

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of July 19, 2016

**SUBJECT: UnoDosTres Spanish Immersion Preschool Special Exception Use (1500 Scio Church Road)
File No. SEU16-004**

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 (Zoning Ordinance), Section 5:104 (Special Exceptions), subject to (1) a limit of the hours of operation from 7:30 a.m. to 6:00 p.m. Monday through Friday; and (2) a limit of the number of children to 45; and, therefore, approves the UnoDosTres Preschool Special Exception Use.

STAFF RECOMMENDATION

Staff recommends that 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 or the neighborhood.

LOCATION

The site is located at the northwest quadrant of the Scio Church Road and Greenview Drive intersection (1500 Scio Church Road – Westminister Presbyterian Church).

DESCRIPTION OF PETITION

The petitioner seeks special exception use approval to allow a preschool in an R1C (Single-Family Dwelling District) zoning district. Per Chapter 55 (Zoning Ordinance), Section 5:10.2, preschools are permitted as a special exception use pursuant to Section 5:104. The parcel must have a minimum of 7,500 square feet of gross lot area, one off-street parking space for each care giver required to staff the facility at its state licensed capacity, and two off-street or on-street parking spaces for drop-off and pick-up use within 250 feet of the nursery school. The existing 90-space church parking lot will be utilized for the proposed facility. Additionally, four short-term parking spaces are available in the circular drive from Greenview to accommodate drop-off and pick-up.

The petitioner indicates the east wing of the existing Westminister Presbyterian Church will be used for a Spanish Immersion Preschool for children ages 18 months to 5 years. The facility will be licensed to accommodate a maximum of 45 children. The hours of operation will be from 7:30 a.m. to 5:30 p.m. on Mondays through Fridays.

An existing layout plan has been submitted to accompany the special exception use application and to establish a baseline of existing conditions on site. Staff determined this proposal meets the site plan requirements of Chapter 57 (Subdivision and Land Use Control Ordinance).

The petitioner held a neighborhood meeting at the church to discuss this preschool proposal. The petitioner indicated one resident attended and there were not any concerns regarding traffic or preschool use. No additional public have been received at the time this staff report were written.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	R1C (Single-Family Dwelling District)	R1C	R1C
Gross Lot Area	4.43 acres	4.43 acres	7,200 sq ft MIN
Lot Width	256.66 ft	256.66 ft	60 ft MIN
Setback - Front	270 ft / 55 ft / 92 ft	270 / 55 ft / 92 ft	25 ft MIN
Setback – Side(s)	108 ft	108 ft	5 ft MIN
Setback – Rear	-	-	30 ft MIN
Parking – Automobile	90 spaces (existing church parking lot)	90 spaces (existing church parking lot)	19 spaces for max. caregivers + child capacity

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single-Family Residential	R1C (Single-Family Dwelling District)
EAST	Pioneer High School	PL (Public Land)
SOUTH	Single-Family Residential	R1C
WEST	Single-Family Residential	R1C

HISTORY

The existing church structure was constructed in the 1960s, with the fellowship hall addition constructed in the 1990s.

PLANNING BACKGROUND

The West Area Plan recommends single and two-family residential uses.

SPECIAL EXCEPTION USE STANDARDS

General Standards - The Planning Commission, in arriving at its decision relative to any application for a special exception, shall apply the following standards (petitioner's response in regular type, staff's comments in *italic type*):

(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;

Yes.

The UnoDosTres Spanish Immersion Preschool will utilize the existing east wing of the Westminster Presbyterian Church, which fits the nature of the surrounding neighborhood. Nursery schools are permitted use in single and two-family districts with special exception use approval.

The West Area Plan recommends single and two-family residential for this site. The existing R1C zoning is appropriate since it allows nursery schools as a special exception use.

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

Yes.

The proposed preschool will be located within the existing church structure, and will operate consistent with state licensing regulations. The outside appearance of the site is not changing. The petitioner has indicated that a maximum of 10 employees based, on the maximum capacity of 45 children, will be onsite during business hours.

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;

Yes.

The program to be operated at 1500 Scio Church within the existing Westminster Presbyterian Church, for up to 45 children, is consistent with the general character of the neighborhood.

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

Yes, it will not be detrimental to the neighboring property or the neighborhoods area in general.

The petitioner held a neighborhood meeting on July 6, 2016, and did not receive negative feedback regarding the proposed preschool use.

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

Yes, it will not have a detrimental effect 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:

1. The location of and access to off-street parking and the safe provisions for pedestrian traffic;

There is a large parking lot in front of the Church that continues to the west side of the Church with ample parking. These areas will be used for staff and family parking. Additionally, there is a circular driveway with access from Greenview Dr. which will be used for drop-off and pick-up. Pedestrian traffic will not be affected.

