



City of Ann Arbor Planning Services

301 East Huron Street, Ann Arbor, Michigan 48107

Phone: 734-794-6265 Email: planning@a2gov.org Web: www.a2gov.org/planning

Complete this application and upload a copy with your online submittal along with all other required materials. Apply using the STREAM portal at <https://stream.a2gov.org>. STREAM user guides and general development review process information are available at www.a2gov.org/development. Copies of the Unified Development Code may be downloaded at www.a2gov.org/udc.

Application for Special Exception Use Approval

Applicant Information

Full Name: Western Golf Association/Evans Scholarship Foundation - Michael Vandermeir, Senior Director, Facilities and Construction

Interest in the Land (i.e. owner, land contract, option to purchase, etc.):
Owner

Additional Interested Person and Relationship, If Applicable:
Gerald G. Kaplan, AIA, Architect

Additional Interested Person and Relationship, If Applicable:
[Click or tap here to enter text.](#)

Site Information

Address: 1800 Washtenaw Ave, Ann Arbor, MI 48108

Parcel Identification Number: 09-09-33-105-033

A **legal description** of the site must be included on the accompanying, required, site plan. See Section 5.29.8 of the Unified Development Code for required information on all types of site plans including Site Plan for Special Exception Uses.

Special Exception Use

Select the proposed use from the list below. The Unified Development Code sections next to each use provide specific standards for development and approval that apply in addition to normal development and approval standards.

- Multiple-Family Dwelling** – Section 5.16.1.C
- Fraternity, Sororities, and Student Cooperative** – Section 5.16.1.D
- Group Housing** – Section 5.16.1.E
- Club Headquarters, Community Center** – Section 5.16.2.C
- Conference Center**
- Religious Assembly**
- Adult Day Care Center** – Section 5.16.2.A
- Child Care Center** – Section 5.16.2.B
- Private Institution of Higher Learning** – Section 5.16.2.E

- Private School (K-12)**
- Hospital** – Section 5.16.2.D
- General Entertainment** – Section 5.16.3.D
- Indoor Recreation** – Section 5.16.3.F
- Outdoor Recreation** – Section 5.16.3.K
- Automobile, Motorcycle, RV, Equipment Sales and Rental**
- Designated Marijuana Consumption Facility** – 5.16.3.G
- Fueling Station** – Section 5.16.3.E
- Marijuana Provisioning Center/Retailer** – Section 5.16.3.G
- Automobile, Truck, Construction Equipment Repair** – Section 5.16.3.C
- Parking Lot/Structure** – Section 5.16.3.M
- Vehicle Wash**
- Veterinary, Kennel, Animal Boarding** – Section 5.16.3.P
- Nonprofit Corporation Office** – Section 5.16.4.B
- Marijuana Microbusiness** – Section 5.16.3.G
- Marijuana Grower** – Section 5.16.3.G
- Asphalt, Concrete Mixing Plant, Sand and Gravel Pit**
- Marijuana Processor** – Section 5.16.3.G
- Marijuana-Infused Product Processor** – Section 5.16.3.G
- Scrap and Waste Material**
- Slaughterhouse**
- Wireless Communication Facilities** – Section 5.16.5.D
- Medium Term Car Storage** – Section 5.16.3.J
- Drive-Through Facility** – Section 5.16.6.C
- Outdoor Sales Temporary by Others** – Section 5.16.7.B
- Temporary Outdoor Activity** – Section 5.16.7.D

Detailed Description of Proposed Special Exception Use

Please describe the proposed use in detail. *By example, appropriate information for proposed child care centers includes number of children and caregivers, and hours of operation. Appropriate information for outdoor sales temporary by others includes type of merchandise, proposed structures, hours of operation, duration of temporary sales, and security measures.*

This is an existing Scholarship House facility permitted for 65 occupants. This request is for an increase of the allowable occupancy to 85 total, with no change to the building's gross area or site. The additional space for more occupants is in the loft area of the building, approximately 4000 SF, currently empty, already finished and insulated and protected by a full sprinkler system. The area will be divided into 4 large bedrooms, each with its own bathroom (2 lavatories, private toilet, private shower), a study area and a central corridor connecting to two exit stairways.

