

Docket No. 21-CUP-0049

Proposed Conditional Use Permit to allow a Private
Institutional Use in the R-4 zoning district on
property located at 13715 Reamers Road

c/o Sandcastles, Inc.

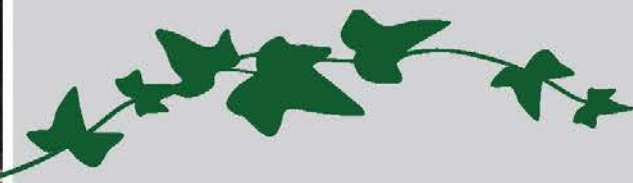
Attorneys: Bardenwerper Talbott & Roberts, PLLC

Land Planners, Landscape Architects, and Engineers: Mindel Scott & Associates, Inc.



IVYBROOK _____ ACADEMY®

HALF DAY PRE-SCHOOL



MISSION

We believe children are individuals whose strengths and gifts should be valued and nurtured. Children should be active participants in their learning and their natural curiosity cultivated. This is best achieved through a hands-on, discovery-based approach to learning. We believe that this approach provides children with the flexibility to research, inquire about, and reflect on the world around them.

View our company video at:

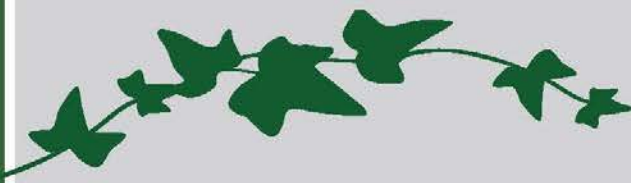
<https://vimeo.com/user76391061/ivybrookacademy>



IVYBROOK ACADEMY INTERIOR ELEMENTS



The interior of an Ivybrook Academy consists of 6 classrooms with restrooms, 2 offices, lobby and staff break room.



WHY?

Perhaps one of the biggest defining characteristics of Ivybrook Academy is the WHY behind our approach to early childhood education. The answers to our WHY are predicated on our school philosophy and our program goals and objectives. We have built our unique program around our mission statement and educational philosophy and this design, coupled with our ongoing commitment to meeting our program goals and objectives, exists to ensure that quality education is available to all children and families in our surrounding communities.

Our Mission

Ivybrook Academy was created and exists to provide a progressive approach to early childhood education which values students' individual voices within our vibrant community and cultivates compassionate citizens who find joy in learning.

OUR PHILOSOPHY

At the core of HOW Ivybrook Academy operates is our school philosophy which includes the following beliefs:

- Children are individuals whose strengths and gifts should be valued and nurtured
- Children should be active participants in their learning and their natural curiosities should be cultivated
- Children learn most effectively through a hands-on discovery-based approach to learning
- This approach provides children with the flexibility to research, inquire about, and reflect upon the world around them
- Strong partnerships between families and committed educators are essential for success
- An ideal early learning environment consists of opportunities for children to explore, create, solve problems, and work collaboratively with others
- Our school is committed to designing authentic experiences for our children by drawing from the learning approach of Montessori, the experiences of the schools in Reggio Emilia, and the tenets of Multiple Intelligence research

