

Date Application Received: on or before 05-10-16

Application for Special Use Permit City of Harrisonburg, Virginia

Fee: \$375.00 plus \$30.00 per acre Total Paid: \$ 585.00

Property Owner's Name: County School Board of Rockingham County, Virginia

Street Address: 100 Mount Clinton Pike Email: sreid@rockingham.k12.va.us

City: Harrisonburg State: VA Zip: 22802

Telephone: Work 540.434.4434 Fax 540.433.8195 Mobile 540.820.2000

Owner's Representative: Timmons Group - C/O John D. Hash, PE

Street Address: 608 Preston Avenue Suite 200 Email: john.hash@timmons.com

City: Charlottesville State: VA Zip: 22903

Telephone: Work 434.327.1691 Fax _____ Mobile 434.414.0354

Description of Property and Request

Location (Street Address): 215 Pleasant Valley Road

Tax Map Number Sheet: 102 Block: B Lot: 1 Lot Area: 16.861 acres

Existing Zoning Classification: M-1

Special Use being requested: Section 10-3-97 #9 Educational Use in M-1

Please provide a detailed description of the proposed (use additional pages may be attached):
see attached

Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)

North: 210 Pleasant Valley Rd Tenneco Inc. / 380 Pleasant Valley Rd City of Harrisonburg

South: 3560 Early Rd General Electric Credit Auto Auctions IV Harrisonburg VA 22801

East: 325 Pleasant Valley Rd Massanutten Vocational School Harrisonburg VA 22801

West: Interstate 81

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

Signature: 
Property Owner

ITEMS REQUIRED FOR SUBMISSION

- | | |
|--|--|
| <input type="checkbox"/> Completed Application | <input type="checkbox"/> Fees Paid |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Property Located on Tax Map |
| <input type="checkbox"/> Description of Proposed Use | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Adjacent Property Owners | <input type="checkbox"/> _____ |



May 7, 2016

Ms. Debra Fitzgerald
City of Harrisonburg
Planning Commission Chair
409 South Main Street
Harrisonburg, VA 22801

RE: Special Use Permit for
Pleasant Valley Elementary School
Alternative Learning Center
Harrisonburg Virginia

Dear Ms. Fitzgerald:

The current zoning of the Pleasant Valley Elementary School campus is M-1. This zoning requires a Special Use Permit to be a conforming use. A Special Use Permit was not obtained/provided at the time of the annexation of the property.

We are requesting a Special Use Permit to bring the campus into conformance with the existing zoning and allow for necessary expansion in the future. As part of this Special Use Permit a new Alternative Learning Center will be added to the Pleasant Valley Elementary School campus. See below and attached drawing for information required to complete the Special Use Permit process.

If you have any questions, please feel free to contact me at 434-414-0354.

Sincerely,


John D. Hash, PE
Senior Project Manager

The following outline details the specific information requested for the Special Use Permit process.

- Hours of daily operation will be approximately 8:45 AM to 2:45 PM. There will be occasional after school and weekend activities associated with the school use.
- The existing Pleasant Valley Elementary School has a capacity of 50 employees and 376 students.
- The school currently has 76 parking spaces that are adequately serving the needs of the school.
- The campus is primarily used as an elementary school as well as various school related functions after hours (including school plays, parent teacher conferences and playground facilities). These uses are included in this application.
- The existing Dayton Learning Center has a staff of 12 and 80 students. The Alternative Learning Center will have a capacity of 15 to 20 employees and 120 to 150 students.
- The existing Dayton Learning Center campus has approximately 86 parking spaces. Many of these spaces were added to accommodate the athletic fields on the campus. Approximately, ten percent (10%) of the student population currently arrives via privately owned vehicles the balance arrive by bus from their parent school.
- Our minimum projection of parking requirements for the Alternative Learning Center is 57 parking spaces. This is based the County code requiring one space per employee plus, one space per high school student and one visitor space per 20 spaces.
- The existing Dayton Learning Center is used for a variety of afterhours uses (including line and square dancing). At this time it is unknown if any of these uses will continue at the Alternative Learning Center. However, these uses and other various uses associated with school functions are included as part of this request.
- The AM and PM vehicle trip calculations are on the attached plan. The AM peak is 70 vehicle trips and the PM peak is 91 vehicle trips.