



**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

1451 College Ave Harrisonburg VA 22802 051-I-21 7,199 sq feet acres or sq.ft.
Property Address Tax Map Total Land Area (circle)

Existing Zoning Classification: R-2 Residential District

Special Use being requested: Family Day Home, major

PROPERTY OWNER INFORMATION

Flor Bautista 347-779-4663
Property Owner Name Telephone
1451 College Ave asuzena27@yahoo.com
Street Address E-Mail
Harrisonburg VA 22802
City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Owner's Representative Telephone
Street Address E-Mail
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.

Flor Bautista 12-28-2023
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

1/4/20 Total Fees Due: \$ 455
Date Application and Fee Received Application Fee: \$425.00 + \$30.00 per acre
[Signature]
Received By

ArcGIS Web Map



1/2/2024, 11:46:21 AM

2022_Imagery

Red: Red

Green: Green

Blue: Blue

Lot Boundaries

Parcel Boundaries

Streets

Local Streets

Addresses



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City of Harrisonburg

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01/02/2024

To Harrisonburg City Council and staff:

My name is Flor Bautista and I am seeking a Special Use Permit for a Major Family Day Home. I bought my home on 1451 College Ave on August 12, 2022. I was born to be a child care provider, ever since I was in third grade I knew that teaching would be my career. I'm passionately committed to the care of children. I am currently a Head Start teacher, I am dedicated to my role as an early childhood educator in providing my students with a loving, caring high quality education. I have a vision that one day I will have my small preschool which will be named Little Miracles. Every business starts small and some day I will have my small center to continue providing care. Every child is a miracle that gives parents so much joy, and finding a trustworthy place for the families is so important and I want to be a part of that. My daycare will be a safe, trustworthy environment for my children and families. Families will feel at ease in leaving their child with me. I am a mother of 3 wonderful boys who are growing too fast. As a teacher I am blessed to have the same schedule as they do, but not all families have it the same and I understand the need for child care.

My proposal to families, if all goes well, is to run the daycare from Monday through Friday from 7:30-4:30 and to communicate with them throughout the day as needed. My plan is for families to park on the side of the street or on the driveway to drop off their child through the basement entrance. The plan is to care for a maximum of 12 children without hiring any employees at this point. I'd run my daycare in my basement and provide the children with a structured learning environment with plenty of playtime indoors and outdoors to support their social, emotional, cognitive and physical development. I ask of you to grant me this permit to start this new journey in my life.

Sincerely,

Flor Bautista



City of Harrisonburg, VA
Department of Public Works

**Determination of Need for a
Traffic Impact Analysis (TIA)**

www.harrisonburgva.gov/traffic-impact-analysis

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:	Flor Bautista		
Telephone:	347-779-4663		
E-mail:	asuzena27@yahoo.com		
Project Information			
Project Name:	Family Daycare/preschool (Little Miracles)		
Project Address:	1451 College Avenue		
TM #:	051-I-21		
Existing Land Use(s):	Single Family Housing		
Proposed Land Use(s): (if applicable)	Day Care Center		
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input checked="" type="radio"/>	Rezoning <input type="radio"/> Preliminary Plat <input type="radio"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	I will be using part of my basement to service families in caring and teaching their kids. I will also use my back yard to give students recess/outside learning.		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	8		
PM Peak Hour Trips:	8		

(reserved for City staff)

TIA required? Yes _____ No TM

Comments:

Accepted by: Zenith Mason

Date: 12/12/2023

Peak Hour Trip Generation by Land Use

Row	ITE Land Use		ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	Day Care Center	555	Students	12	9	9
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					9	9
8	Existing #1	Single Family Housing	210	Dwelling Units	1	1	1
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					1	1
15	Final Total (Total New – Total Existing)					8	8

Instructions

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

- 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.
- Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
- 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.
- Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
- 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.