

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of August 3, 2022

**SUBJECT: SP22-2008; 1301 Morningside Drive; Special Exception Use Site Plan;
A Child's Place, LLC.**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, including an accompanying site plan, finds the petition substantially meet the standards in Chapter 55 (Unified Development Code), Section 5.29.5.D (Special Exceptions) and Section 5.16.2.B (Child Care Center), and therefore approves the A Child's Place, LLC, Special Exception Use for Child Care Center at 1301 Morningside Drive. This approval is based on the following findings:

1. The proposed use will be consistent with the R1C (Single-Family Dwelling) District, which provides for residential use, including special exceptions for religious assembly and child care centers.
2. The proposed use will not adversely impact traffic, pedestrians, bicyclists, circulation, or road intersections based on the location. Morningside Drive provides access to the site, and the proposed use is consistent with the existing and other surrounding uses' traffic impact.
3. The subject site meets the use specific standard for at least 7,500 square feet of lot area and the existing conditions together with the variance for off-street parking granted by the Zoning Board of Appeals meet the standards for off-street parking and on-street drop-off and pick-up spaces
4. A site plan documenting the existing and proposed conditions of the site has been submitted as part of this application.

This Special Exception Use approval is based on the following conditions:

1. Child care is provided for no more than 40 children.

And that the Ann Arbor Planning Commission approves the attached Site Plan which demonstrates compliance with the applicable Special Exception Use standards as no development which would otherwise require site plan approval has been proposed.

SUMMARY:

A request for Special Exception Use approval for a child care center at 1301 Morningside Drive. The child care center will reuse an existing building that was most recently used as a group home. Care will be provided for up to 40 children by 10 caregivers each weekday. No new construction is proposed beyond interior renovations.

STAFF RECOMMENDATION:

Staff recommends that the special exception use be **approved with conditions** because the proposed special exception use is of such location, size and character as to be compatible with the zoning district in which the site is situated; and the location and size of the proposed use, its nature and intensity, the site layout and access, and effect of the proposed use on public services would not be hazardous or inconvenient to the neighborhood nor unduly conflict with the normal traffic of the neighborhood.

LOCATION:

This site is located on the west side of Morningside Drive, in the general vicinity of Miller Avenue and Newport Road. Ward 5.

DESCRIPTION OF PETITION:

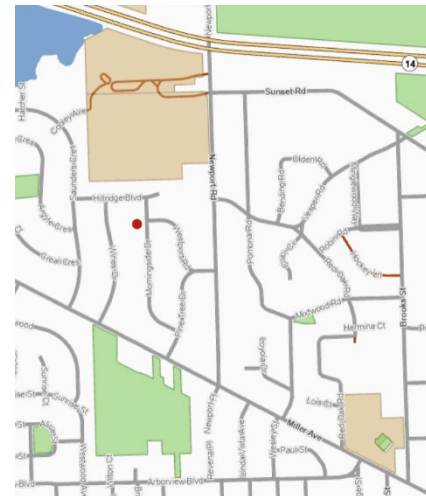
The applicant seeks special exception use approval for a child care center for weekday care for up to 40 children with 10 caregivers.

The proposed site is an existing (approximately) 3,000-square foot building with an attached carport on a 14,000-square foot lot at 1301 Morningside Drive, zoned R1C. The site provides two conforming off-street parking spaces, although five vehicles in all can be accommodated in its carport and driveway when stacked. There are approximately 25 on-street parking spaces within 250 feet of the site. Four on-street spaces are required for drop-off and pick-up needs. Ten off-street vehicle parking spaces are required, one for each state licensed capacity required caregiver. The Zoning Board of Appeals granted a variance for eight off-street parking spaces on July 27, 2022.

Significant site improvements are not proposed. Rooms within the existing building will be renovated and safe play spaces will be created in the side and rear yards.

SPECIAL EXCEPTION USE STANDARDS:

The Planning Commission, in arriving at its decision relative to any application for a special exception, must apply the general criteria for approval provided in Section 5.29.5.D of the UDC, summarized and analyzed below.



- (a) Comprehensive Plan: The [Comprehensive Plan](#) includes 8 elements, adopted individually between 2009 and 2021. Together, the City Comprehensive Plan elements seek to guide the City towards sustainability, conservation, and increasing livability, affordability, transportation choices, and dense, mixed uses on vibrant, active, friendly streets. The proposed child care center provides an essential service for living and working in the City.
- (b) Compatibility with the general vicinity: A child care center for up to 40 children is compatible with the existing building, and compliments the surrounding residential neighborhood. The general vicinity is also compatible with, and complimentary to, care of young children.
- (c) Consistent with the neighborhood and not detrimental: The intensity and character of the child care center are consistent with the neighborhood.
- (d) Parking: The site has two off-street parking spaces for caregivers and a variance has been granted by the Zoning Board of Appeals for eight spaces to satisfy the off-street parking requirements. There is adequate on-street parking for drop off and pick up of children.
- (e) Pedestrian Safety: Public sidewalks, in good condition, are present along Morningside Drive and throughout the neighborhood.
- (f) Vehicular movement and traffic: The design, layout and location of the site and its driveway adequately accommodate the existing and proposed vehicular movement and traffic.
- (g) Natural Features: The proposed child care center will not impact any natural features.

