



Legislation Details (With Text)

**File #:** 17-1726      **Version:** 1      **Name:** 12/4/17 Rainbow Child Care Site Plan for City Council Approval

**Type:** Resolution/Public Hearing      **Status:** In Committee

**File created:** 12/18/2017      **In control:** City Planning Commission

**On agenda:** 2/5/2018      **Final action:** 2/5/2018

**Enactment date:**      **Enactment #:**

**Title:** Resolution to Approve Rainbow Child Care Site Plan, 2600 Nixon (CPC Recommendation: Approval - 6 Yeas and 0 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Rainbow Staff Report with Attachments10-3-17-rev3.pdf, 2. Rainbow Revised Landscape Plan, 3. Petition Against Rainbow Childcare Center.pdf

Date	Ver.	Action By	Action	Result
2/5/2018	1	City Council		
2/5/2018	1	City Council	Held and Closed	
2/5/2018	1	City Council	Referred	Pass
1/8/2018	1	City Council	Reconsidered	Pass
1/8/2018	1	City Council	Postponed	Pass
12/18/2017	1	City Council	Held and Closed	
12/18/2017	1	City Council	Postponed	Pass
12/18/2017	1	City Council		

Resolution to Approve Rainbow Child Care Site Plan, 2600 Nixon (CPC Recommendation: Approval - 6 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a 10,782 square foot single-story building for use as a day care for children and 38 parking spaces.

Petition Summary:

- The Site Plan proposes construction of a 10,782 square foot single-story building for use as a day care for children and 38 parking spaces. Parking will be provided in a parking lot adjacent to the building. The existing building (former church) will be demolished. The existing parking lot will be modified to meet current landscaping, stormwater and dimensional requirements. The modified parking lot will continue to be accessed from the private drive to Clague School. The petitioner has obtained an access easement for use of this drive. There will be no new curb cuts on Nixon Road. Bicycle parking will be provided with access provided by a sidewalk linkage from the sidewalk along Nixon Road.
- The petitioner addressed issues raised by Planning Commission by providing additional bicycle parking adjacent to the building and saving a Mulberry tree(Non-Landmark) within the

designated children play area.

- Child care centers are allowed with special exception use approval by Section 5:10.12(2)(d) of the Zoning Ordinance. Planning Commission approved the Special Exception Use on October 3, 2017.

The City Planning Commission, at its meeting of October 3, 2017, recommended approval of this request.

Attachments:   October 3, 2017 Planning Staff Report  
                  October 3, 2017 Planning Commission Minutes  
                  October 10, 2017 Revised Landscape Plan  
Prepared By:   Matt Kowalski, City Planner  
Reviewed By:   Brett Lenart, Planning Manager  
                  Derek Delacourt, Community Services Area Administrator  
Approved By:   Howard S. Lazarus, City Administrator

Whereas, The Rainbow Rascals MI has requested site plan approval in order to develop Rainbow Child Care;

Whereas, The Ann Arbor City Planning Commission, on October 3, 2017, recommended approval of the petition;

Whereas, The development would comply with the R1C(Single-Family) zoning established pursuant to the requirements of Chapter 55, and with all applicable local, state, or federal laws, ordinances, standards and regulations;

Whereas, The development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land, applying criteria for reviewing a natural features statement of impact set forth in Chapter 57; and

Whereas, The development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety and welfare;

RESOLVED, That City Council approve the Rainbow Child Care Site Plan dated October 10, 2017, upon the condition that all terms of the Special Exception Use are maintained.