



## Legislation Text

---

**File #:** 10-0946, **Version:** 2

---

Resolution to Approve Lake Trust Credit Union Site Plan, 2180 West Stadium Boulevard (CPC Recommendation: Approval - 6 Yeas and 2 Nays)

Attached is a resolution to approve the Lake Trust Credit Union Site Plan. Approval of this resolution will allow for the construction of a one story, 3,686-square foot office building with a drive-thru lane.

### Petition Summary:

- The site plan proposes the demolition of an existing bank building and construction of a new building with reconfigured drive-thru banking facilities.
- This site plan is associated with a land division application to divide the credit union site (.8 acre) from the larger parcel (3.5 acres).
- Required storm water detention will be provided in underground facilities on the eastern portion of the site.
- A portion of the required parking for this building will be provided on the adjacent site; an easement must be provided for these spaces.
- Subsequent to the Planning Commission action, the petitioner found an error in the survey, which has been corrected.
- The placement of the proposed bank building has been shifted to comply with the new front setback requirements for the C2B district, which were approved by City Council on January 3, 2011 as part of the Area, Height and Placement zoning amendments.
- Approval of this site plan is contingent upon the successful completion of the land division and an administrative amendment to reflect the new lot lines and parking arrangement, in addition to associated parking and utility easements.

The City Planning Commission, at its meeting of September 21, 2010, approved a special exception use for the drive-thru and recommended approval of the site plan, subject to 1) approval of the Lake Trust Land Division; 2) approval of the Administrative Amendment to the previously approved site plan and 3) recording of the 11-space off-site parking easement prior to the issuance of any permits for construction of the new building.

Attachments: September 21, 2010 Planning Staff Report  
September 21, 2010 Planning Commission Minutes

Prepared by: Chris Cheng, City Planner

Reviewed by: Wendy L. Rampson, Planning Manager, Sumedh Bahl, Community Services

Administrator

Whereas, DEI has requested site plan approval in order to develop the Lake Trust Credit Union, a site plan to construct a one-story, 3,686-square foot office building with drive-thru lane;

Whereas, Special exception use approval is required for any drive-thru facility in the C2B Business Service District, in which this site is zoned;

Whereas, The Ann Arbor City Planning Commission, on September 21, 2010, approved the special exception use for a drive-thru facility and recommended approval of the site plan petition;

Whereas, The petitioner has revised the proposed building setbacks to comply with the newly approved C2B setbacks approved as part of the Area, Height and Placement zoning amendments on January 3, 2011;

Whereas, The development would comply with the C2B zoning regulations 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 Lake Trust Credit Union Site Plan dated September 1, 2010, subject to 1) approval of the Lake Trust Land Division; 2) approval of the Administrative Amendment to the previously approved site plan and 3) recording of the 11-space off-site parking easement and the easement for shared private utilities with the parent parcel, prior to the issuance of any permits for construction of the new building.