



City of Harrisonburg, Virginia

Department of Planning & Community Development
409 South Main Street
Harrisonburg, Virginia 22801
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To: Kurt Hodgen
From: Planning Commission and
Adam Fletcher, Director – Department of Planning and Community Development
Date: January 10, 2017
Re: Special Use Permit – 831 Grant Street (Major Family Day Home)

Summary:

Public hearing to consider a request from Carletta Walker with representative Karita Burrill for a special use permit per Section 10-3-34 (6) to allow a major family day home in the R-1, Single-Family Residential District. A major family day home can have five to 12 children under the age of 13, exclusive of any children who reside in the home. The 7,840 +/- square feet property is located at 831 Grant Street and is identified as tax map parcel 39-G-5.

Background:

The Comprehensive Plan designates this area as Low Density Residential. This designation states that these areas consist of single family detached dwellings with a maximum density of 1 to 4 units per acre. Low density sections are found mainly in and around well established neighborhoods and are designed to maintain the existing character of neighborhoods and to provide traditional areas for home ownership.

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

Site: Single-family dwelling, zoned R-1
North: Single-family dwellings, zoned R-1
East: Single-family dwellings, zoned R-1
South: Single-family dwellings, zoned R-1
West: Single-family dwellings, zoned R-1

Key Issues:

The applicant is requesting a special use permit per Section 10-3-34 (6) of the Zoning Ordinance to allow a “major family day home” (MFDH) within the R-1, Single Family Residential District. MFDHs are defined by the Zoning Ordinance as: *A child day care program offered in the residence of the provider or the home of any of the children in care for five (5) through twelve (12) children under the age of thirteen (13), exclusive of any children who reside in the home, when at least one (1) child receives care for compensation.* The subject property is situated mid-block along the western side of Grant Street, between 4th Street and Rockingham Drive, and is part of the Holiday Hills Subdivision.

Presently, the applicant operates a “minor family day home” within the home located on the site. A “minor family day home” is allowed through the home occupation permit process and is defined in the Zoning Ordinance as: *A child day care program offered in the residence of the provider or the home of any of the children in care for one (1) through four (4) children under the age of thirteen (13), exclusive of any children who reside in the home, when at least one (1) child receives care for compensation. No*

conditions more restrictive than those imposed on residences occupied by a single-family shall be imposed on the day home. The applicant desires to increase the number of children cared for in the home from four to twelve, and is working with the Virginia Department of Social Services (VDSS) to achieve full state licensure.

The applicant opened Rita's Bright Beginnings in March 2014, with hours of operation from 6:00 am until 6:00 pm. The facility is described as a large area for indoor play, with daily learning activities, and lots of back yard space with play areas, swings, bikes, and other activities. Currently, the children, of ages two and above, arrive between 6:50 – 7:30 am. Patrons park their vehicle in the driveway and walk their child to the back of the home for drop-off inside at the day home entrance. The driveway is large enough to fit two vehicles in addition to the applicant's vehicle, and parking is also available along Grant Street. The hours of operation and facility size are not conditions of the SUP and may change at times.

As noted above, the applicant desires to have the maximum of 12 children enrolled in the MFDH. Based upon the number enrolled and their ages, an additional care provider may be required and, if approved and licensed, the applicant hopes to have an assistant in the near future.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- (a) Approve as requested;
- (b) Approve with conditions;
- (c) Deny the request.

Community Engagement:

As required, the request was published in the local newspaper twice advertising for Planning Commission's public hearing for the special use permit. The advertisement was published as shown below:

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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 does not foresee any negative impact in approving this application and recommends alternative (a), which supports approval of the special use permit as requested.

Attachments:

- 1. Site maps (2)
- 2. Application, applicant letter, and supporting documents (5)

Review:

Planning Commission recommend approval (6-0) of the SUP for 831 Grant Street (Major Family Day Home) as presented by staff.