

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of September 21, 2021

SUBJECT: Grace Bible Church Site Plan for City Council Approval (1300 South Maple Road) Project No. SP21-013

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Grace Bible Church Site (1300 South Maple Rd) Plan subject to the following conditions:

1. Submission of a revised code compliant Photometric Plan; and
2. Submission of a revised Site Plan reflecting either the provision of 23 EV-Installed vehicle parking spaces, 23 EV-Ready vehicle parking spaces, and 34 EV-Capable space; or the number of EV parking spaces required if any variance is granted by the Zoning Board of Appeals.

STAFF RECOMMENDATION:

Staff recommends that the **site plan** be **approved**, because the contemplated development would comply with all applicable state, local, and federal law, ordinances, standards and regulations; and the development would not cause a public or private nuisance, limits the disturbance of natural features to the minimum necessary to allow a reasonable use of the land, and would not have a detrimental effect on the public health, safety or welfare.

LOCATION:

This site is located on the west side of Maple Road adjacent to I-94, east of Pauline Boulevard.

DESCRIPTION OF PROJECT:

The project involves two building additions totaling 34,045 square feet and a parking lot expansion of 107 spaces. The proposed building additions are in two separate areas. The first is the proposed expansion (3,175 sf) of the sanctuary into the courtyards within the existing church. This expansion allows for an additional ~300 ft of pew. The second, is a large expansion toward the south that will contain a gymnasium, youth ministry, child ministry, church offices and common space (~30,870 sf). There will not be a daily day care use, all facilities are to be used by church members during and related to church functions.

The project proposes an additional parking lot for 107 cars, bringing the total number of parking spaces provided on the site to 339, 223 parking spaces are required. EV parking is calculated based on the number of required spaces, not the total number provided on site. This would result in a total of 34 EV-Capable spaces, 23 EV-Ready and 23 EV-Installed spaces (80 spaces total) required. The number of new parking spaces being proposed exceeds the required EV parking requirements for compliance with the Unified Development Code. The petitioner is

seeking a variance of 70 EV spaces and is proposing to install a total of 10 EV spaces: Three EV-Installed; 3 EV Ready; 4 EV Capable

Access will be maintained from the existing drive to South Maple Road, and two additional access points will be added that lead to a private drive in the adjacent apartment complex that is currently under construction. This private drive aligns directly with the intersection of Pauline and has a traffic signal.

There will be four landmark trees removed for construction. These trees are south of the existing church building and in the area including both the proposed building and parking lot expansion. Eighteen new trees will be planted on site for landmark tree mitigation requirements. Stormwater management is under the jurisdiction of the Washtenaw County Water Resources Commission (WCWRC) because of the use of a joint system shared with the adjacent Midtown apartment complex. This system involves several basins and management features that have been constructed on both the Grace Bible and the adjacent apartment site.

A Special Exception Use (SEU) was approved by Planning Commission in 2007. That SEU is still in effect and the proposed expansion does not violate any conditions of approval.

A summary of sustainability features:

SUSTAINABILITY NARRATIVE

THE FOLLOWING NARRATIVE HIGHLIGHTS THE PROJECT'S INCORPORATION OF SUSTAINABLE ELEMENTS:

LOCATION AND TRANSPORTATION

THE PROJECT IS SURROUNDED BY VARIETY OF USES INCLUDING SINGLE/MULTI-FAMILY RESIDENTIAL, SCHOOL, PARKS AND HAS THREE BUS STOPS WITHIN ¼ MILE WALKING DISTANCE. THE PROJECT WILL ALSO PROVIDE BICYCLE PARKING AND ELECTRIC VEHICLE CHARGING.

SUSTAINABLE SITES

THE PROJECT WILL MANAGE STORM WATER UTILIZING BIORETENTION AREAS WITHIN THE PARKING LOT AND WILL INSTALL LIGHTING THAT MEETS UP-LIGHT AND LIGHT TRESPASS REQUIREMENTS.

WATER EFFICIENCY

THE PROJECT WILL NOT USE OUTDOOR IRRIGATION AND WILL REDUCE INDOOR WATER USAGE WITH WATER EFFICIENT FIXTURES WHERE POSSIBLE.

MATERIALS AND RESOURCES

THE PROJECT WILL USE SUSTAINABLE MATERIALS WITH ENVIRONMENTAL PRODUCT DECLARATIONS WHERE SUITABLE DURING CONSTRUCTION.

INNOVATION AND DESIGN

THE PROJECT WILL USE LED LIGHTS FOR INTERIOR, EXTERIOR, AND DECORATIVE WHERE POSSIBLE THROUGHOUT THE PROJECT SITE.

