

Special Use Permit Application Narrative

Generations Montessori School

A narrative of the project proposal, including its public need or benefit:

We hope to establish a licensed Montessori School at the existing Broadus Memorial Church site beginning in the 2016-2017 school year. In the first year, the school will serve children from 2-20 months old. There is not a current Montessori School in town that serves this population. In the second year, we hope to offer an additional class for toddlers, and the following year we would like to add a class for children between 3 and 6 years old. In the first year, we will accept no more than 15 students. During the second year, we hope to add 12 children in the toddler class. By the third year, the school would be considered full with 45-50 students between the three classes. We plan to operate on the typical school year calendar, with children arriving at 9:00AM and leaving no later than 5:30 PM. Throughout the year, there may be a few after hour events for parents.

Outside of the school calendar, we would also like to offer clubs, enrichment days, and summer camps. We plan to offer a cooking club once a month for children between the ages of 3 and 12 years old. Enrichment days would be offered during the school year, on scheduled school holidays. This would provide an alternative social and academic environment for children with working parents. During the summer, we hope to offer day camps. We plan to provide offerings for children to cook, do music, and explore the fields of science, technology, engineering, arts, and mathematics. Again, students would arrive at 9:00AM and leave the site by 5:30 PM. With the scope of the new and current housing developments in the 20 North and Pantops areas, we believe that this project will serve the community well.

A narrative of the proposed project's consistency with the comprehensive plan; including the land use plan and the master plan for the applicable development area:

This parcel is designated Urban Density Residential in the Pantops Master Plan which calls for residential uses at a density of 6-34 units per acre as well as institutional uses such as places of worship, public and private schools, and early childhood education centers including day care centers and preschools. As a proposed private school, we believe that our project fits well within these guidelines.

- Parts of this parcel are also designated as Greenspace, which includes stream buffers, floodplain, steep slopes and other environmental features. Typically only passive recreation will occur in these areas or greenway trails.
- The proposed private school is consistent with the Comprehensive Plan; staff recommends that the greenspace areas shown on comp plan, including the existing tree canopy and landscaping on the site not be disturbed for the proposed use.

A narrative on the proposed project's impacts on public facilities and public infrastructure:

Water & Sewer:

We are currently in contact with the Health Department to confirm that the existing water and sewer system can accommodate the additional use.

Traffic:

We have commissioned an engineer to conduct a Left Turn Warrant. They should confirm that a left turn lane is not necessary and the existing entrance is the required 470 ft from

the entrance to Cascadia.

Building & Grounds:

We are not planning to do any site upgrades to the building. Outside, there is a small fenced in area with an existing play structure suitable for older children. We hope to add a small, age-appropriate, play structure for the younger children in this same fenced in area.

Parking:

50 children x 1 parking space/10 children = 5
parking spaces

15 instructors x 1 parking space/1 instructor = 15 parking
spaces

Total: 20 parking spaces

There are 3 tiers of parking at Broadus Memorial Church. Between the three lots, there are 64 general use parking spaces. At maximum capacity, the school would only require 20 parking spaces. The current parking is more than adequate.

A narrative on the proposed project's impact on environmental features:

We understand that there is a stream buffer that runs through the property. We plan to respect this boundary as well as all Greenspace around the church. We will gladly adhere to the staff recommendation to not disrupt the tree canopy or any existing landscaping.