General Special Exception Use Standards

The criteria for approval for special exception uses is provided in Section 5.29.5.D of the Unified Development Code. Your responses below will help the Planning Commission determine if the proposed special exception use meets the criteria for approval.

1. How is the proposed use consistent with the general objectives of the Comprehensive Plan?

Same as the existing building, just with up to 20 more occupants.

2. How will the proposed use be designed, constructed, operated, and maintained so it is compatible with the existing and planned character of the general vicinity?

There is no change to the building size or site. The construction will be interior only.

3. How is the proposed use consistent with the population density, the design, scale and bulk of existing buildings and structures, and the intensity and character of activity in the general vicinity?

Same as the existing building, just with more occupants.

4. How may the proposed use impact the use, peaceful enjoyment, economic value, or development of the immediate neighborhood and general vicinity?

There will be no impact.

5. How may the proposed use affect the environment or natural features on the site and in the general vicinity?

There will be no affect.

6. How will the proposed use affect the location and access to off-street parking and protect pedestrian safety?

There will be no affect.

7. What is the relationship of the proposed use to main traffic throughfares and to street intersections?

No change to the current relationship. Access to the building's parking area is from Cambridge street, near the intersection with Washtenaw Avenue.

8. How will the proposed use affect vehicle turning movements in relation to traffic flow routes?

There will be no affect.

9. What will be the intensity and character of traffic and parking conditions on the site, and in the general area?

There will be no change to the existing situation.

10. How will the need for any additional public services and facilities impact the social and economic welfare of the community?

There will be no impact.

11. Does the propose use match or exceed the standards for density and required open space for the zoning district in which it is located, if applicable, or will a variance be requested?

Yes, no variance requested.

Use Specific Standards

Most special exception uses have use specific standards provided in Section 5.16 of the Unified Development Code. The UDC section providing the specific standards for each special exception use is noted above next to the uses that require special exception approval. Please state each specific standard for the proposed special exception use and indicate how the proposed use meets each specific standard below:

Use Specific Standard a: [Click or tap here to enter text.](#)

Response: [Click or tap here to enter text.](#)

Use Specific Standard b:

Response:

Use Specific Standard c:

Response:

Use Specific Standard d:

Response:

Use Specific Standard e:

Response:

Use Specific Standard f:

Response:

Use Specific Standard g:

Response:

Site Plan for Special Exception Uses

A site plan is required with all special exception use applications. Indicate which development activity situation applies to your special exception use application. Provide the required type of site plan with your materials.

No Development Activity Proposed – If the proposed use is intended for an existing building or structure, and no development activity is proposed that requires site plan approval, you may submit a **Site Plan for Special Exception**. See Table 5.29-2 for required information with the required information outlined in Section 5.29.8, Table 5.29-2. Note that certain circumstances may be eligible for an exception from an ALTA land survey, see Section 5.29.8.B.4 for complete details.

New Development Activity Proposed – If the proposed use is associated with any development activities that require site plan approval, a **Site Plan for Planning Manager, Planning Commission, or City Council** is required. See Section 5.29.8, Table 5.29-1, for development activities that require site plan approval, and see Table 5.29-2 for required site plan information by type.

Citizen Participation Requirements

Special Exception Use applications require **Type 1 Citizen Participation**. See UDC Section 5.28.4 for citizen participation requirements and procedures. Guidelines and templates to help fulfill this requirement are available at www.a2gov.org/development.

NOTE: A **Citizen Participation Meeting** was scheduled and held on 3/30/23 at 7:00 pm, in accordance with the City of AA requirements. All neighbors within 1000' of the property were invited through direct mailers, per list provided by the City of AA. No neighbors showed up to the meeting until 7:45pm, and obviously, therefore, there were no concerns or objections raised. A report of the meeting is provided (and was already sent to Mr. Chris Cheng of the Planning Dept.).

April 4, 2023