

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of April 6, 2021

SUBJECT: Extraordinary Individuals Special Exception Use for Child Care Center (2898 Packard Road)

File No. SEU20-010

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, finds the petition to substantially meet the standards in Chapter 55 (Unified Development Code), Section 5.29.5 (Special Exception Use) and, therefore, approves the Extraordinary Individuals Special Exception Use for a child daycare. This approval is based on the following findings:

1. The proposed use will be consistent with the R1C (Single-Family Residential) District, which provides for related activities including religious assembly and daycare services.
2. The proposed use will not adversely impact traffic, circulation, or streets and road intersections based on the location. Packard Road provides access to the site, and the proposed use is consistent with other surrounding uses' traffic impact.
3. There is an existing site plan approved by City Council in 2000 on file in Planning Services.

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

1. A maximum of 60 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 physical development of the property is proposed.

SUMMARY:

The applicant requests Special Exception Use approval for a Child Care Center in the existing New Grace Apostolic Temple Church building. There will be no changes to the exterior of the building or the existing site. The petitioner is requesting permission for a maximum of 60 children utilizing existing rooms within the church building. Parking will be provided in the church parking lot

STAFF RECOMMENDATION:

Staff recommends the special exception use be **approved** because the proposed 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 south side of Packard west of Platt Road (Ward 3).

DESCRIPTION OF PROJECT:

The applicant is seeking to establish a child day care operation for a maximum of 60 children. The day care operations will utilize existing building rooms and will not result in an expansion of floor area or any exterior changes to the building or site and no site plan is required. Existing conditions are reflected in the approved site plan that is attached. Parking will be provided in the existing parking lot and sufficient room exists for drop off/pick up without conflicting with parking lot movements. Petitioner has verified all site improvements are still in place and will be maintained for compliance.

SPECIAL EXCEPTION USE STANDARDS

The Planning Commission, in arriving at its decision relative to any application for a special exception, shall apply the following standards per Section 5.29.5.D. The standard is provided in bold, the petitioner's response is provided in regular type, and staff comments, if any, are provided in italics. The Special Exception Use application is attached and linked [here](#).

(a) 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. In applying this standard, the Planning Commission shall consider whether the proposed use:

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.

(b) The location and size of the proposed use or uses, the nature and intensity of the principal use and all accessory uses, the site layout and its relation to streets giving access to it, shall be such that traffic to and from the use or uses, the assembly of persons in connection therewith, and the effect of the proposed use on public services and facilities, will not be hazardous or inconvenient to the neighborhood nor unduly conflict with the normal traffic of the neighborhood. In applying this standard the Planning Commission shall consider, at minimum:

6. The location of and access to off-street parking and the safe provisions 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 than 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.

Planning Staff has reviewed all petitioners responses and analyzed them in relation to the Special Exception Use criteria. Staff concludes that the proposed use meets all of the standards listed under Section 5.29.5.D in the Unified Development Code(UDC).

STAFF COMMENTS:

Planning – Staff supports the use of the existing facility for Child Care. The peak hours are offset from the peak hours of the typical church uses. The new child care will operate utilizing existing classrooms and will need no exterior improvements. There is more than enough parking existing on the site to compensate for employees and customers of the facility.

The proposed use is consistent with the single-family zoning district and is consistent with the adjacent land uses of residential and public park. Per requirements of the Citizen Participation Ordinance, the petitioner mailed out postcards to all residents within 500 feet.

As mentioned in the Master Plan, the City should encourage the establishment of mixed uses that are compatible to adjacent residential neighborhoods. Allowing this low intensity day care use to locate adjacent to neighborhoods increases the opportunity for nearby residents to walk or bike to the use. In addition, this site is well served by public transit.

