

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of August 19, 2014

**SUBJECT: Community Music School of Ann Arbor Special Exception Use
(1289 Jewett Avenue)
File No. SEU14-013**

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) and, therefore approves the Community Music School of Ann Arbor Special Exception Use for a private music school with a maximum of 150 students using the school building at any given time.

STAFF RECOMMENDATION

Staff recommends that the special exception use be **approved** because, with the proposed limitations, 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

The site is located between Jewett Avenue and Rosewood Street, east of South Industrial Highway (South Planning Area). It is in the Malletts Creek watershed.

DESCRIPTION OF PETITION

The petitioner seeks special exception use approval to operate the Community Music School of Ann Arbor (CMSAA) in the Clonlara School building. Per the Zoning Ordinance, Chapter 55, R1B (Single Family Dwelling District) permits private schools with special exception use approval.

The 2.46 acre site contains a 16,900 square foot, single-story building. There are 22 parking spaces in a parking lot accessed from a drive off Jewett Avenue, plus three parking spaces behind a rental house to the north of the school building. A one-way drive continues north through the site to exit onto Rosewood Street. There are no changes proposed to the site or exterior of the building. Clonlara School currently has a special exception use for a private school with a maximum of 150 students.

The petitioner indicates that CMSAA will operate inside the building, mainly after Clonlara's activities have finished. This primarily includes weekdays from 3:30pm to 9pm, 9am to 6pm on Saturday, and occasional Sunday afternoons. The petitioner indicates that the school's

enrollment has averaged between 220 and 250 students over the last three years, but an average of 25-30 students come in and out for lessons each day. The number of students using the school building would not exceed the 150 currently allowed by Clonlara's special exception use. CMSAA will also have office space and two rooms for occasional private lessons available to them throughout the day.

The petitioner mailed a postcard describing the project to property owners and occupants within 500 feet of the site in early August 2014.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Residential	R1D (Single-Family Dwelling)
EAST	Residential	R1B (Single-Family Dwelling)
SOUTH	Residential	R1B (Single-Family Dwelling)
WEST	Automotive, construction, cleaning services, printing, etc.	M1 (Limited Industrial District)

HISTORY

The site was originally five lots facing Jewett that were part of the Ardmore Gardens Subdivision, plus two lots facing Rosewood that were part of the Packard Homes Subdivision. There were previously three houses on the site -- two were built on Jewett in 1945 and one on Rosewood in 1953. The houses on Jewett had been used as a school and daycare for at least 30 years when the site plan for the current structure was approved in 1996. The house on Rosewood is still in residential use. One of the Jewett houses was incorporated into the current Clonlara building.

PLANNING BACKGROUND

The site is included in site specific land use recommendation area 11 in the south area. The Master Plan Land Use Element recommends that the the area along Jewett between Packard and the industrial zoned properties fronting South Industrial should be rezoned from R1B to R1C or R1D to allow the creation of several new lots. The lots on Jewett are on average more than twice the size of those found in the rest of the neighborhood to the north and south.

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;

The proposed activities will enhance the property and the surrounding neighborhood by providing a unique educational opportunity to both Clonlara's students and nearby inhabitants. These activities will not inhibit, disrupt, or change the character, vehicular traffic, visual landscape, or foot traffic of Clonlara and its surrounding neighborhood.

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 proposed activities will not change the existing building or land in a way that will not be compatible with the existing and planned character of the general vicinity.

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 proposed activities will remain within the limits of the current use permit, both in population density and character, having an average of 30 and no more than 150 students at any one time and being educational in nature.

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

Please see (1).

Neighbors have been contacted by the petitioner by postcard. Staff received two inquiries from neighbors who had concerns about sound being generated on the site.

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

Please see (1).

(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;

CMSAA plans to use Clonlara's ample off-street parking and on-street parking located on site.

The existing facility has 22 school parking spaces.

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

There are no busy intersections nearby, so the proposed activities will not add to or create any traffic congestion at nearby intersections (specifically at South Industrial and Jewett).

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

Please see (7).

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

As explained in (6) and (7) the parking will not be affected especially since Clonlara's and CMSAA's main activities do not overlap.

There are AATA bus stops at Jewett and South Industrial, less than a block to the west, and at Jewett and Packard, two blocks to the east.

5. 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.

There are no requirements for additional public services or facilities.

