

Date Application Received: 2-10-15

Application for Special Use Permit City of Harrisonburg, Virginia

Fee: \$375.00 plus \$30.00 per acre

Total Paid: \$ 405.00 ^{✓03}

Property Owner's Name: Fred N. Showker

Street Address: 15 South Gate Ct Email: _____

City: Harrisonburg State: VA Zip: 22801

Telephone: Work 540-234-8836 Fax N/A Mobile 540-433-8402

Owner's Representative: Mike Pugh

Street Address: 2340 S Main St Email: MikePugh@OdrVa.com

City: Harrisonburg State: VA Zip: 22801

Telephone: Work 540-433-2454 Fax 540-433-5946 Mobile 540-383-5116

Description of Property and Request

Location (Street Address): 15 South Gate Court

Tax Map Number Sheet: 1 Block: B Lot: 7 & 8 Lot Area: _____

Existing Zoning Classification: B-2

Special Use being requested: Reduced regional parking, Section 10-3-91- Section 8
for a Montessori School.

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

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

North: _____

South: _____

East: _____

West: _____

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

Signature: FRED SHOWKER
dotloop verified
02/05/15 5:12PM EST
TGNR-PW1Z-IQUR-CSUT
Property Owner

CAROL SHOWKER
dotloop verified
02/05/15 4:57PM EST
X9Z4-SKUI-BLHP-AMER

ITEMS REQUIRED FOR SUBMISSION

- Completed Application
- Site Plan
- Description of Proposed Use
- Adjacent Property Owners

- Fees Paid
- Property Located on Tax Map
- _____
- _____

February 5, 2015

Mrs. Alison Banks, Senior Planner
409 South Main St
Harrisonburg, VA 22801

Re: Request for reduced parking special use permit.

Dear Mrs. Banks,

My wife Danielle and I would like to formally request that a reduced parking special use permit be approved for the operation of our Montessori School at 15 South Gate Court in the City of Harrisonburg, Virginia.

We would like to relocate our school from the Bridgewater Brethren Church to South Gate Court in order to provide a more convenient location for our students, and increase our program offerings to the community. Additionally, the South Gate location is ideal due to the streets limited traffic, cul-de-sac design, and available green space, which is vital to the program.

About the School

- Our program will consist of a single classroom and we anticipate being licensed for ~30 students, ages 2.5 years old to kindergarten.
- Our initial enrollment goal is 25, an increase of 15 students from our current location.
- We estimate our staff will consist of three individuals.
- Drop-off is between 7:30a and 8:30a.
- There are three pick-up times; 1p, 3:30p, & 5:30p.
- Students are transported to the proposed location by family members where "curb side" drop-off and pick-up is performed by our staff. (This is our current process done in Bridgewater.)

Our application proposes

- Eight (8) parking spaces available to staff, families and visitors.
- A designated drop-off/pick-up area.
- Three (3) parking spaces, including a designated handicap space, on the property.
- Five (5) parking spaces at Steven Toyota in their lot directly across the street from the school, made available by an agreement with them.
- Staff will utilize the Steven Toyota spaces first, leaving free the on-site parking for families or visitors.
- Potential traffic congestion is reduced due to the one hour drop-off window and varying pickup times. Additionally we expect several sibling groups and carpools, which will further reduce vehicle traffic.

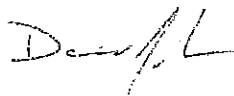
In researching neighboring towns/cities parking ordinances we constructed the following table to show the number of spaces required to meet their code, assuming the location in question was within their limits. (Supporting code excerpts attached)

Location	Required Parking Spaces to Meet Code
Bridgewater	4
Broadway	3
Charlottesville	1
Dayton	4
Elkton	3
Luray	3
Rockingham County	5
Staunton	2 + 4 off street loading spaces
Timberville	3
Waynesboro	3
Woodstock	3
Harrisonburg	11

We understand that there is currently no classification in the Harrisonburg parking code for preschool/daycare/ kindergartens, therefore it is classified as 'General Retail'. After considering neighboring communities' parking requirements for a program like our, we believe our proposal is viable and reasonable given our operational model and size.

We greatly appreciate the city's consideration concerning this request.

Sincerely,



Dave Jahne



Danielle Jahne

Code Excerpts for Neighboring Areas

Bridgewater: § 6-180.1. Parking Classification; Spaces Required.

(j) Primary School Classification. The Primary School Classification is comprised of day care facilities (except Limited Day Care Facilities), preschools, elementary schools, and middle schools. (1) If the Lot has a Main Street Entrance Point, uses within this classification must have three parking spaces, plus 1.5 parking spaces per classroom. (2) If the Lot has no Main Street Entrance Point, uses within this classification must have two spaces, plus 1.1 parking spaces per classroom.