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

The Church is on the corner of Scio Church Road and Greenview Drive. Scio Church Road is a main traffic thoroughfare. Greenview Drive is a side street running between Stadium Boulevard and Scio Church Road. Greenview Drive will likely only be used to access circular driveway for drop-off and pick-up.

3. Vehicular turning movements in relationship to traffic flow routes;

Vehicular turning movements into the Church will be consistent with the current traffic flow. There will be no expected changes with the proposal.

The existing driveway curb cuts will continue to be used. No additional curb cuts are proposed.

4. The intensity and character of traffic and parking conditions on the site, and in the general area;

The Church parking lot will be used for staff parking and family parking for drop-off and pick-up, as needed. Drop-off and pick-up will also take place in circular drive, which will have a 5-minute parking time limit.

4. 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.

No additional public services or facilities are expected to be required from what is currently used by the Church.

(c) The standards of density and required open spaces for the proposed use shall be at least equal to those required by Chapter 55 in the zoning district in which the proposed use is to be located, unless a variance is granted.

None required.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Planning – The proposed preschool facility has a 90-space parking lot and a minimum of nineteen spaces are required. The intensity of the preschool use will not change the character of traffic and parking in the area significantly.

Prepared by Christopher Cheng
Reviewed by Ben Carlisle
Lkk07/13/16

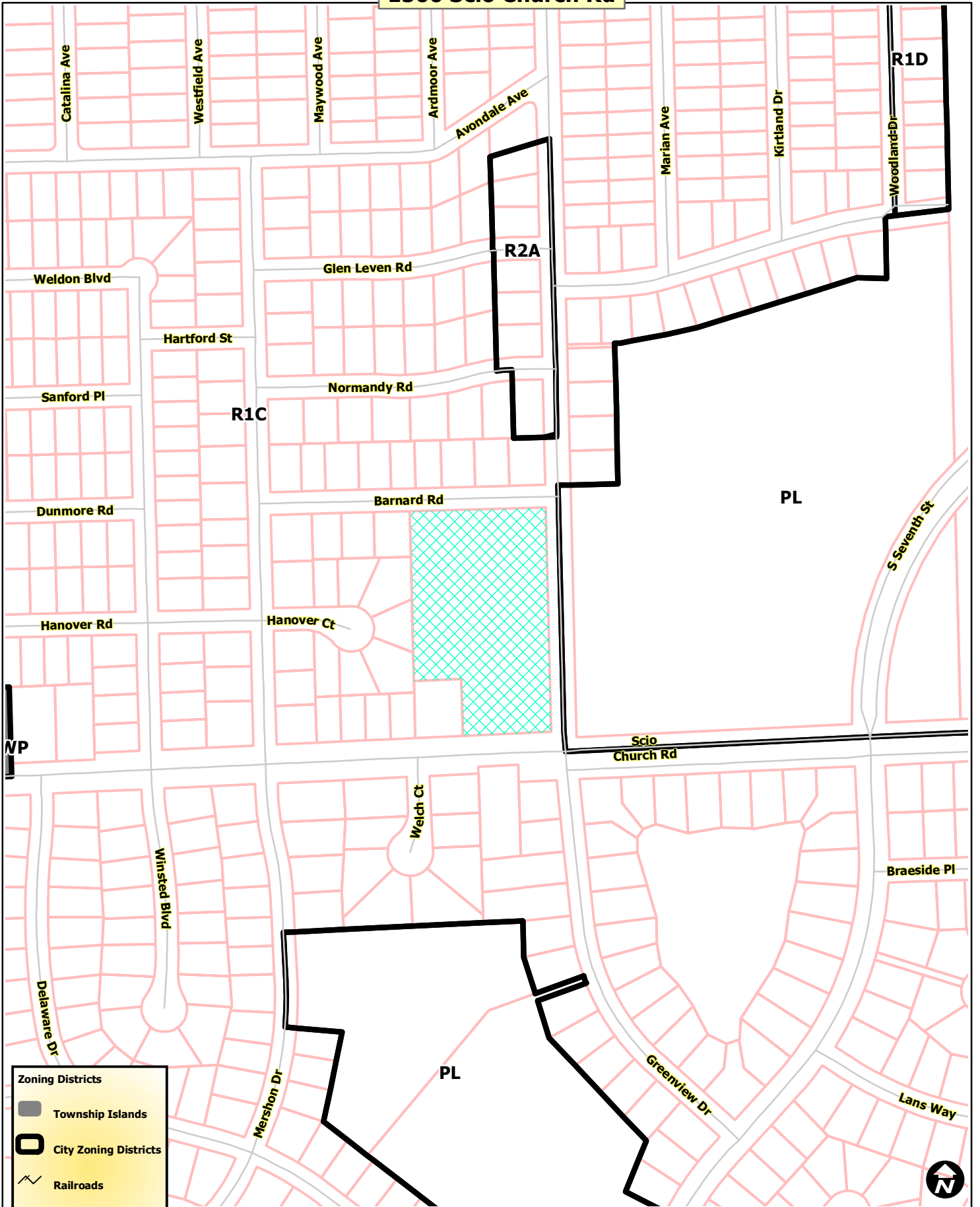
Attachments: Zoning/Parcel Maps
Aerial Photo
Plot Plan

