



06/04/2025

Harrisonburg Planning Staff and Planning Commission
City of Harrisonburg
409 South Main Street
Harrisonburg, VA 22801

RE: Request to Update Parking Map and Parking Requirements – Pleasant Valley Elementary School Addition

Dear Planning Staff and Members of the Planning Commission,

On behalf of Rockingham County Public Schools, I am submitting this letter to formally request an update to the parking map and parking requirements for the Pleasant Valley Elementary School in connection with a proposed building addition.

As referenced in a 2016 Special Use Permit for the site, the Planning Commission must review and approve off-street parking plans under Section 10-3-25 (12) of the Zoning Ordinance. At that time, Pleasant Valley Elementary School had up to 50 employees and 376 students, and 76 parking spaces were provided. Staff noted in the report that this arrangement had functioned adequately for over 30 years and raised no concerns regarding its sufficiency.

The proposed addition is estimated to increase the student population to 500. Using the ratio of students to staff that matches the existing totals, that would equate to a new staff total of 67. Using relevant parts of the Rockingham County Code, which in this case would be one space for every employee plus one visitor space per 20 provided spaces. This methodology determined a total of 81 spaces would meet the projected needs of 67 employees and 14 visitors (1 per 20 spaces).

The 2016 Special Use Permit stated that any future expansions could necessitate re-approval of the parking plan by the Planning Commission. Accordingly, we are requesting that the Planning Commission review the updated parking plan that accounts for the increased demand generated by the proposed addition.

Please let us know if any additional forms or documentation are required to facilitate this request. We appreciate your time and your continued support for educational facilities located within the city.