This site is already on city water and sewer; no additional public services are required.

(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.

STAFF COMMENTS

Traffic – Staff feels the traffic impact would be negligible.

Planning – Staff received two inquiries from neighbors about the petition. Both asked questions about the number of students on site and whether the music lessons might be heard from neighboring properties. The building's windows do not open, which will help keep the sound of lessons inside the school.

The City Planning Commission motion was written to allow for a maximum of 150 students in all programs (CMSAA and Clonlara) on site at any time. This is in keeping with the 150 students allowed by Clonlara's special exception use.

Prepared by Jill Thacher
Reviewed by Wendy Rampson
8/15/14

Attachments: Zoning/Parcel Maps
Aerial Photo

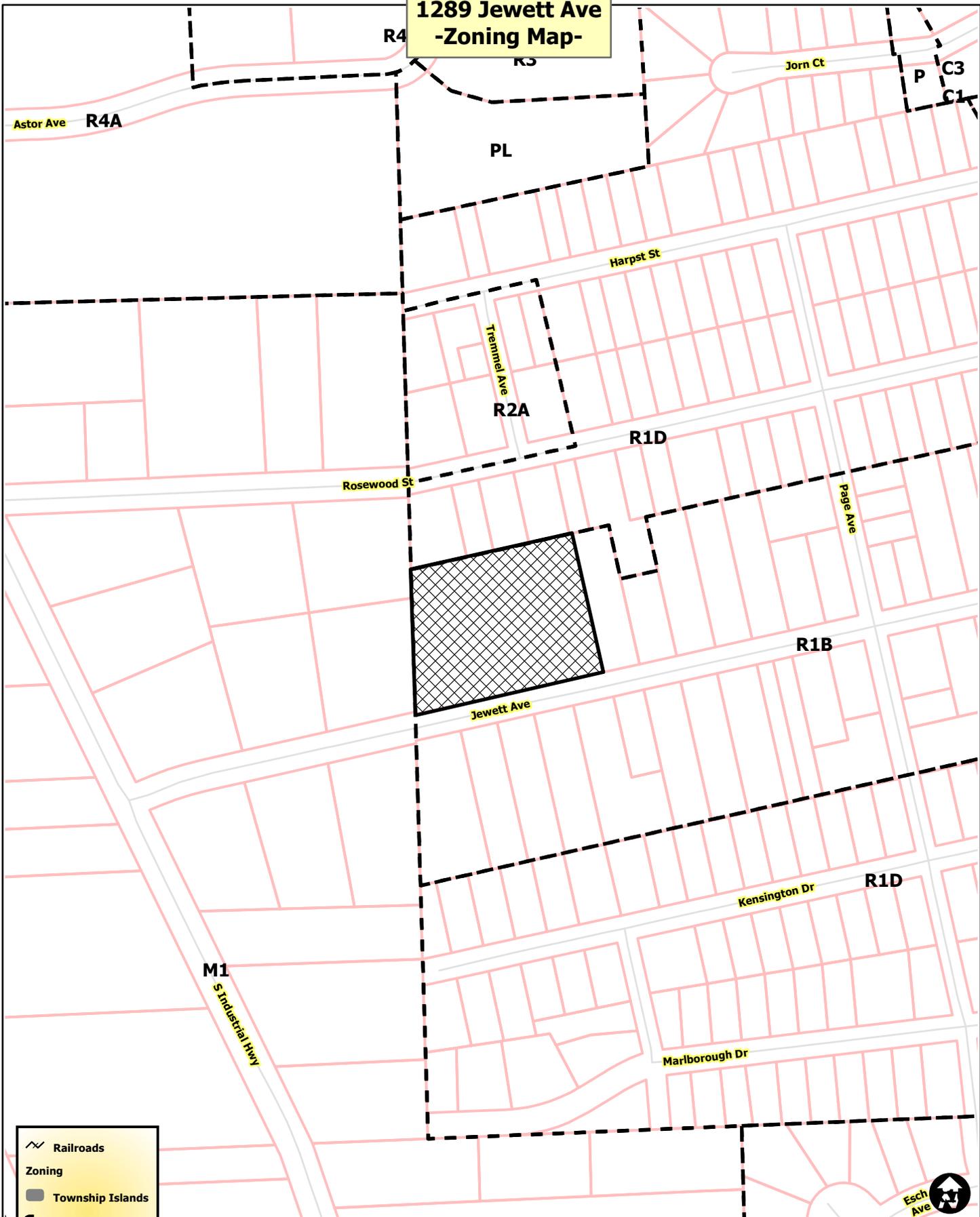
c: Petitioner: Community Music School of Ann Arbor
Val Jaskiewicz
637 South Main Street
Ann Arbor, MI 48103