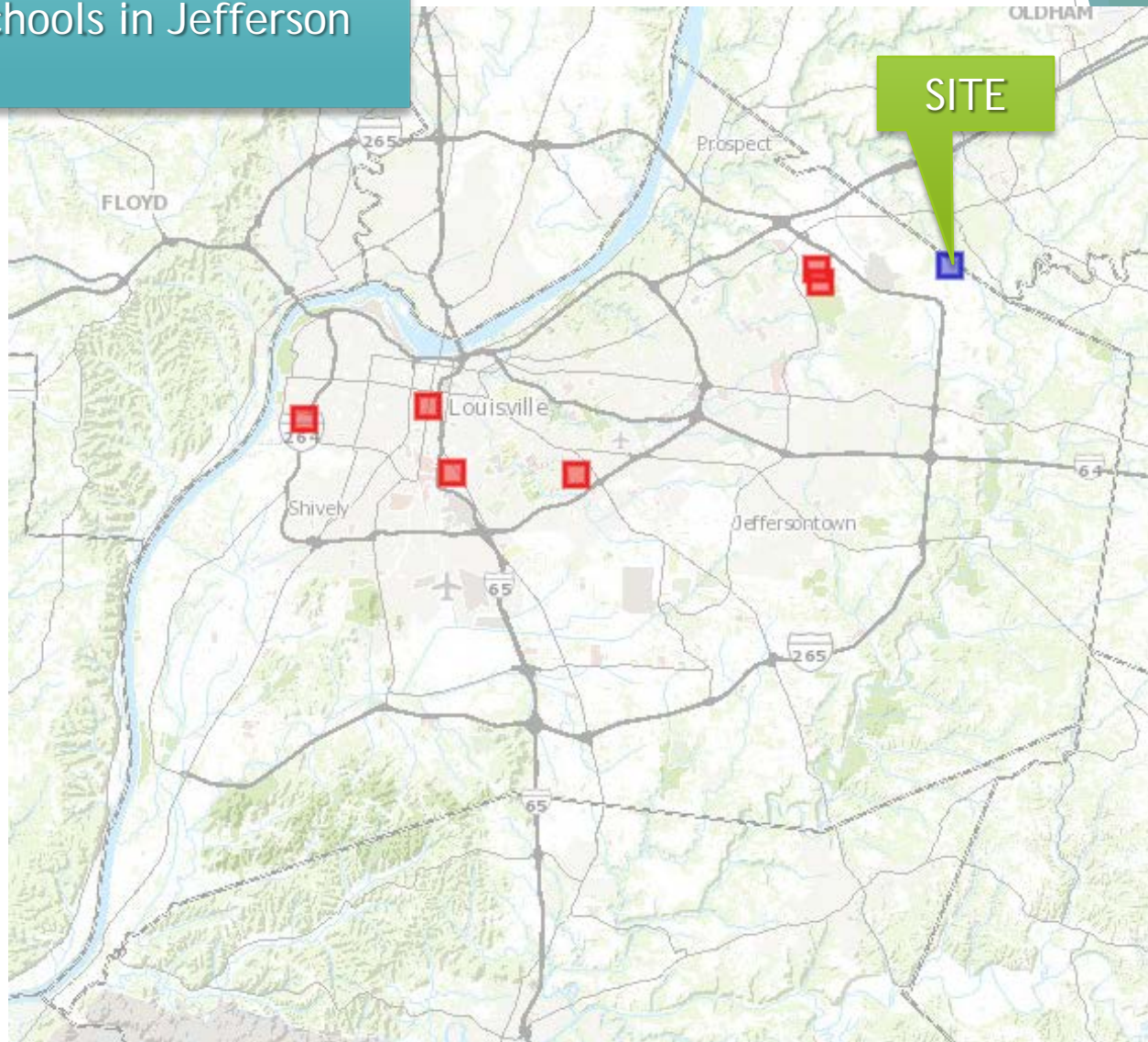
OUR PROGRAM GOALS AND OBJECTIVES

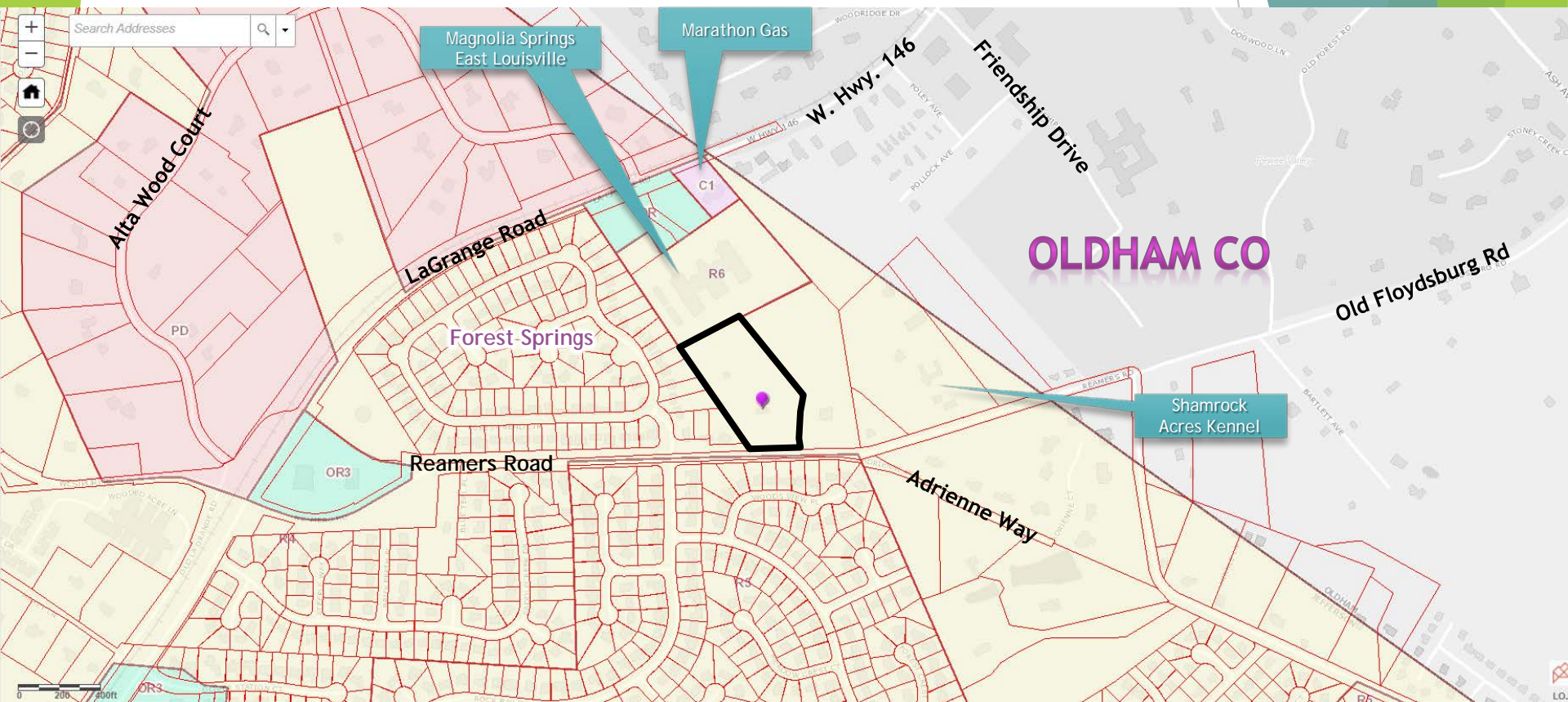
Our program was uniquely and intentionally designed for our staff, students, and families to:

- **ENHANCE** children's cognitive, social/emotional, and physical development in a developmentally appropriate manner and setting
- **PROVIDE** a safe a nurturing environment for our children and families
- **RECOGNIZE** that educators, families, and communities are all essential elements in a child's development and to provide opportunities for these elements to interact and collaborate

Another element that is essential to the success of your Ivybrook school is your staff's mentality and commitment to excellence in service to their students, families, and community.

Red squares are locations other
Montessori Schools in Jefferson
County







Magnolia Springs East
Louisville

Marathon Gas

OLDHAM CO

Shamrock
Acres Kennel

Forest Springs

Forest Springs

Saddlebrook

LaGrange Road

Forest Bend Circle

Reamers Road

Adrienne Way

Search Addresses

Magnolia Springs
East Louisville

OLDHAM CO

SITE

Forest Bend Circle

Reamers Road

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Magnolia Springs
East Louisville

OLDHAM CO

Forest Bend Circle

Reamers Road

OLDHAM CO

LaGrange Road

Magnolia Springs
East Louisville

Forest Bend Circle

Reamers Road

Neighborhood Meeting Letter

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

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March 17, 2021

RE: Neighborhood meeting for a Conditional Use Permit (CUP) to allow a Private Institutional Use in the R-4 zoning district on property located on the north side of Reamers Road at 13715 Reamers Road

