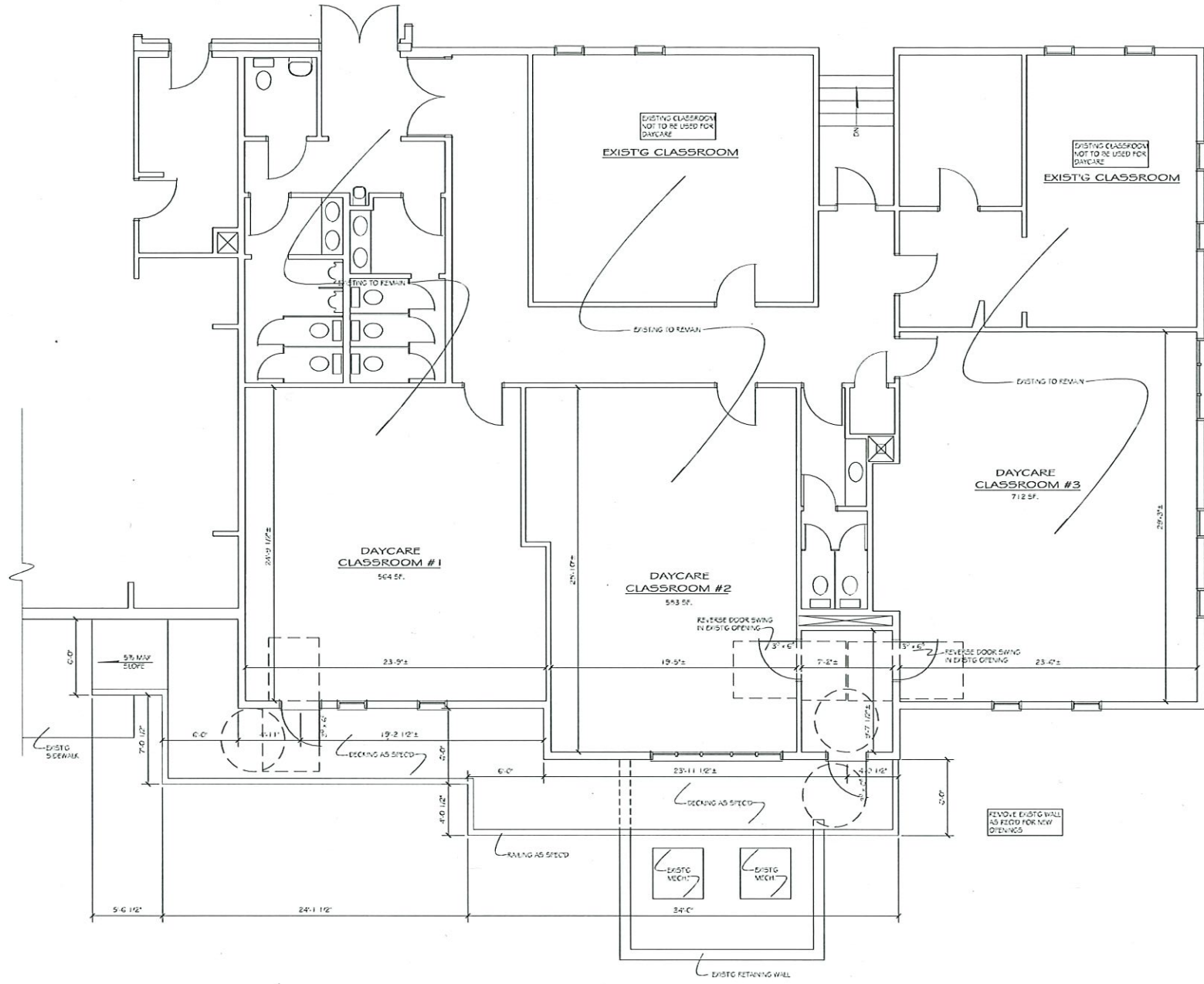
Peak Hour Trip Generation by Land Use

Row	IVG'Nand Use	ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1					
2	Proposed #2					
3	Proposed #3					
4	Proposed #4					
5	Proposed #5					
6	Proposed #6					
7	Total New Trips					
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)					

