



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

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APPLICATION FOR SPECIAL EXCEPTION USE

See www.a2gov.org/planning/petitions for submittal requirements.

TO: Ann Arbor City Planning Commission

We, the undersigned, respectfully petition the City Planning Commission to approve this special exception use request as it relates to the property hereinafter described.

A. Legal Description

(Give or attach legal description and include address of property)

Licensed Child Care Center
2898 Pachard Road
Ann Arbor, MI 48108

B. Petitioner Information

The petitioner(s) requesting the special exception use are: *(List petitioners' name; address; telephone number; and interest in the land; i.e., owner, land contract, option to purchase, etc.)*

Camille Allen
505 Elder Street, Ypsilanti, MI 48197
(734) 352-1142
Rent building for child care center

Also interested in the petition are: *(List others with legal or equitable interest)*

C. Use Request

The applicant requests special exception use approval to permit the following use(s): *(state intended use)*

Child care center

D. Specific Standards

The proposed use is allowed in accordance with the Schedule of Use Regulations, Chapter 55 (Zoning Ordinance), **Section 5.16.2, Paragraph B**. Specify how the project meets all standards cited. Add attachment if necessary.

The child daycare center complies with all standards required for Child Care Centers. The lot area exceeds 7500 square feet; the number of off street parking spaces available exceeds the minimum required for the number of licensed caregivers and for child drop off and pick up. The occupancy of the existing building is sufficient for the child day care center and will not be increased.

E. General Standards

The proposed use or uses shall be of such location, size and character as to be compatible with the appropriate and orderly development of the zoning district and adjacent zoning districts in which the site is situated. Please explain how and to what extent the following standards are met by the proposal:

1. Will be consistent with the general objectives of the City Master Plan.

The childcare center will be operating within an existing building (i.e. church) that has been properly approved and operating in accordance with the City Master Plan.

2. Will be designed, constructed, operated and maintained in a manner that is compatible with the existing and planned character of the general vicinity.

The childcare center will be operating within an existing building (i.e. church) that has been operating and maintained compatibly with the existing character of the general vicinity for decades.

3. Will be consistent with the general character of the neighborhood considering population density, design, scale and bulk; and the intensity and character of activity.

The childcare center will be operating within an existing building (i.e. church) and will be consistent with the general character of the surrounding single-family neighborhood by providing a service that is similar in intensity and character of other previous permitted childcare centers in the surrounding neighborhood that have recently ceased operations. There will be no increases in population density, and no changes to the existing building's design, scale and bulk. The intensity and character of the activity will be similar to that of other activities already conducted by the church.

4. Will not be detrimental to the use, peaceful enjoyment, economic value or development of neighboring property, or the neighborhood area in general.

The childcare center will be operating within an existing building (i.e. church) and will not affect the use, peaceful enjoyment, economic value or development of the adjacent City park or the two neighboring single family residences over 300 feet to the east.

5. Will not have a detrimental effect on the natural environment.

The childcare center will be operating within an existing building (i.e. church) and will not have any detrimental affect on the natural environment.

6. The location of and access to off-street parking and the safe provision for pedestrian traffic.

The childcare center will be operating within an existing building (i.e. church) that does not have access to off street parking as Packard Road does not permit off-street parking at this location. There is a non-motorized pathway fronting the building that allows for safe pedestrian and non-motorized travel.

7. The relationship of the proposed use to main traffic thoroughfares and to streets and road intersections.

The childcare center will be operating within an existing building (i.e. church) that is accessible from a major arterial road, Packard Road. There are no changes to the relationship of the building use and the adjacent thoroughfare and nearby road intersections.

8. Vehicular turning movements in relationship to traffic flow routes.

The childcare center will be operating within an existing building (i.e. church) and utilizing existing vehicular turning movements and traffic flow routes that are presently utilized by church activities.

9. The intensity and character of traffic and parking conditions on the site and in the general area.

The childcare center will be operating within an existing building (i.e. church) and utilizing the existing parking lot such that the change in intensity and character of traffic and parking conditions will be nominal.

10. The requirements for additional public services and facilities which will be created by the proposed use will not be detrimental to the social and economic welfare of the community.

The childcare center will be operating within an existing building (i.e. church) and will not require any additional public services then those already provided to the building. The social and economic welfare of the community will be enhanced by the new childcare center as it will provide a service in place of two nearby child care centers that recently closed. In addition, it will provide employment to licensed child care givers.

boundaries of the property, the buildings, vehicular use areas, and all requirements set forth in Chapter 57 (Subdivision and Land Use Controls).

The undersigned states he/she is interested in the property as aforesaid and that the foregoing statements are true and correct to the best of his/her knowledge and belief.

Dated: 12-15-2020

Signature: Carroll J. Allen

505 Elder Street

Ypsilanti, MI 48197

(Print name and address of petitioner)

STATE OF MICHIGAN

COUNTY OF WASHTENAW

On this 15th day of DECEMBER, ~~19~~²⁰²⁰, before me personally appeared the above named petitioner(s), who being duly sworn, say that they have read the foregoing petition and by them signed, and know the contents thereof, and that the same is true of their knowledge, except as to the matter therein stated to be upon their information and belief, and as to those matters they believe it to be true.

Signature: Robin M. Campbell

ROBIN M. CAMPBELL
NOTARY PUBLIC, STATE OF MI
COUNTY OF WASHTENAW
MY COMMISSION EXPIRES May 4, 2025
ACTING IN COUNTY OF WASHTENAW

My Commission Expires: MAY 4, 2025



Resident Participation Meeting for Extraordinary Individuals Child Development Center

Date: Saturday, November 14, 2020

Location: New Grace Apostolic Temple

2898 Packard Road, Ann Arbor, MI 48108.

Time: 2 pm – 5 pm

Meeting notices were sent to 435 residents by mail. The notices were mailed on October 30, 2020.

Two residents attended the meeting, which is documented on the attached time sheet.

Information pamphlets were available at the sign in table for residents to keep.

Questions:

1. Are we expanding the existing structure or building a new building?

No. The person didn't realize how much space we currently have.

2. They were concerned about the additional traffic, if we were expanding.

Once he realized that we weren't building, he was fine.

3. Is there a need for a daycare because there are so few children in this community.

Yes. There are neighborhood children, commuters and a variety of others who need childcare.

4. Where would the children play?

On the back side of the building, utilize the parks in the area, and eventually add a play structure.

5. How many children would you have?

The number of children would be based on the final licensing.

6. Hikone and Bryant have a similar program for kids that are at risk. Are we copying their program?

No. This is a new/different program.