Broadway: 703.04-2 Public Assembly:

(d) Schools, including kindergartens, playschools, and day care centers One (1) space for each four (4) seats in assembly hall, or one (1) space for each employee, including teachers and administrators, plus five (5) spaces per classroom for high schools and colleges, whichever is greater.

Charlottesville: Division 2, Off Street Parking

Sec. 34-984. - Off-street parking requirements—Specific uses. Preschool, playschool, nursery school, kindergarten - 1 space/classroom

Dayton: § 9-184.2. Parking Classification; Spaces Required.

(i) Primary & Middle School Classification. The Primary & Middle School Classification includes day care facilities (except Home Care Facilities), preschools, elementary schools, and middle schools. Uses within this classification must have two spaces, plus 1.1 parking spaces per classroom.

Elkton: 110-703 Off Street Parking

Schools, including kindergartens, play schools, and day-care centers: 1 for each employee, including teachers and administrators, plus 10 spaces per classroom for high schools and colleges

Luray: 506. - Minimum off-street parking.

506.9. For public or private nursery, day care, kindergarten, elementary, intermediate or high schools, there shall be provided one parking space for each teacher, employee, or administrator, whether full or part time, whose activities are conducted between the hours of 8:00 a.m. and 4:00 p.m. in addition to the requirements of the auditoriums. In addition, high school shall provide one parking space for every 20 students for the maximum rated capacity of the school, as determined by the school board.

Rockingham County: 17-702.04. Use requirements table.

Education: Daycare center, child - One (1) space per employee, one visitor space shall be provided for each 20 spaces.

Staunton City: 18.125.010 Off-street parking requirements – General.

Kindergartens, day schools, and the equivalent private or parochial schools: Two parking spaces per three teachers and employees normally engaged in or about the building or grounds plus one off-street loading space per eight pupils.

Timberville: 703.03-2 Public Assembly

D. Schools, including kindergartens, playschools, and day care centers One (1) space for each four (4) seats in assembly hall, or one (1) space for each employee, including teachers and administrators, plus five (5) spaces per classroom for high school and colleges, whichever is greater