Instructions

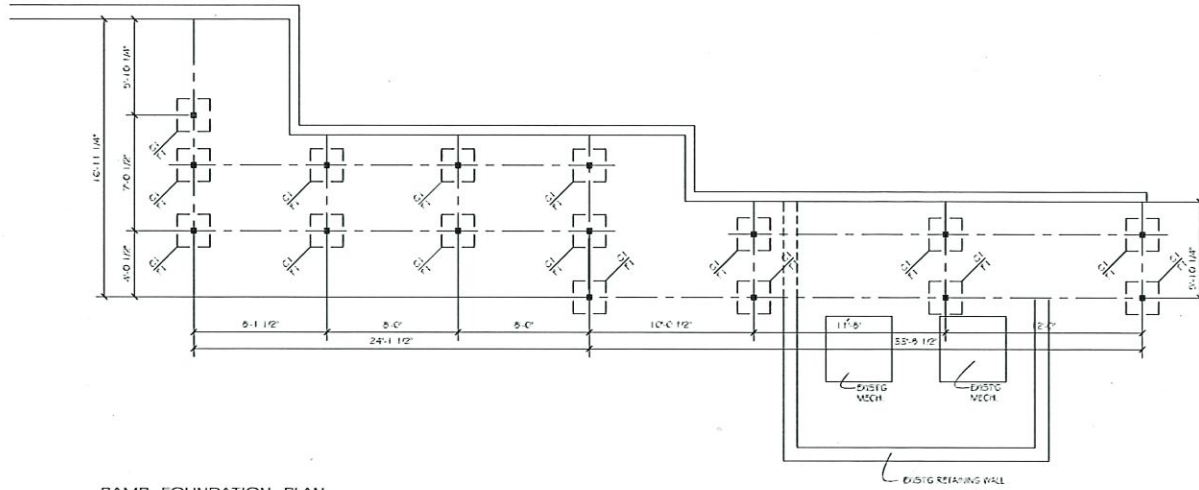
Determination of trip generation rates shall be in conformance with ITE guidelines.

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.



2 FIRST FLOOR DETAIL PLAN
 SCALE: 1/4" = 1'-0"
 1. DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY ALL DIMENSIONS.

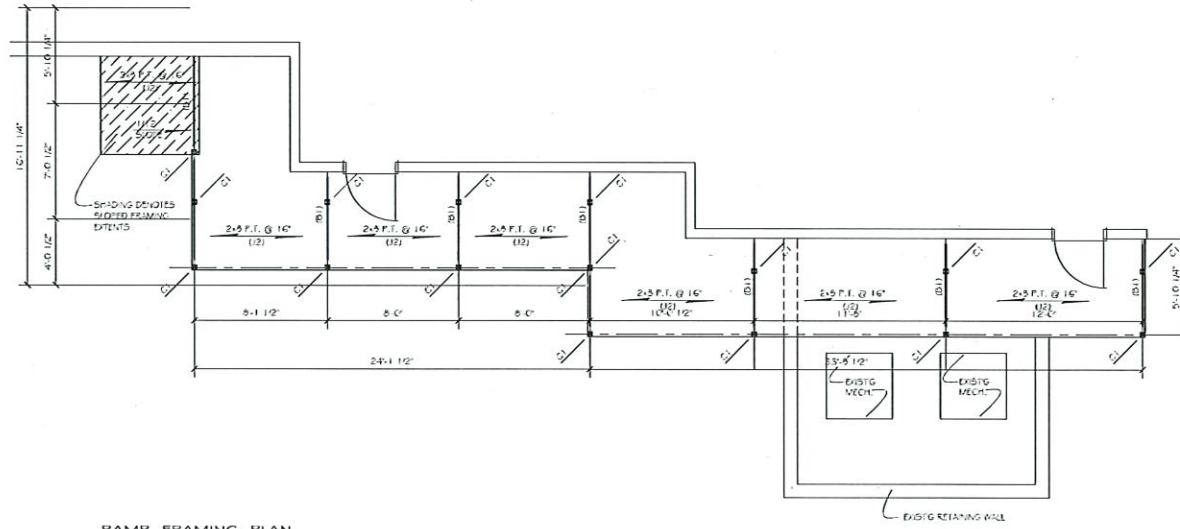




RAMP FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

1. ASSUMED SOIL BEARING CAPACITY = 1500 PSF
2. CONCRETE: 3000 PSI @ 28 DAYS
3. REINFORCEMENT: GRADE 60
4. COLUMN DESIGNATION C1 = 4-4 F.T. W/ SAFESH POST RISE A2M442
5. FOOTING DESIGNATION F1 = 2'-0" x 2'-0" x 12" DEEP CONCRETE FOOTING REINFORCED W/ (3) - #4 (9) EACH WAY



RAMP FRAMING PLAN

SCALE: 1/4" = 1'-0"

1. BEAM DESIGNATION B1 = (2) - 2-2 F.T.



FIRST FLOOR FOUNDATION AND FRAMING PLAN



RENOVATION FOR
 HARRISONBURG MENNONITE CHURCH
 1552 S HIGH STREET
 HARRISONBURG, VIRGINIA

JOB NO:
 2406
 DATE:
 3-27-24
 DRAWN:
 JVS

A3