c: Petitioner: Ugo H. Buzzi
UnoDosTres Preschool
3636 Brambledown Way
Ann Arbor, MI 48103

Owner: Westminister Presbyterian Church
1500 Scio Church Road
Ann Arbor, MI 48103

City Assessor
Systems Planning
File No. SEU16-004

1500 Scio Church Rd



Zoning Districts

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





Map date 6/3/2016
 Any aerial imagery is circa 2015
 unless otherwise noted
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1500 Scio Church Rd



-  Railroads
-  Parcels
-  Huron River






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1500 Scio Church Rd



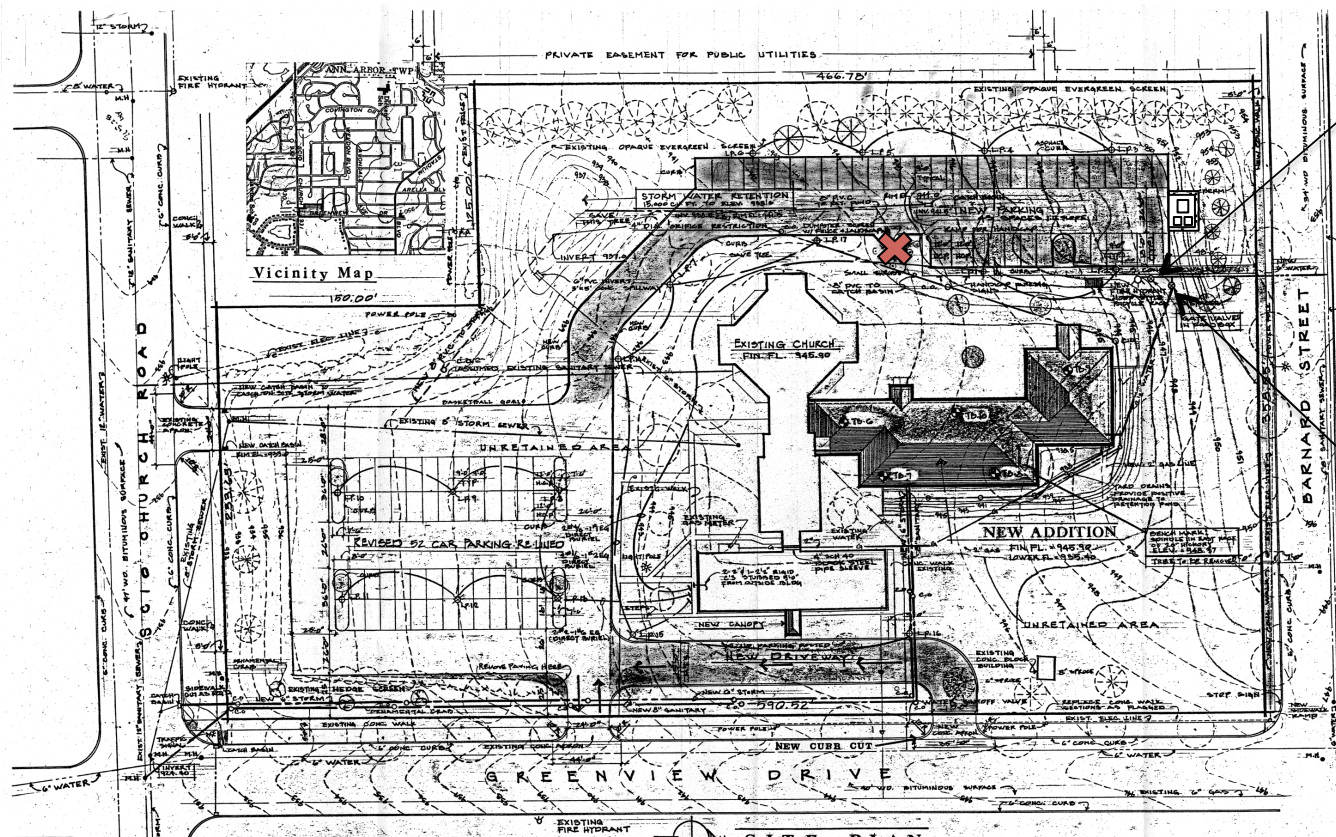
-  Railroads
-  Parcels
-  Huron River



Map date 6/3/2016
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Dumpster size = 54" x 72" x 49.5" Recycling Bins (x2) = 36" x 28.5" x 40.5"
 Dumpster and Recycling Enclosure: 11' x 12' x 6'
 4 feet high bollards, 6 inches in diameter (painted yellow) will be placed at entrance of enclosure and behind dumpster (please see attached schematic)
 Materials: Double Gate = wood; gate pin = metal; Wall = Decorative cement blocks