Dear Neighbor:

We are writing to notify you about an upcoming "neighborhood meeting" regarding the above referenced project. Because of the COVID-19 emergency orders requiring and/or recommending social distancing, the neighborhood meeting will be held virtually. The details are set forth in this letter and the supporting attachments. If you cannot obtain access to the virtual meeting, we may be able to assist you in that regard or otherwise assure a telephone or in-person conversation.

Our client, Sandcastles, Inc. is seeking a CUP on the property referenced above. The applicant is proposing to build a 1-story, 6,378 sf building for a private Montessori school on approximately 5.33 acres. The existing 2-story home will be preserved on the site and may be repurposed in the future. A plan for pre-application review was filed with the Metro Planning and Design Services (PDS) on March 8, 2021. The case number is **21-CUPPA-0023** and Zachary Schwager is the case manager.

The virtual meeting will be held on **Wednesday, March 31st** beginning at **6:30 p.m.**

Enclosed for your review are the following:

1. The development plan sheet
2. LOJIC site location zoning map sheet showing the location of the site
3. Detailed summary sheet of the project
4. Contact information sheet
5. Instruction sheet on how to join the virtual meeting.
6. Information sheet on how to obtain case information online from PDS' online customer service portal.
7. PDS' "After the Neighborhood Meeting" sheet

If you are unable to attend the virtual meeting, or have any questions or comments, please feel free to email or call me, or contact the PDS case manager listed on the attached contact information sheet.

We look forward to our opportunity to visit virtually or by phone.