In addition to the general special exception use standards noted above, additional use specific standards are required in Section 5.15.16.2.B for child care centers, including a minimum of 7,500 square feet of lot area, off-street parking for state-required caregiver, and drop-off and pick-up. The proposed application meets all use specific criteria.

Prepared by Alexis DiLeo, City Planner and Chris Cheng, City Planner
Reviewed by Brett Lenart, Planning Manager

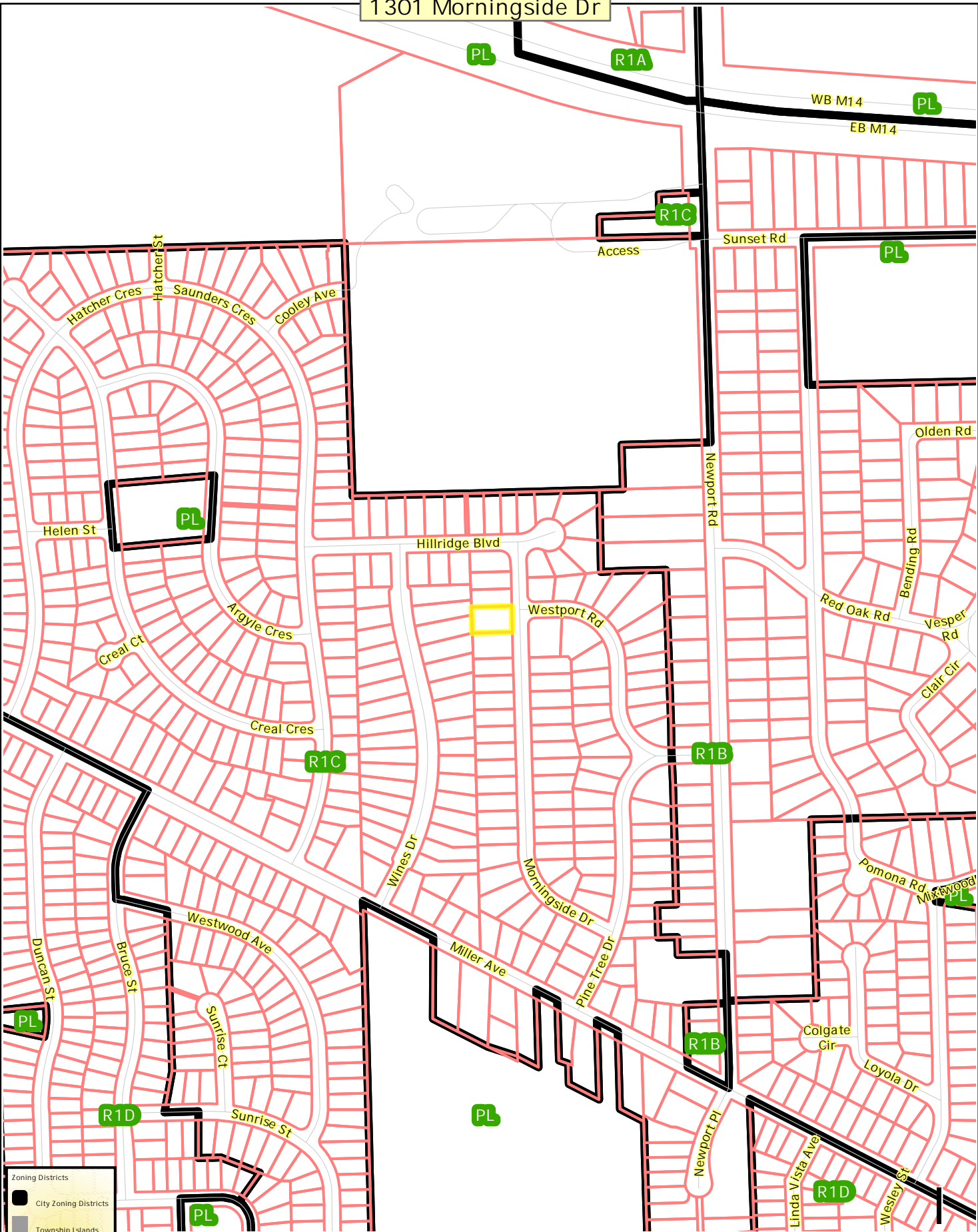
7/28/22

Attachments: Zoning/Parcel Maps
Aerial Photo
Special Exception Use Application
Citizens Participation Meeting Report
Site Plan

c: Applicant, Property Owner – Dave and Pamela Gee, A Child's Place, LLC
(dpall_gee@yahoo.com)

City Attorney's Office
Systems Planning
File No. SP22-2008

1301 Morningside Dr



Zoning Districts




- City Zoning Districts
- Township Islands
- Railroads
- Huron River
- Tax Parcels



Map date: 5/5/2022
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1301 Morningside Dr



 Railroads
 Huron River
 Tax Parcels






Map date: 5/5/2022
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1301 Morningside Dr

Westport Rd

Morningside Dr

City of Ann Arbor

 Railroads
 Huron River
 Tax Parcels



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