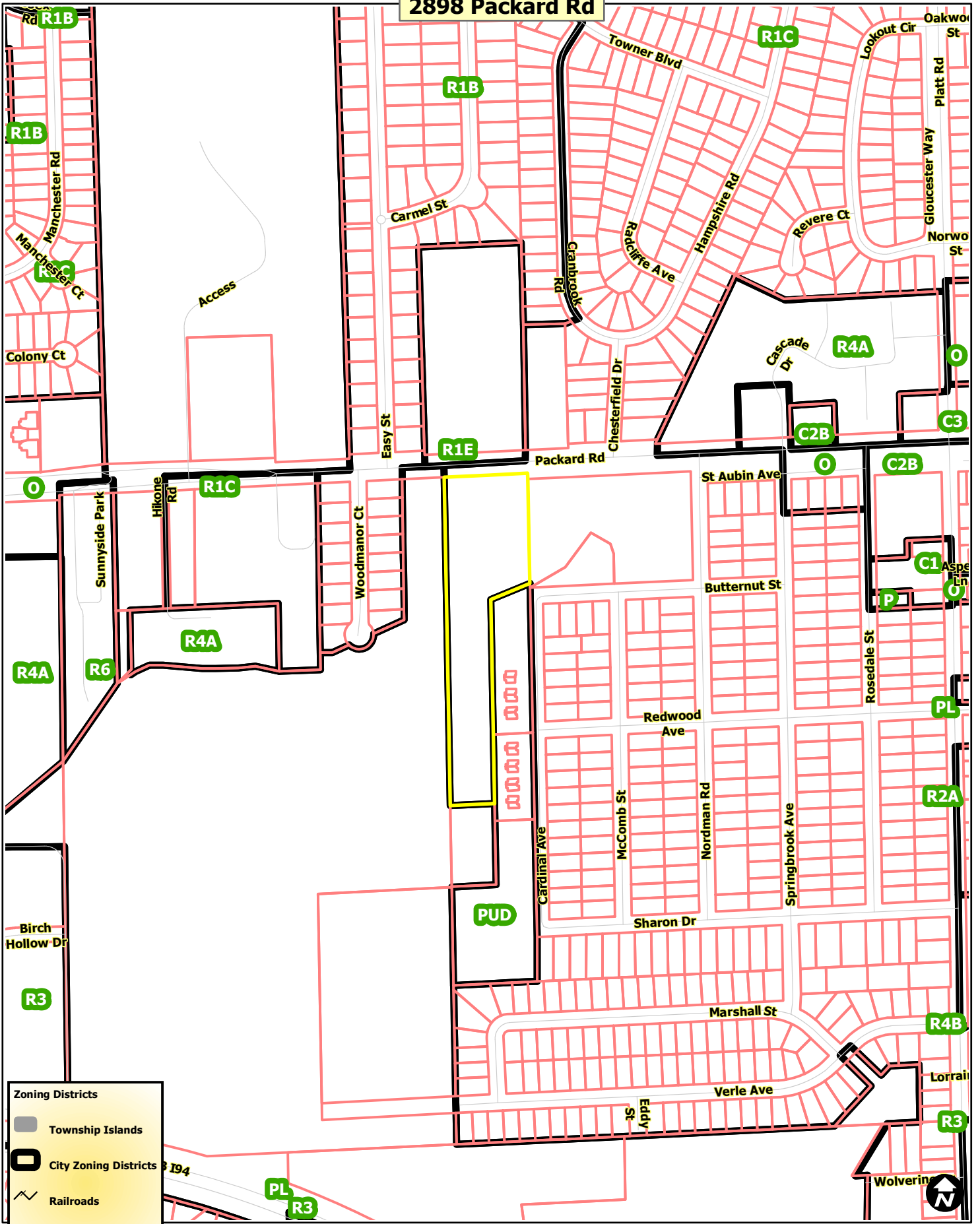
Prepared by Matt Kowalski, City Planner
Reviewed by Brett Lenart, Planning Manager
03/30/21

Attachments: [Special Exception Use Application](#)
[Existing Conditions, Approved Site Plan](#)

c: Petitioner – Camille Allen (505 Elder Street, Ypsilanti, MI 48197 cjustine@umich.edu)
Property Owner – New Grace Apostolic Temple Church (Suffragan Bishop Avery Dumas III,
Pastor, 2898 Packard Road, Ann Arbor, MI)

