



# City of Ann Arbor

**PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES**  
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## APPLICATION FOR SPECIAL EXCEPTION USE

See [www.a2gov.org/planning/petitions](http://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)*

LOTS 71 72 73 & 74 ORCHARD CREST SUB & LOTS 165 167 166 & 168 KIMBERLEY HILLS ALSO S 1/2 VACATED

CAMELOT RD ADJ LOT 73 ORCHARD CREST SUB ON THE N Split on 10/16/2003 from 09-12-03-206-001

09-12-03-206-004;

### 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.)*

Petitioner: Alice Schuman, 2871 Marshall St, Ann Arbor, MI, 48108, 917-664-4358, treasurer@cogsaa.org

Owner: Church of the Good Shepherd 2145 Independence Blvd., Ann Arbor MI 48104, 734-971-6133, pastor@cogsaa.org

Interest of owner to Petitioner - The addition of the Child Care Center will assist the church in addressing safety issues in the building, increase the revenue opportunities for the church, and specifically aligns with church values of providing quality care for the youngest among us.

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

None

### C. Use Request

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

To operate a child care center in the lower level of an existing church building.

**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.

5.15 Permitted Use Table: Classification (E) Special Exception Use. Meets Minimum Lot Area of 7,500 SF, One off-street parking space for each caregiver is provided, Two Offs-street parking spaces for drop-off and pick-up located withing 250 feet of the Child Cares Center are, (2 spaces + 1 for each 20 children), Occupancy of the building will not be increased. In addition, the applicable standards and requirements found in Section 5.29.5 as required by the planning manager have been provided in the supplemental documents.

**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.**

By utilizing an existing building and natural setting the proposed use will add an essential community service of child care to an adequately equipped community resource. The mission of A2 Montessori is to highlight individual growth within a community setting in proximity to the natural environment. The neighborhood setting fosters greater community support and provides access for local children and parents, increasing livability within the city. This proposed use compliments the neighborhood which will result in more diverse and vibrant activity.

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

There is no change to the existing building or site. Fencing will be installed around areas of the building dedicated for use by Child Care Center for outdoor classroom areas. The grounds and building are maintained regularly by church members and maintenance personnel. Additional maintenance routines will be established to address the slight increase in routine use.

**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 general vicinity is a residential setting. The church currently holds a number of community health and wellness meetings for community groups, operates church related business and holds worship services routinely throughout the week. The total number of children and caregivers will not exceed 40 individuals and will have a near minimal impact on the overall intensity of use for this site.

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

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

Natural features on the site will not be impacted.

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. Please explain how and to what extent the following standards are met by the proposal:

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

Ample off-street parking is provided for the church assembly, with excess parking available. Parking requirements for the proposed use are met with excess. No change will be made to public walks or existing private sidewalks. New sidewalks will be provided for accessible egress for the dedicate area of the Child Care Center.

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

Independence Blvd. is accessed directly from Packard. Secondary access is provided from Washtenaw Ave. via Manchester Rd. to Independence Blvd. The parking and drive access to the Church and Child Care Center are located on Independence Blvd.

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

24'-0" Drive lanes are provided at the drive entrance and around the entire parking area. Adequate vehicular turning movements are provided at the drive way, through the parking area, and at the drop off zones.

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

The building is used regularly throughout the week for church related business, community groups, and worship services. Independence Blvd. accommodates the church, residential, and light through traffic traveling between Packard and Washtenaw Ave. on a regular basis. The character of traffic in the general area will not be impacted.

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**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.**

No additional public services or facilities will be required with the proposed use.

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**F. Variance Information**

In addition to the granting of the special exception use, the following variances from City regulations will be requested:

No variances are requested.

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Attached is a site plan of the property proposed for special exception use approval, showing the

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: 1/19/21

Signature: Alice Schuman  
Alice Schuman  
2871 MARSHALL ST  
Ann Arbor MI 48108  
(Print name and address of petitioner)

STATE OF MICHIGAN

COUNTY OF WASHTENAW

On this 19 day of JANUARY, 2021, 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: Anna Renee Pytkas  
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My Commission Expires: 08-24-2025

ANNA RENEE PYLKAS  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF WASHTENAW  
MY COMMISSION EXPIRES Aug 24, 2025  
ACTING IN COUNTY OF WASHTENAW