

## APPLICATION FOR SPECIAL EXCEPTION USE

### A. Legal Description

1301 Morningside Drive, Ann Arbor, MI 48103

Tax Item Number: 09-09-19-101-002

LOT 42 AND N ½ LOT 43 WESTPORT HILLS SUBDIVISION NO 2

### B. Petitioner Information

Petitioner:

A Child's Place LLC  
1217 Patricia Ave  
Ann Arbor MI 48103  
dpall\_gee@yahoo.com

Partners in the LLC:

Pamela A Gee  
313-550-6588

David J Gee  
734-417-5008

Erica L Harwood  
734-249-0165

Also interested in the petition: Commercial mortgage held by the Bank of Ann Arbor.

### C. Use Request

Intended use is as a state licensed day care center.

### D. Specific Standards

The proposed use is allowed in accordance with section 5.16.2 paragraph B.

- Minimum lot size of 7500 square feet is met.
- Staff parking requirements: There are currently two available off-street parking places for staff. We understand that a zoning amendment is in the works which will make the off-street staff parking requirement moot. If necessary, we are prepared to seek a variance for the remainder of the required parking spots.
- Drop-off and Pick-up parking requirements: On-street parking is allowed on both sides of Morningside Drive, which is a two-way street and not a boulevard. There are ample locations for parents to park while dropping off and picking up.
- We understand that any change in licensed capacity will require additional review by the planning commission.

Additional applicable standards and requirements in section 5.29.5 are addressed in item E.

## E. General Standards

- 1.) By utilizing an existing building and natural setting, the proposed use will add an essential community service of child care to an existing building. The mission of A Child's Place is to provide quality care for local children in a home-like setting. The neighborhood setting fosters greater community support and provides access for local children and parents, increasing livability within the city. The proposed use compliments the neighborhood which will result in more diverse and vibrant activity.
- 2.) There will be no change to the exterior of the existing building or site. We are not requesting that current boundaries be changed. Fencing will be installed around the areas dedicated to the outdoor classroom areas. The building and grounds will be maintained by A Child's Place LLC.
- 3.) The general vicinity is a residential setting. The existing one-story, 3100 sq ft building was previously used as a group home for disabled adults. It had been vacant for several months prior to being purchased by A Child's Place LLC. The total number of children and caregivers will not exceed 50 individuals and will have minimal impact on the intensity of use for this site.
- 4.) Ann Arbor has an abundance of schools, churches, and daycares within residential neighborhoods. This type of use increases community health and wellness, providing places of care, support and opportunity for engagement.
- 5.) Natural features on the site will not be impacted.
- 6.) *Staff parking requirements:* There are currently two available off-street parking places for staff. We understand that a zoning amendment is in the works which will make the off-street staff parking requirement moot. If necessary, we are prepared to seek a variance for the remainder of the required parking spots. *Drop-off and Pick-up parking requirements:* On-street parking is allowed on both sides of Morningside Drive, which is a two-way street and not a boulevard. There are ample locations for parents to park while dropping off and picking up. No changes will be made to public or existing private sidewalks.
- 7.) Morningside Dr. is accessed via Pinetree Dr. off of Miller Rd. Secondary access is via Westport Road off of Newport Rd.
- 8.) Morningside Drive and Westport Road provide adequate access for turning movements. Proposed drop-off and pick-up areas have adequate space for parked cars on both sides of the street.

9.) Parents will be parking very briefly on Morningside Dr. to drop off their children in the morning and later on in the day to pick them up. Parents will be walking their children into the building and delivering them to a caregiver. At the end of the day, parents will also walk into the building to pick their child up. The character and intensity of traffic in the general area will be minimally impacted. The arrival and departure of children will be staggered throughout the day.

10.) No additional public services or facilities will be necessary with the proposed use.

#### F. Variance Information

We understand that a zoning amendment is in the works which will make the off-street staff parking requirement moot. If necessary, we are prepared to seek a variance for the remainder of the required parking spots.