Does not meet current standards – will be replaced in the event of a repair or replacement

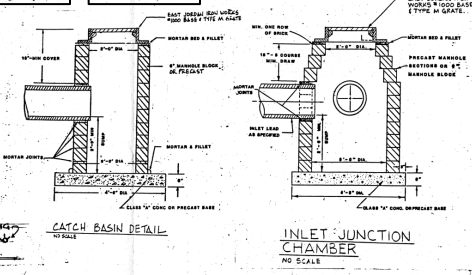


SHEET INDEX

1. TITLE SHEET
2. FINISH DOOR SCHEDULES & DETAILS
3. FOUNDATION FOOTING DRAINAGE PLAN
4. LOWER FLOOR PLAN
5. FIRST FLOOR PLAN DETAILS
6. ELEVATIONS
7. ELEVATIONS WALL SECTION & DETAILS
8. BUILDING SECTIONS & DETAILS
9. WALL SECTIONS & DETAILS
10. ST. ANDREW'S WING WORK & DETAILS
11. STAIR & ELEVATOR DETAILS
12. FIRST FLOOR FRAMING PLAN
13. ROOF FRAMING PLAN
- M1. LOWER FLOOR HVAC & PLUMBING
- M2. FIRST FLOOR HVAC & PLUMBING
- E1. LOWER FLOOR ELECTRICAL & RISER DIAGRAMS
- E2. FIRST FLOOR ELECTRICAL & SCHEDULES

DOMESTIC

NO FDC'S



INFORMATION FOR BUILDING DEPT. TO DETERMINE TYPE OF BUILDING CONSTRUCTION: BOCA: TABLE 501

- 1. 100% OF BUILDING PERIMETER IS ACCESSIBLE UTERRAGE
- 100% MINUS 25% = 75% X 2 = 150%
- TABULAR AREA OF TABLE 501 5840 7/8
- 2. FLOOR TYPE "B" UNPROTECTED (CONCRETE)
- A X CHURCHES HEIGHT AREA W/INS 1.5799(10) 1000 SQ.FT.
- 7.00 SQ.FT X 8.00" = 16000 SQ.FT. (FRAMING 4.55B)
- 3. TOTAL FLOOR AREA OF BUILDING IN NEW ADDITION = 16,000 SQ.FT.
- 100% X 1.500 = 150% IS THE TYPE "B" CONSTRUCTION.