City Attorney's Office
Systems Planning
File No. SEU20-010

2898 Packard Rd



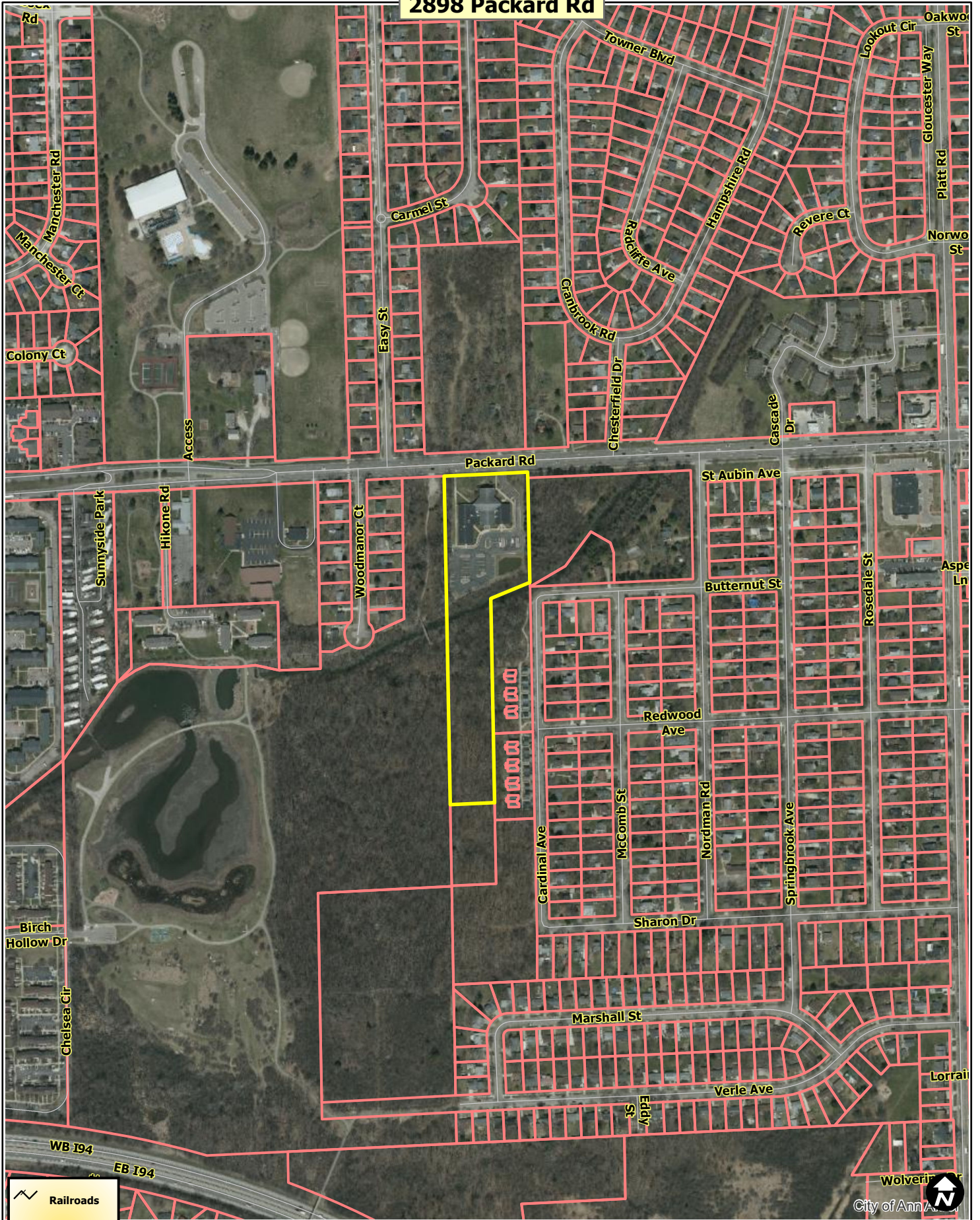
Zoning Districts

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



Map date: 10/6/2020
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2898 Packard Rd



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




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2898 Packard Rd



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