Petitioner's Agent: Kasia Bielak-Hoops
10453 Willow Road
Willis, MI 48191

Owner: Clonlara School
1289 Jewett Ave
Ann Arbor, MI 48104

Systems Planning
File No. SEU14-014

1289 Jewett Ave -Zoning Map-



Railroads
 Railroads

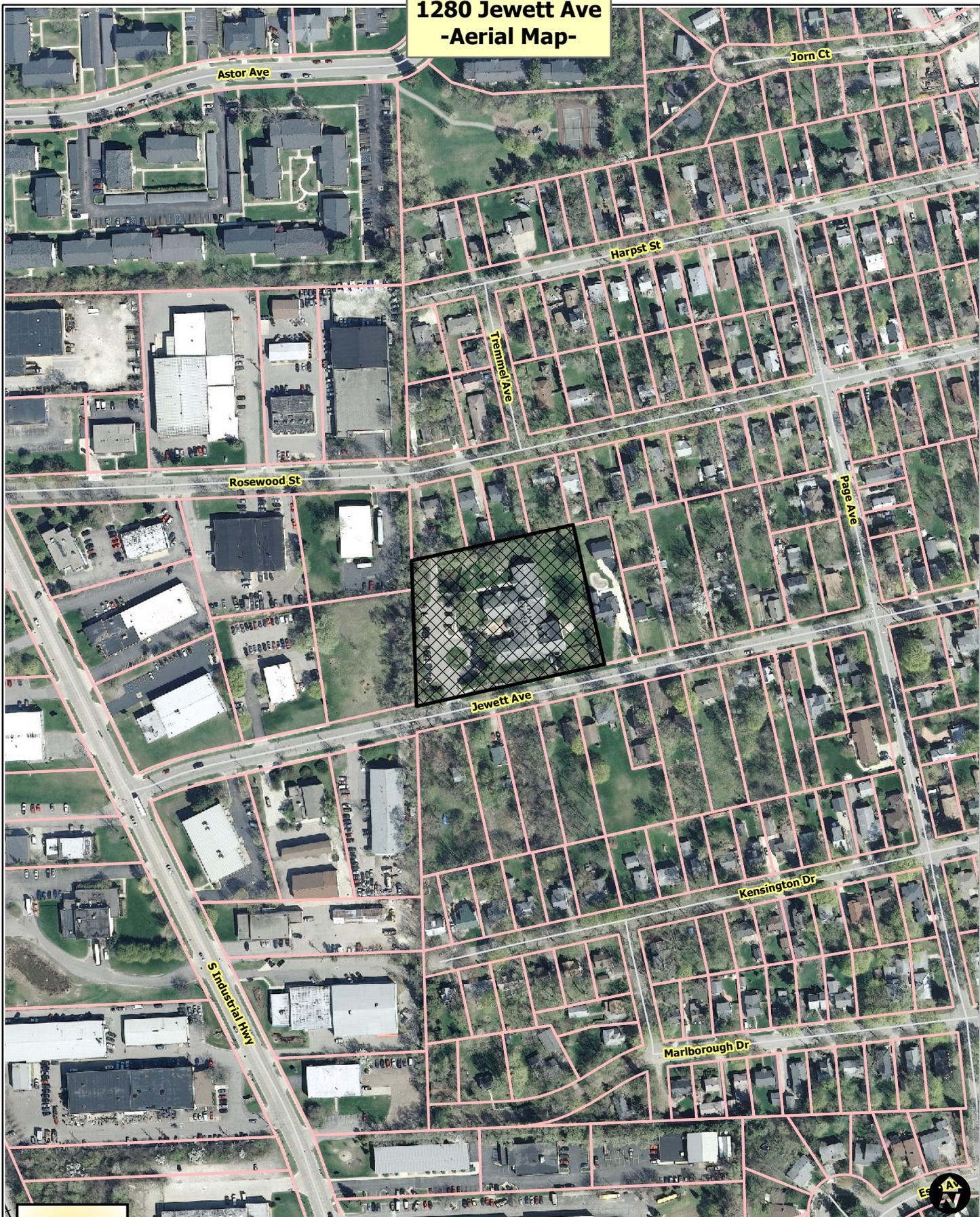
Zoning

- Township Islands
- Zoning Districts
- Parcels
- Huron River



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1280 Jewett Ave -Aerial Map-