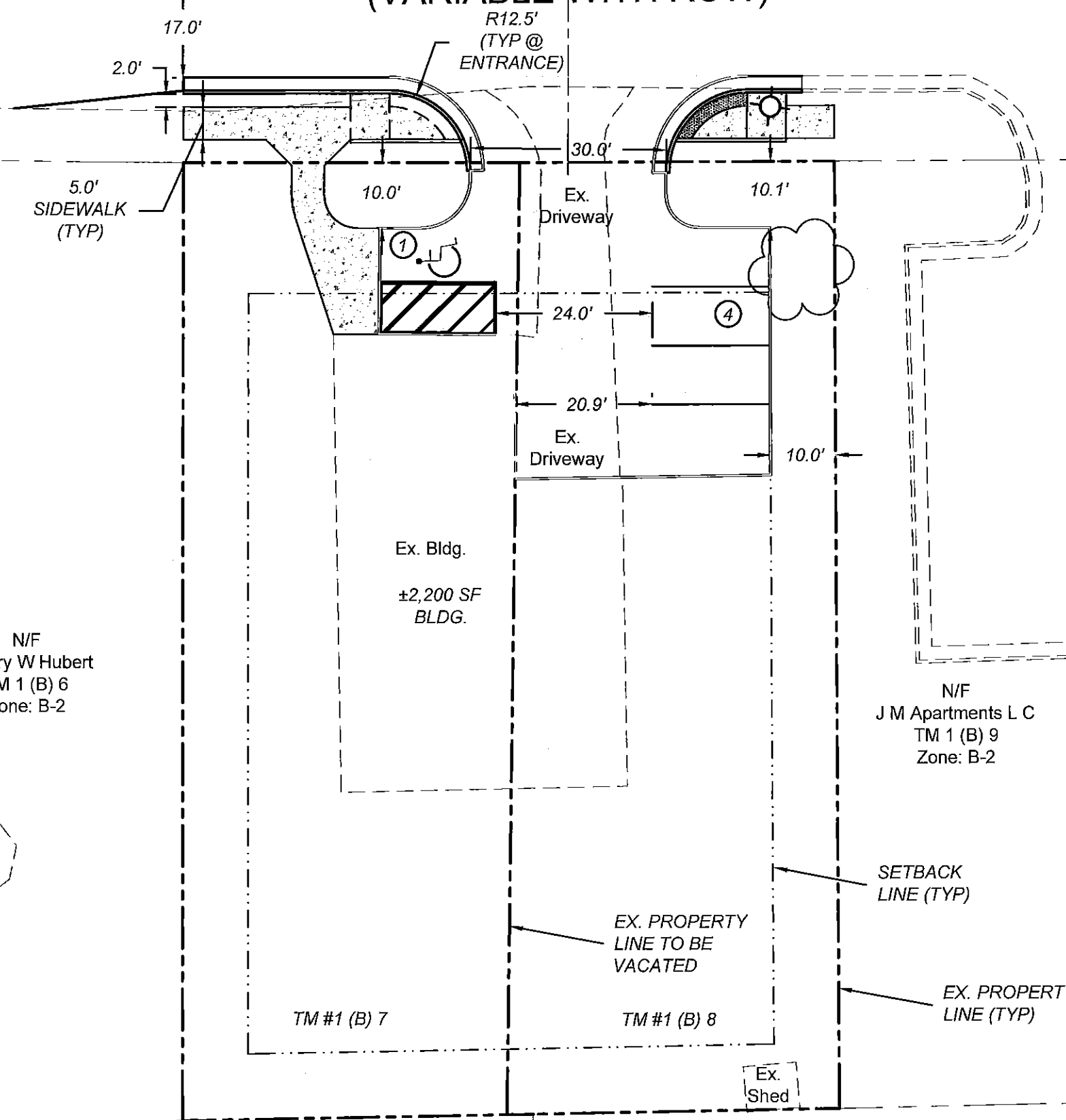
Waynesboro: §5.1. PARKING AND LOADING

Day care (See §10.2.8.B Includes nursery school and preschools): 1 space per employee

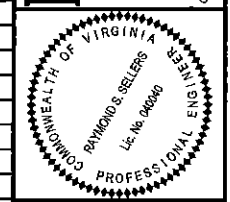
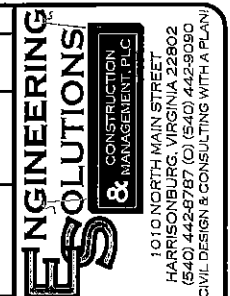
Woodstock: Sec. 90-387. - Offstreet parking—Generally.

(i) *Nurseries, schools, etc.* For public or private nurseries, day care facilities, kindergartens or elementary, intermediate or high schools, there shall be provided one parking space for each teacher, employee or administrator, whether full- or part-time, whose activities are conducted between the hours of 8:00 a.m. and 4:00 p.m., in addition to the requirements of the auditoriums. In addition, high schools shall provide one parking space for every 20 students for the maximum rated capacity of the school, as determined by the school board.

SOUTH GATE COURT (VARIABLE WITH ROW)



BRIDGEWATER MONTESSORI SCHOOL SITE DATA	
PROPERTY OWNER:	FRED & CAROL SHOWKER 363 DICES SPRINGS ROAD WEYERS CAVE, VA 22846
DEVELOPER:	BRIDGEWATER MONTESSORI c/o DAVE JAHNE 420 COLLEGE VIEW AVE. BRIDGEWATER, VA 22812 (540) 300-1304
ENGINEER:	ENGINEERING SOLUTIONS & CONSTRUCTION MANAGEMENT, P.L.C. 1010 NORTH MAIN STREET HARRISONBURG, VA 22802 CONTACT: SCOTT SELLERS, PE (W) (540) 442-8787 (F) (540) 442-9090
TAX MAP #	1 (B) 7 & 8
PARCEL (DBPG)	070
TOTAL LOT ACREAGE:	0.17 & 0.17 - TOTAL = 0.34
TOTAL LAND DISTURBED:	10,000 SF (1.56 AC)
ZONING:	B-2
BUILDING SETBACKS:	FRONT: 30 FEET SIDE: 10 FEET REAR: 10 FEET
MAXIMUM BUILDING HEIGHT ALLOWED:	75 FEET
BUILDING HEIGHT:	28 FEET
EXISTING USE:	COMMERCIAL - OFFICE
PROPOSED USE:	PRE-SCHOOL
EXISTING FLOOR AREA:	2,200 SF (APPROXIMATE)
BUILDING USE GROUP:	E
BUILDING CONSTRUCTION TYPE:	V-B
TOPOGRAPHIC / BOUNDARY SURVEY:	
DATUM:	
FLOOD PLAIN INFORMATION:	THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON FIRM MAP NUMBER 51165C0392B EFFECTIVE FEBRUARY 6, 2008.
HYDROLOGIC UNIT CODE:	PS22 - BLACKS RUN
PARKING	
PROPOSED USE:	PRE-SCHOOL
PARKING BASED ON:	ONE SPACE FOR EVERY 200 SF
TOTAL PARKING REQUIRED:	11
TOTAL PARKING PROVIDED ON-SITE:	5 (1 ADA VAN ACCESSIBLE)



CONCEPTUAL LAYOUT
5 PARKING SPACES

BRIDGEWATER MONTESSORI SCHOOL
15 SOUTH GATE COURT
HARRISONBURG, VIRGINIA 22801

Revision	Date	Requested By

SCALE: 1" = 100'
PROJECT NUMBER: 15-2001-1
DATE: 02/05/2015
SCALE: 1" = 20'
DRAWN BY: ss/jj
CHECK BY: -