

PETITION APPLICATION FORM

Ann Arbor Planning and Development Services
100 North Fifth Avenue, Sixth Floor
P.O. Box 8647
Ann Arbor, Michigan 48107
(734)994-2800
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Project Name Allen Creek - Miller Ave Expansion
Project Type Site Plan with Special Exception Use
Property Address and Location 2350 Miller Ave Ann Arbor 48103
Property Owner Allen Creek Preschool
Address 2350 Miller Ave
Ann Arbor MI 48103 Telephone (734) 994-3382
Email Address treasurer@allencreek.org FAX Number (734) 994-3372
Petitioner (if other than owner) _____
Interest in Property _____
Address _____
Telephone (____) _____
Email Address _____ FAX Number (____) _____
Petitioner's Agent _____
Contact Person _____
Address _____
Telephone (____) _____
Email Address _____ FAX Number (____) _____

OFFICE USE ONLY	
Total Land Area	0.49 acres
File Number	
Filing Date	2/27/12
Public Hearing Date	4/17/12
Total Fee Paid (See Reverse for Fee Schedule)	\$ 7,371

ACCEPTED FOR SUBMISSION BY Steady L. Rampson DATE 2/28/12

City of Ann Arbor, Michigan
PLANNING & DEVELOPMENT SERVICES – PLANNING SERVICES

APPLICATION FOR SPECIAL EXCEPTION USE

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 104 & 105; Garden Homes Park Subdivision,
2350 Miller Ave, Ann Arbor, MI 48103

B. Petitioner Information

The petitioner(s) requesting the special exception use are: (List petitioner's name; address, telephone number; and interest in the land; i.e., owner, land contract, option to purchase, etc.)

Allen Creek Preschool by Michael G. Marcantonio, Board President
2350 Miller Avenue, Ann Arbor, MI 48103 (734) 994-3382
Allen Creek Preschool is the owner of the property.

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

N/A

C. Use Request

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

Allen Creek Preschool is a "nursery school" per Chapter 55, Zoning Definitions 5:1 "A daytime group facility which has as its main objective a developmental program for pre-school children and whose staff meets the educational qualifications as established by the State of Michigan." Our intended use of the additional classroom is a dedicated space for an early Fives program that will allow us additional space to safely accommodate up to 50 students within the building at any point in time.

D. Specific Standards

The proposed use is allowed in accordance with the Schedule of Use Regulations, Chapter 55 (Zoning Ordinance), Section 5, Paragraph 10.2.(3)(b). Specify how the project meets all standards cited. Add attachment if necessary.

(3) Special exception uses pursuant to section 5:104

(b) Child care centers and nursery schools located in R1 districts and R2 districts subject to the following standards:

1. The parcel must have a minimum of 7,500 square feet of gross lot area.

The 2350 Miller Ave property has 22,414 square feet of gross lot area.

2. One off-street parking space for each care giver required to staff the facility at its state licensed capacity must be provided.

Allen Creek Preschool currently has 9 off-street parking spaces (including 1 handicap space), which satisfy the state license requirement of 4 employees for four classes. In addition, Allen Creek Preschool has an agreement with The Korean United Methodist Church of Ann Arbor located at 1536 Franklin St and within walking distance of the school building for off-street parking use for school staff. Currently all ACP staff parks in the church parking lot or the 1515 Franklin St driveway.

3. Adequate off-street or on-street parking spaces available for drop off and pick up use within 250 feet of the child care center parcel must be documented on the site plan. The number of drop-off and pick-up spaces shall be 2 plus 1 additional space for each 20 children that the facility is licensed to care for.

Allen Creek Preschool currently has 9 off-street parking spaces (including 1 handicap space), which after required staff parking leaves 5 spaces available for classes (2 required drop-off spots, plus 3 for children attending up to 50 in total). In addition, on-street parking is available across Miller Ave and on Franklin St.

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.

The character of the structure fits the nature of the surrounding neighborhood. Allen Creek Preschool's proposed addition is to the back of the existing building with limited site lines to Miller Avenue. The structure consists of residential grade materials, and will continue to fit the nature of the surrounding neighborhood. Nursery schools are a permitted use in single and two-family districts with special exception use approval.

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 2350 Miller Avenue property will be maintained in a manner consistent with the neighborhood, as it has since opening in 1996. The programs Allen Creek Preschool would operate at the expanded property are consistent with state licensing regulations. All building additions will be approved by a State of Michigan educational licensing inspector.

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 small program addition will add no more than 8 students to our building and grounds, and is consistent with the general character of the neighborhood, in which families live with small children, in which there is a park down the street on Franklin St, and in which our preschool currently exists.

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

Allen Creek Preschool's 0 to 5-year-old programs are small, peaceful, and very well supervised. Their presence will not be detrimental to the neighborhood in any way.

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

There will be no detrimental effect on the natural environment at 2350 Miller Ave.

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.

Our existing parking lot will remain unchanged. The parking lot contains separate entry and exit aprons, with excellent visibility of pedestrian traffic on the sidewalk. Our parking lot entrance and exit are well spaced between nearby intersections so access to our lot rarely affects traffic flow on Miller Ave. Additional street parking is available on Franklin St, with sidewalk access to our site and which does not require crossing any roads to arrive at the site.

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

2350 Miller Ave is located on a main thoroughfare, less than one block east of the intersection of Miller and Maple Ave. At most the addition of one classroom would add 8 vehicles to the road.

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

Our existing parking lot will remain unchanged. It contains a semi-circular traffic flow providing a separate entrance and exit for vehicles. All exiting vehicles are forward facing which allows for safe passage across the public sidewalk and safe entry to Miller Ave whether turning left or right from our parking lot.

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

Because of the small number of vehicles traveling to and from the Allen Creek Preschool programs, the associated traffic and parking needs will not significantly change the intensity or character of the area. At full enrollment post-addition we will serve a maximum of 42 students under current school guidelines, and we are requesting SEU approval for a maximum of 50 students. At this level of enrollment there will certainly be some families with multiple children in the school, further reducing the traffic impacts on the area.

We stagger class start times to provide for a smooth traffic flow on the site. Also, the incremental traffic would happen during weekday mid-mornings when traffic in the area tends to be lighter. For example, on Monday our Fives and Senior Preschool classes start at 9 am (maximum 22 students), our Junior Preschool starts at 9:15 am (maximum 12 students), and our toddler programs start at 9:30 am (maximum 8 students). Classes end at different times as well, ending at 1:30 pm, 12:15 pm, 11:45 am and 11:15 am respectively.

Our class times are after public school classes begin, so no traffic overlaps with Ann Arbor school busses or parents dropping their children at school.

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 requirements for public services or facilities will be created by the proposed use.

F. Variance Information

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

None.

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 is interested in the property as aforesaid and that the foregoing statements are true and correct to the best of his knowledge and belief.

Date: February 27, 2012

Signature:



Michael G. Marcantonio, President
Allen Creek Preschool
2350 Miller Ave
Ann Arbor, MI 48103
(Print name and address of petitioner)

STATE OF MICHIGAN

COUNTY OF WASHTENAW

On this 27th day of February, 2012, before me personally appeared the above named petitioner, who being duly sworn, says that he has read the foregoing petition and by him signed, and knows the contents thereof, and that the same is true of his knowledge, except as to the matter therein stated to be upon his information and belief, and as to those matters he believes it to be true.

Signature:



Andrew R Boschma
Notary Public, State of Michigan
County of Livingston
My Commission Expires July 4, 2014
Acting in County of Washtenaw