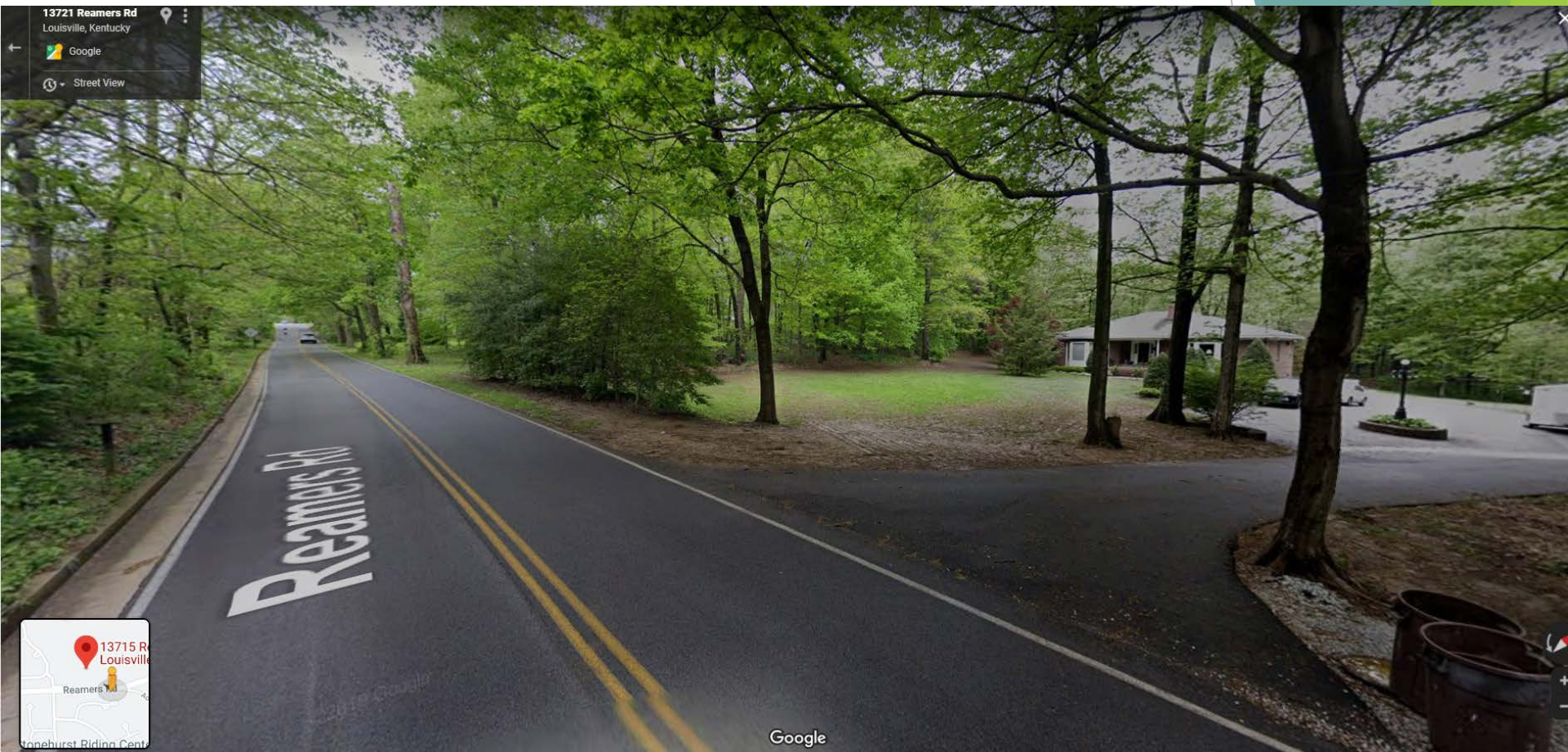
Sincerely,


Paul B. Whitty

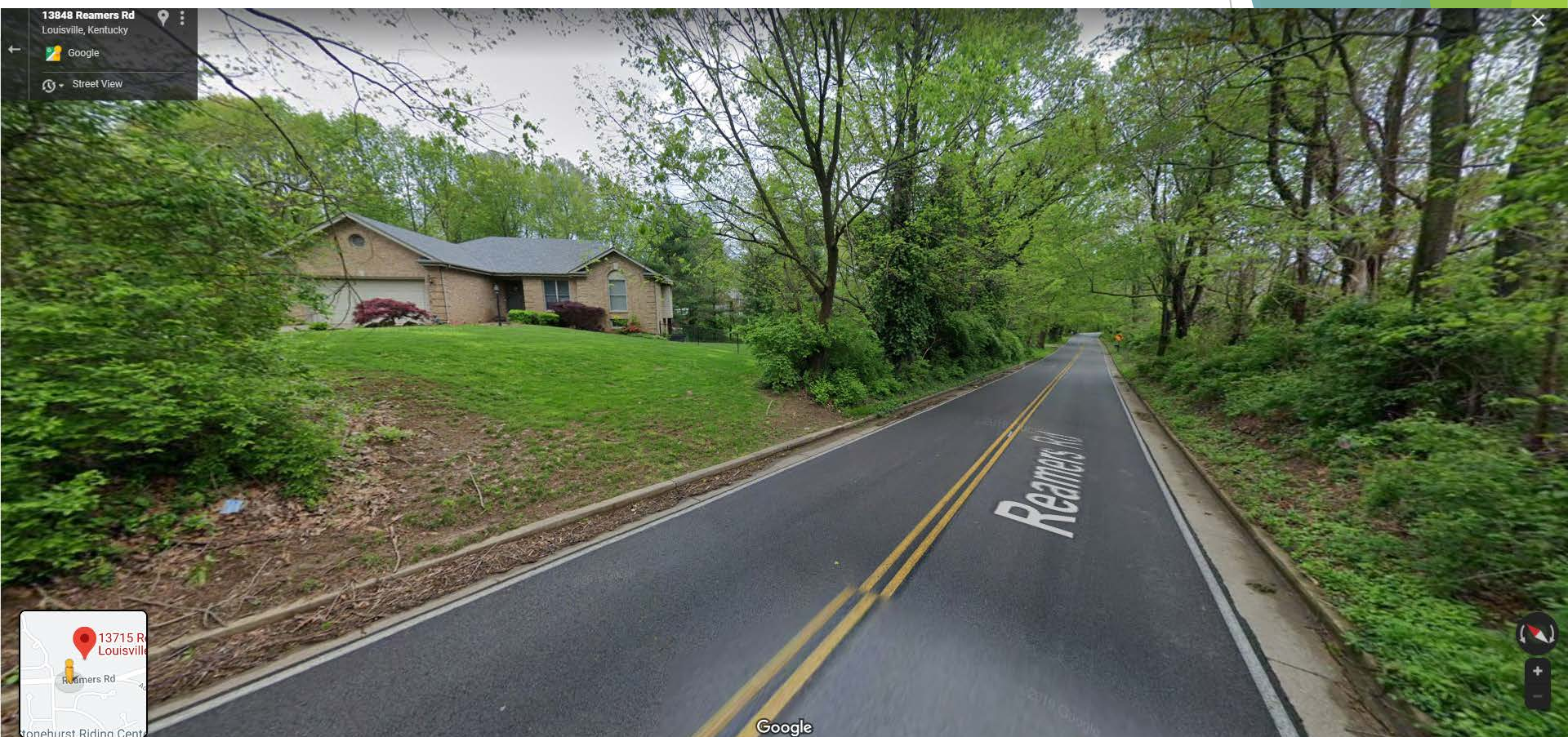
cc: Hon. Markus Winkler, Councilwoman, District 17
Zachary Schwager, Planning & Design Manager with Metro Planning & Design Services
Kathy Linares, engineer & land planners with Mindel, Scott & Associates, Inc.
Carrie Turk, applicant representative with Sandcastles, Inc.



