



Legislation Details (With Text)

File #: 10-1301 **Version:** 2 **Name:** 2/7/11 Allen Creek Preschool Special Exception Use and Site Plan

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File created: 2/7/2011 **In control:** City Council

On agenda: 2/7/2011 **Final action:** 2/7/2011

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Title: Resolution to Approve Allen Creek Preschool Site Plan, 1515 Franklin (CPC Recommendation: Approval - 6 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Allen Creek Preschool Staff Report-12-21-10, 2. Allen Creek - 12-21-10 CPC Minutes.pdf

Date	Ver.	Action By	Action	Result
2/7/2011	2	City Council	Held and Closed	
2/7/2011	2	City Council	Approved	Pass
12/21/2010	2	City Planning Commission		
12/21/2010	1	City Planning Commission	Recommended for Approval	Pass

Resolution to Approve Allen Creek Preschool Site Plan, 1515 Franklin (CPC Recommendation: Approval - 6 Yeas and 0 Nays)

Attached is a resolution to approve the Allen Creek Preschool Site Plan. Approval of this resolution will allow for the construction of a one-story preschool building.

The site plan proposes demolition of the existing 810-square foot single-family home and construction of a new 1,101-square foot preschool facility. The new preschool is to be built 15 feet from the north property line, and the existing drive is proposed to be closed and relocated south of the new preschool.

The City Planning Commission, at its meeting of December 21, 2010, approved a special exception use for the preschool use and recommended City Council approval of the site plan.

Attachments: 12/21/10 Planning Staff Report
12/21/10 Planning Commission Minutes

Prepared by: Chris Cheng, City Planner
Reviewed by: Wendy L. Rampson, Planning Manager
Sumedh Bahl, Community Services Administrator

Whereas, The Allen Creek Preschool has requested site plan approval in order to develop a 1,101-square foot preschool facility;

Whereas, The Ann Arbor City Planning Commission, on December 21, 2010, approved a special exception use for the preschool use and recommended approval of the site plan petition;

Whereas, The development would comply with the R1C, Single-Family Dwelling District, 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 Allen Creek Preschool Site Plan dated October 29, 2010.