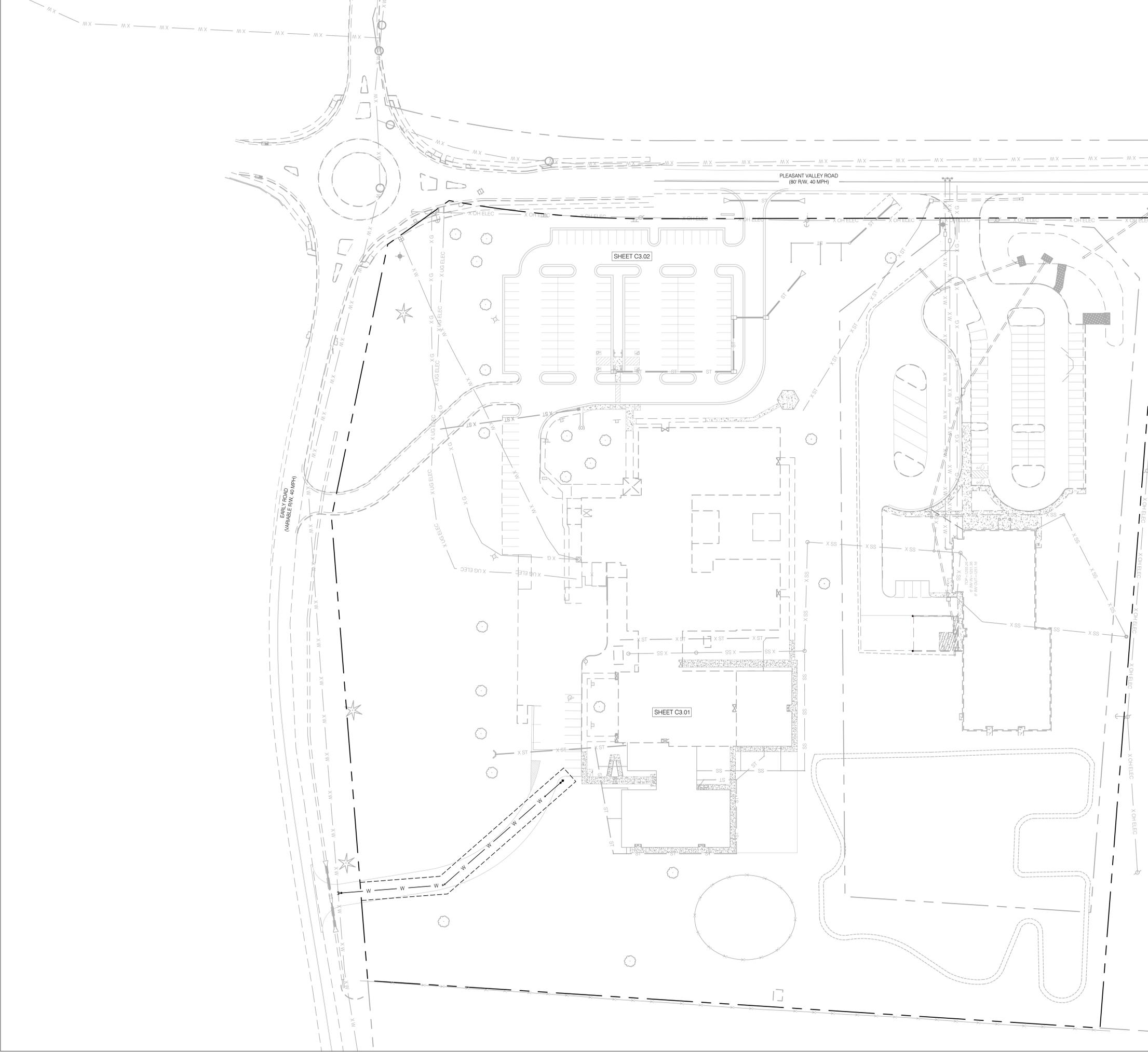
Sincerely,
Valley Engineering

A handwritten signature in blue ink, appearing to read "Ryan Boshart", is written over a blue horizontal line.

Ryan Boshart
Partner | Civil

cc: Steve Reid, Ken White, Kim Belfour

Valley Engineering of Harrisonburg, PC
DBA Valley Engineering
4901 Crowe Drive • Mount Crawford, VA 22841
Phone 540.434.6365 • Fax 540.432.0685
www.valleyesp.com



PARKING REQUIREMENTS	
PROPOSED USE:	SCHOOL
TOTAL EXISTING PARKING	72
TOTAL PROVIDED PARKING SPACES:	144
TOTAL REQUIRED ADA SPACES:	5 (1 VAN SPACES)
TOTAL PROVIDED ADA SPACES:	5 (4 VAN SPACES)
TOTAL REQUIRED BICYCLE PARKING:	8 SPACES (1 SPACE PER 20 PARKING SPACES)
TOTAL PROVIDED BICYCLE PARKING:	8 SPACES

- GENERAL NOTES:**
- GAS LINES ARE SHOWN FOR REFERENCE ONLY. THE DEVELOPER SHALL COORDINATE GAS SIZING AND ROUTING WITH THE UTILITY COMPANY.
 - THE DEVELOPER SHALL COORDINATE ROUTING AND INSTALLATION OF ALL ON-SITE ELECTRIC, COMMUNICATIONS, FIBER, ETC. WITH THE RESPECTIVE UTILITY COMPANY.
 - THE DUMPSTER PADS SHALL BE SCREENED PER CITY CODE.
 - ALL WATER & SEWER LINES SHALL MAINTAIN A MINIMUM OF 36" OF COVER.
 - ALL UTILITY CROSSINGS SHALL HAVE A SEPARATION OF 18" UNLESS OTHERWISE NOTED.
 - ALL SANITARY SEWER LATERALS SHALL HAVE A MINIMUM OF 36" OF COVER.
 - ALL LAND OUTSIDE ACTUAL CONSTRUCTION SHALL REMAIN IN AN UNDISTURBED NATURAL CONDITION OF SHALL BE LANDSCAPED. ALL DISTURBED OPEN AREAS SHALL BE BUILT UPON, PAVED, OR SEEDED AND LANDSCAPED.
 - ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH LOCAL STANDARDS AND SPECIFICATIONS.
 - REFER TO ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS AND UTILITY CONNECTIONS.
 - PROVIDE REQUIRED FITTINGS TO CONNECT DOWNSPOUTS TO ROOF LEADERS.

**architecture
incorporated**

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reston, virginia 20191
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Construction Documents for:
**ROCKINGHAM COUNTY PUBLIC SCHOOLS
PLEASANT VALLEY ES
ADDITION**
215 PLEASANT VALLEY ROAD
HARRISONBURG, VA 22801

Project: 25161-01

Issued 4/25/2025
65% CD SUBMITTAL

Revisions

**OVERALL SITE
PLAN**

Scale **As indicated**
Drawn AD
Checked RB

C3.00