Surrounding land uses and zoning

	LAND USE	ZONING
NORTH	Public Park	PL (Public Land District)
EAST	Multiple -Family Residential	R4A (Multiple-Family Dwelling District)
SOUTH	Multiple -Family Residential	R3 (Townhouse Dwelling District)
WEST	I-94 Expressway	TWP (Township District)

DEVELOPMENT STANDARDS REVIEW:

The proposed site plan complies with all applicable development review standards of the R4B zoning district provided in Chapter 55 [Unified Development Code](#).

		EXISTING	PROPOSED	REQUIRED
Zoning		R4B (Multiple-Family Dwelling District)	R4B	R4B
Gross Lot Area		671,667 sq ft (15.42 acres)	671,667 sq ft (15.42 acres)	14,000 sq ft
Minimum Open Space		73.9%	59.6%	55%
Setbacks	Front	288 ft	273 ft	25 ft MIN
	Side	40 ft (north) 195 ft (south)	40 ft (north) 91 ft (south)	12 ft MIN Total of two must equal at least 26 feet
	Rear	526 ft	203 ft	30 ft MIN
Height		32 ft 8 in	32 ft 8 in	35 ft MAX
Parking – Automobiles		230 spaces	107 spaces new + 230 existing = 337 spaces	223 spaces MIN (based on 1 space per 6 feet of pew)
Parking – EV		0 spaces	3 EV Installed * 3 EV Ready * 4 EV Capable *	23 EV Installed 23 EV Ready 34 EV Capable
Parking – Bicycles		16 spaces – Class C	16 spaces Class C	14 spaces MIN

* Variance being requested at the Zoning Board of Appeals. Scheduled for September 22, 2021

CITIZEN PARTICIPATION:

The petitioner mailed out 1079 postcards to all residents within 500 feet of the proposed development. The applicant’s report of community feedback can be found [here](#).

HISTORY:

The existing church building was built in 1971. In 1975-76, the church built two houses on the southern end of the property. A Special Exception Use (SEU) was approved by Planning Commission in 2007. In June 2017, an Administrative Amendment was approved for a 2,570 square foot expansion in the front of the church, a Landscape Modification was also approved for the existing parking lots to remain without bio-retention due to no work being done in that

area. A Land Division was approved in December 2017 that split off the southern 20 acres. That 20 acre parcel is now being developed for multiple-family residential, site planned as Midtown Ann Arbor and approved in 2017.

SERVICE UNIT COMMENTS:

The site plan and application materials were reviewed by the staff from the Planning, Fire Marshal's office, Forestry/Natural Resources, Parks Planning, Engineering, Recycling/Solid Waste, Land Development, and Transportation units.

Planning – The proposed site plan meets all applicable development standards except the recently approved lighting ordinance revisions. These changes were enacted after this plan submission, so the petition is required to comply with the new standards. The petitioner is currently revising the plan to address the code requirements. Any approval of the plan should be contingent upon a code compliant photometric plan.

The total amount of parking provided on the site was discussed by staff. The project is providing 114 more spaces than required by code. It is worth noting that parking requirements for churches were calculated allowing for parking on public streets and shared parking when provided on a public parking lot within 1,000 feet of the location. Both options are not available at the subject site. While the church currently has an arrangement with a business across Maple to provide extra parking on the weekends, there is no cross walk at this location and members are required to cross the street for access to the sidewalk leading to the church.

As noted previously, the petition is requesting a variance of 70 spaces from the EV parking requirements (80 spaces are required). Site plans for City Council approval trigger the need for the entire site be brought into code compliance, which means that all parking lots must comply with the EV parking requirements, not just the new parking lot. It is understood that much of the existing parking lots will not be altered, however more than the required amount of EV spaces are proposed to be newly constructed on site. The intent of the EV parking ordinance is to ensure new parking lots are preparing for the future (EV Capable), while also providing for immediate support of electric vehicles (EV Installed and EV Ready).

Staff does not support the installation of only 10 EV spaces given the total of all improvements to the site, including the provision of 107 new parking spaces. Maximizing the provision of EV Parking Spaces as part of the newly constructed parking area (making 80 of 107 new spaces EV compliant) would enable full compliance with the EV parking provisions of the UDC, solely in the area where new parking is being constructed.

The request is scheduled for the September 22 ZBA meeting. If the Planning Commission postpones action on the petition, the ZBA decision will be postponed until after action on the site plan approval request.

Landscape/Natural Features – Revisions needed to one landscape island calculation and one mitigation tree species must be switched out for a native Michigan species.

Washtenaw County Water Resources Commission (WCWRC) - The plan has received preliminary approval. Final approval must be obtained before City Council action.