View of site from Reamers Road. Existing house to remain.



Looking west down Reamers Road. View of adjacent residence just east of site.



Looking east down Reamers Road. View of adjacent residence just west of site.











TRAFFIC FLOW

Ivybrook Academy- Myers Park location: 347 North Caswell Street, Charlotte, NC

Our Myers Park location has been in operation since 2017 and is located in a heavy urban area in downtown Charlotte, North Carolina. This is a shared building where Ivybrook encompasses the first floor with a dentist on the second floor. With this parking lot only being (20) spots with half designated to Ivybrook, we utilize a staggered drop off and pick up window to accommodate approximately 40 vehicles over a 40 minute drop off window. This minimizes the impact of traffic as well as that of the neighboring business. In addition to the traffic flow called out previously, the outdoor classroom area is between the building and N. Caswell Street.





HALF DAY PRE-SCHOOL

Ivybrook Academy vs. Daycares

Ivybrook Academy is a half day pre-school that blends the curriculum of Montessori & Reggio Emilia. Ivybrook caters to parents that elect to stay at home to raise their child while also providing them with an educational base and social skill set that is needed prior to entering Kindergarten. Our first year in operation we run a morning only session from 8:30- 12:00noon. Year two we operate our morning session and one or two afternoon sessions based upon demand. As our morning programs can accommodate approximately 50 students (many of which are siblings for transportation purposes), our afternoon session once in operation has 25% less occupancy than that of any morning session as our 2 year old students nap at home in the afternoon.

Drop Off & Pick Up Hours

Morning session from 8:30- 12:00 noon with a staggered drop off and pick up time up to 40 minutes. Afternoon session is from 12:45pm- 4:30pm with equally the same staggered drop off and pick up time but with fewer children.

Ivybrook operation & events

Ivybrook Academy does not offer before or after school care options. Our school opens its doors at 8:15am with school starting at 8:30am and the school closes at 4:30pm. There is never any after hours activities or weekend activities at our facility. The one special event per year at each of our locations is that of graduating class ceremony which is held during the school day hours. At this annual event we anticipate an additional ten parked vehicles in which our neighbor tenant has committed to assist with parking accommodations if needed at all.

Supplemental video links:

- Exterior flyover of our building: <https://vimeo.com/425646726>
- Interior building tour: <https://vimeo.com/314224600>