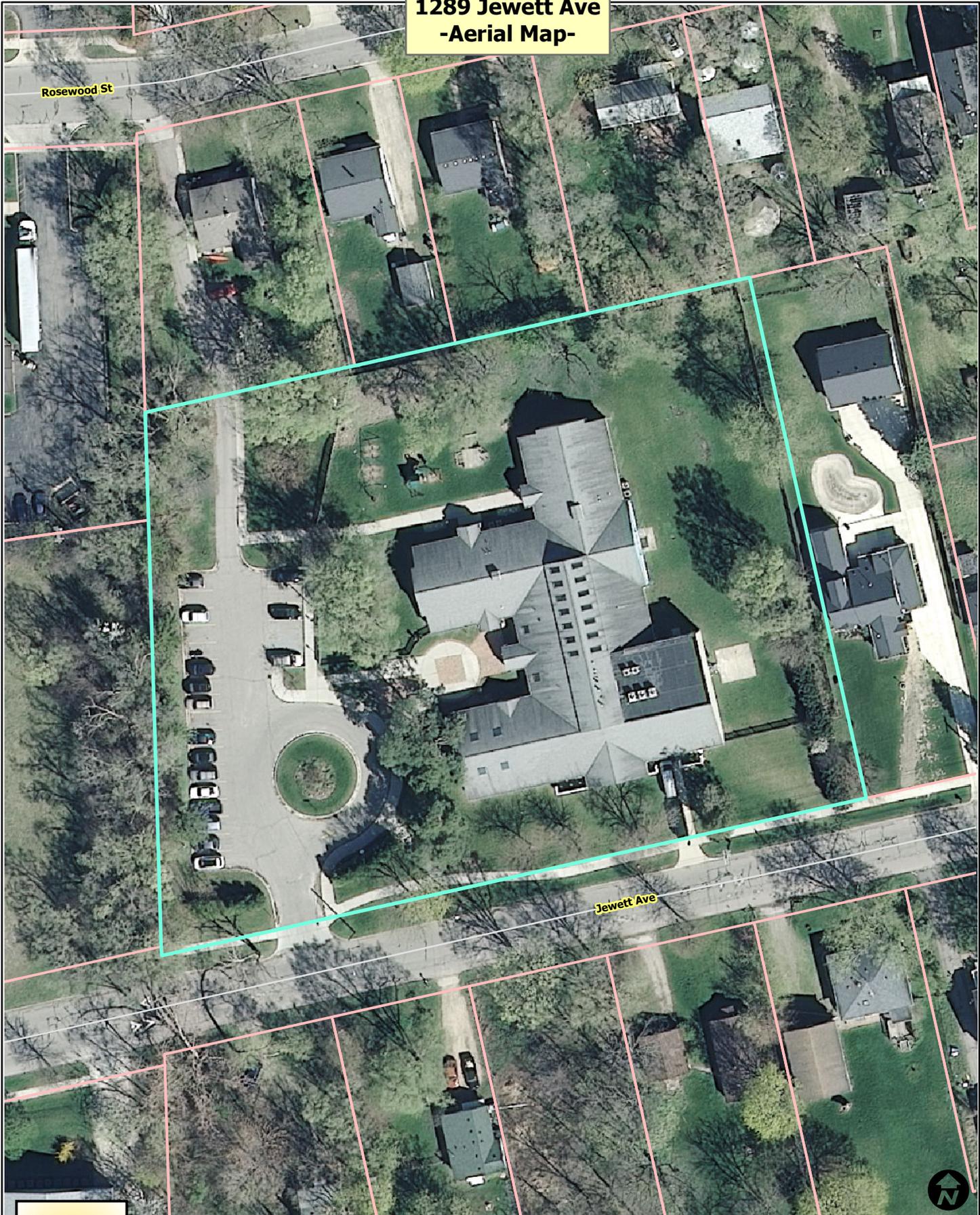


-  Railroads
-  Parcels
-  Huron River



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1289 Jewett Ave -Aerial Map-



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