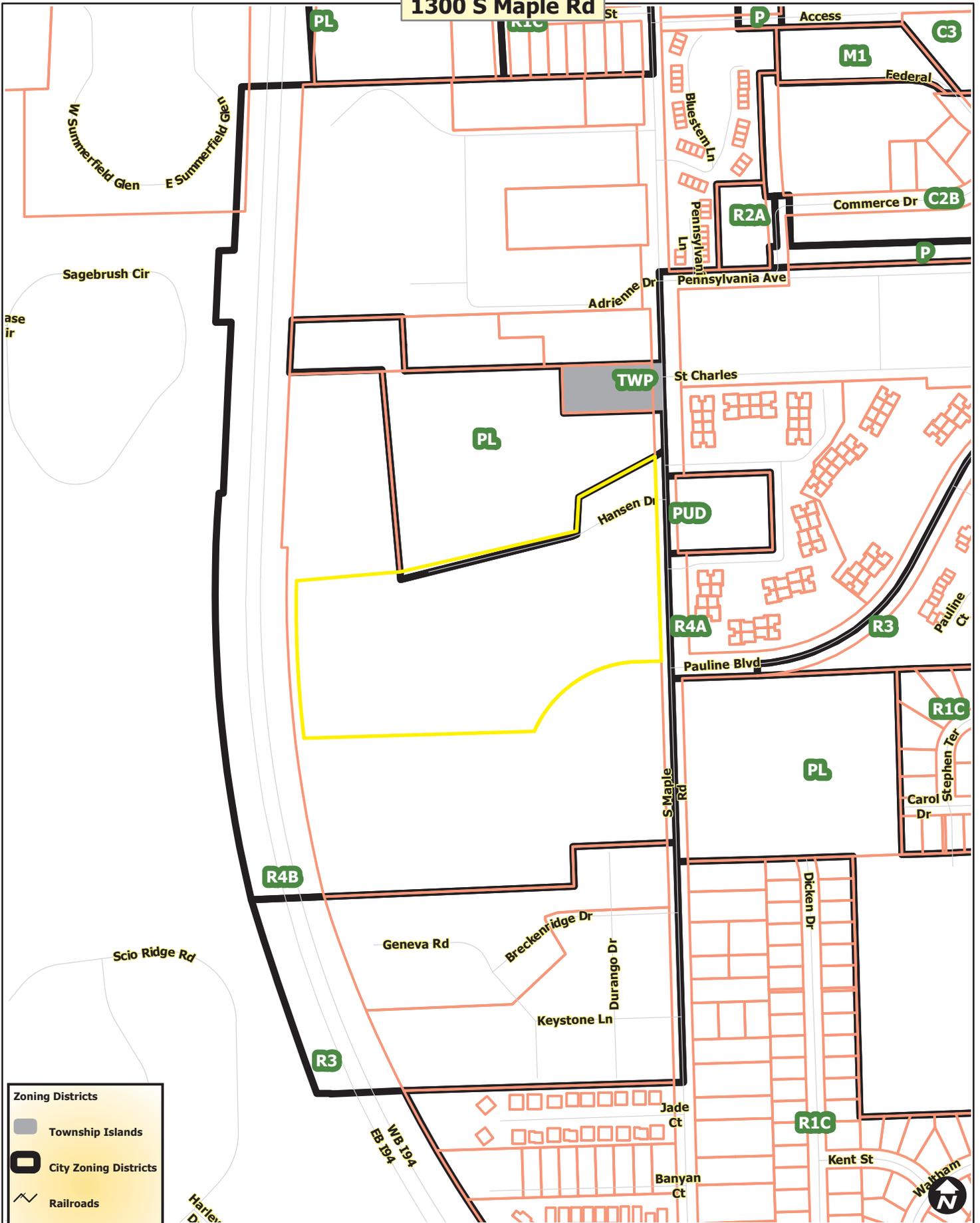
Parks - A reciprocal license agreement is being finalized for an existing parkland encroachment on the north side of the site. Grace Bible allows the parking lot in this area to be used by visitors to the adjacent Hansen Park. A small section of the access drive to the parking lot encroaches into the parkland. This encroachment has existed since at least 1993 as evidenced by aerial photographs. Grace Bible Church has agreed to accept the license agreement.

Prepared by Matt Kowalski
Reviewed by Brett Lenart
9/14/21

References: Zoning Map
Aerial Photo
[Site Plan](#)

c: Petitioner – Grace Bible Church (Reagan Sims)
Petitioner's Agent – Nederveld (Jason Van Ryn)
Project No. SP21-013

1300 S Maple Rd



Zoning Districts

- Township Islands
- City Zoning Districts
- Railroads
- Huron River
- Tax Parcels



Map date: 2/12/2021
 Any aerial imagery is circa 2020 unless otherwise noted
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1300 S Maple Rd



- Railroads
- Huron River
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1300 S Maple Rd



-  Railroads
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