LOG OF TEST BORING

TB-6		TB-7		TB-8		TB-9		TB-10	
GROUNDWATER AT 12.0'		GROUNDWATER AT 12.0'		GROUNDWATER AT 12.0'		GROUNDWATER AT 12.0'		GROUNDWATER AT 12.0'	
SOIL DESCRIPTION	DEPTH	SOIL DESCRIPTION	DEPTH	SOIL DESCRIPTION	DEPTH	SOIL DESCRIPTION	DEPTH	SOIL DESCRIPTION	DEPTH
MOST BROWN CLAYEY TOPSOIL	0.0'	MOST BROWN SANDY TOPSOIL	0.0'	MOST BROWN SANDY TOPSOIL	0.0'	MOST BROWN SANDY TOPSOIL	0.0'	MOST BROWN SANDY TOPSOIL	0.0'
STIFF MOST VARIEGATED SILTY CLAY W/ TRACES OF SAND AND GRAVEL	5.0'	VERY STIFF MOST VARIEGATED SILTY CLAY W/ TRACES OF SAND AND GRAVEL	5.0'	HARD MOST VARIEGATED SILTY CLAY W/ TRACES OF SAND AND GRAVEL	5.0'	VERY STIFF MOST VARIEGATED SILTY CLAY W/ TRACES OF SAND AND GRAVEL	5.0'	HARD MOST VARIEGATED SILTY CLAY W/ TRACES OF SAND AND GRAVEL	5.0'
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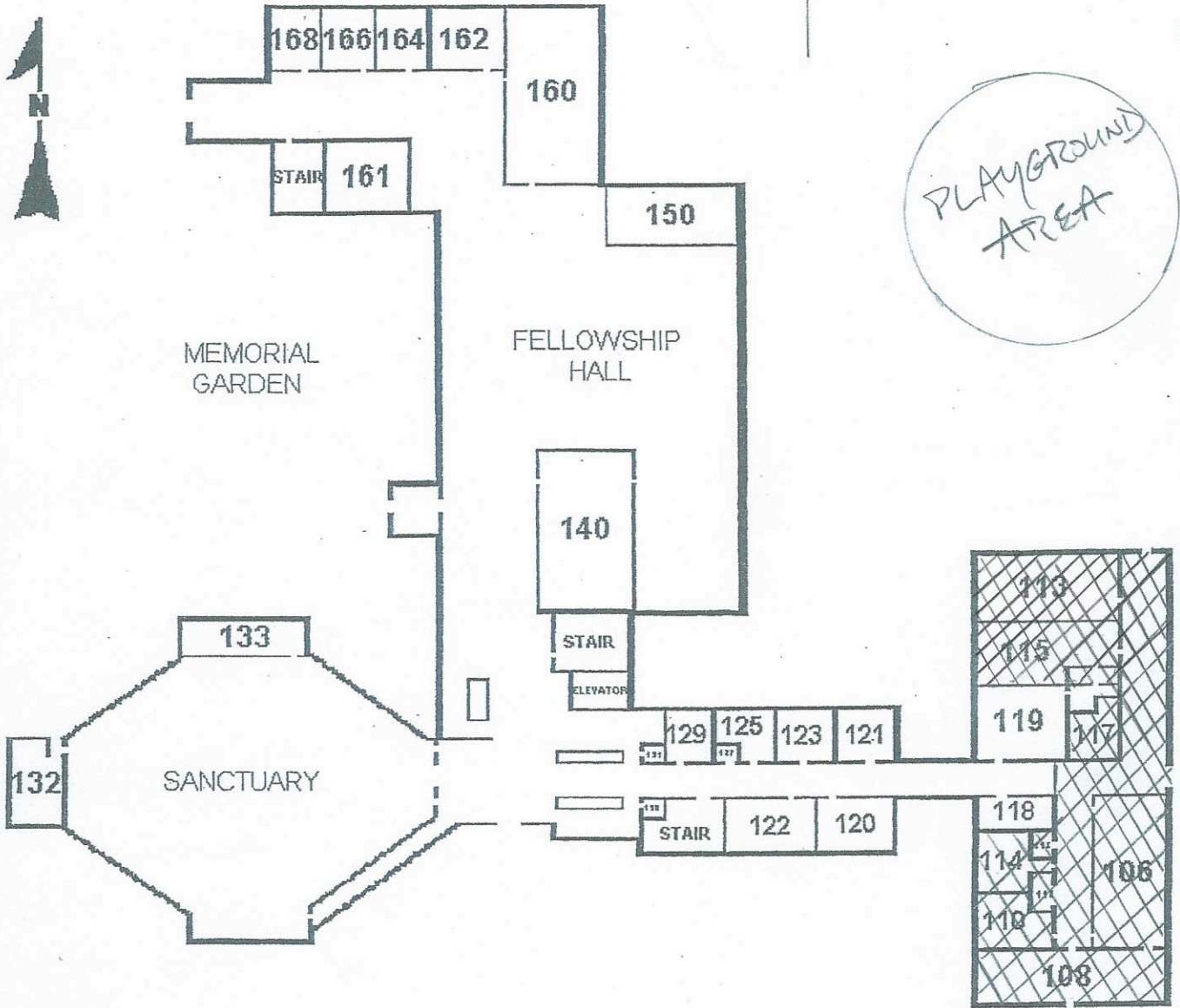
SITE PLAN
WESTMINSTER
PRESBYTERIAN CHURCH

1914 GREENVIEW DRIVE - ANN ARBOR - MICHIGAN
 ARCHITECT: JAMES P. WONG & ASSOCIATES
 8175 PROFESSIONAL DRIVE - ANN ARBOR - MICHIGAN
 CONSULTING ENGINEERS: JAMES PARTRIDGE ASSOCIATES
 925 SOUTH ADAMS ROAD - BIRMINGHAM, MICHIGAN - NOV. 25, 89

EXHIBIT A

↑ NORTH

GREENVIEW



"PREMISES" MARKED WITH DIAGONAL LINES

SCIO CHURCH ROAD

