

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of February 17, 2016

**SUBJECT: Calvary Chapel Special Exception Use (3323 Nordman)
File No. SEU16-001**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, finds the petition to substantially meet the standards in Chapter 55 (Zoning Ordinance), Section 5:104 (Special Exceptions), and therefore, approves the Calvary Chapel Special Exception Use with a maximum chapel seating capacity of 102 persons.

STAFF RECOMMENDATION

Staff recommends that the special exception use be **approved** because, with the proposed limitations, the proposed use is of such location, size and character as to be compatible with the zoning district in which the site is situated; and the location and size of the proposed use, its nature and intensity, the site layout and access, and effect of the proposed use on public services would not be hazardous or inconvenient to the neighborhood nor unduly conflict with the normal traffic or the neighborhood.

LOCATION

The site is located south of Packard, west of Platt on the east side of Nordman. This site is zoned R1C (Single-Family Residential) located in the Mallets Creek watershed.

DESCRIPTION OF PETITION

The petitioner seeks special exception use to use a vacant 2,405-square foot former church structure located at 3323 Nordman for an approximately 102-seat church and to use a 698-square foot single-family house as a residential use currently and for limited church related activities for members in the future. No exterior changes to the site are proposed.

At this time the church's membership is 25-30 people including children. The church operations include Sunday service(s), midweek service, weekly youth group, weekly young adult group, various small group gatherings (bible study, outreach, fellowship). The church will also be offering a midweek children's ministry for approximately one hour throughout the week. Small weddings and a vacation bible school are also activities that may be occurring at the church. An office for the pastor as well as a secretary will also be provided.

Access to 26 existing parking spaces will continue to be off of Nordman with a single two-way drive. Based on a chapel seating capacity (provided by the petitioner) of 102 persons, 34 parking spaces would be required for the church use. On street parking on both sides of Nordman is available for overflow parking.

An existing layout plan has been submitted to accompany the special exception use application and to establish a baseline of existing conditions on site. Staff determined this proposal meets

the site plan requirements of Chapter 57 (Subdivision and Land Use Control Ordinance) since construction is solely on the interior of the building that does not increase usable floor area.

Per Chapter 55 (Zoning Ordinance), Section 5:10.2, churches are permitted as a special exception use pursuant to Section 5:104 in the R1C (Single-Family District).

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	R1C (Single-Family Residential)	R1C (Single-Family Residential)	R1C (Single-Family Residential)
Gross Lot Area	24,959 sq ft .57 acres	24,959 sq ft .57 acres	7,200 sq ft MIN
Height	1 story	1 story	None
Setback - Front	27 ft (house) 41 ft 9 in (church)	27 ft (house) 41 ft 9 in (church)	25 ft MIN
Setback – Side(s)	79 ft 2 in (church) 22 ft 8 in (house)	79 ft 2 in (church) 22 ft 8 in (house)	5 ft MIN
Setback – Rear	13 ft 6 in (church)	13 ft 6 in (church)	30 ft MIN
Parking – Automobile	26 spaces	26 spaces	30 spaces (based on MAX occupancy of 90)
Parking – Bicycles	None	None	1 space MIN – Class C

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Residential	R1C (Single-Family Residential)
EAST	Residential	R1C (Single-Family Residential)
SOUTH	Residential	R1C (Single-Family Residential)
WEST	Residential	R1C (Single-Family Residential)

HISTORY

The two original buildings totaling approximately 3,103 square feet were constructed prior to the current site plan approval requirements. The existing house was constructed in the 1930's and the church building in the mid 1940's. The church building has been vacant for approximately 5 years.

PLANNING BACKGROUND

The Master Plan Land Use Element (MPLUE) recommends residential use for this site.

SPECIAL EXCEPTION USE STANDARDS

General Standards - The Planning Commission, in arriving at its decision relative to any application for a special exception, shall apply the following standards (petitioner's response in regular type, staff's comments in *italic type*):

(a) 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. In applying this standard, the Planning Commission shall consider whether the proposed use:

1. Will be consistent with the general objectives of the City Master Plan;

Churches are a special exception use within the existing zoning so this property will be consistent with the general objectives of the City Master Plan.

The MPLUE recommends residential use for this site. The existing residential zoning is appropriate since it allows churches as a special exception use.

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 building and grounds are not being altered. The building will be occupied again improving the character of the general vicinity.

The outside appearance of the site is not changing. The existing building was built as a church and used that way for many years until vacated. Church and related uses are considered compatible with residential use.

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 building and grounds are part of the neighborhood character. Occupying the building will increase the activities especially on Sundays. The existing parking lot will handle vehicular traffic during the week without effecting on street parking.

This site is surrounded by residential uses and most services are proposed to be held during evening and weekend hours. The existing buildings are one story consistent with neighboring structures. No topographical or building modifications are being proposed.

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

This building will not be vacant anymore which will improve the neighborhood.

Neighbors have been contacted by the petitioner to discuss the proposal. At the time this staff report was written, no opposition for a church use has been received. The petitioner indicates they may offer the church meeting rooms and miscellaneous activities to the neighborhood.

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

No changes are being proposed so the effect to the natural environment is unchanged.

No modifications will be made to the building or surrounding landscape.

(b) 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. In applying this standard the Planning Commission shall consider, at minimum:

1. The location of and access to off-street parking and the safe provisions for pedestrian traffic;

There is a 22' wide drive with curb cut unto Nordman Road. This varies little from the other drive curb cuts. There is no sidewalk for pedestrian traffic.

The petitioner indicates there are 26 parking spaces on site to accommodate the 30 members(including children) at this time. Even with growth in membership, the existing parking lot will serve the needs of the proposed church. On street parking is allowed along Nordman for any overflow parking.

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

The church is located on secondary neighborhood roads away from main traffic thoroughfares and intersections.

Traffic impact will be less than 50 vehicle trips per day during peak traffic hours. Limited times for significant use of this facility will limit the impact of site generated traffic to "non-peak" times.

3. Vehicular turning movements in relationship to traffic flow routes;

The secondary neighborhood roads can handle the additional church related traffic and access to the parking lot is not on a busy street. Sightlines are open to and from the driveway entrance.

Vehicular turning movements in relation to traffic flow routes will remain unchanged. No additional curb cuts are proposed. The church use is not anticipated to generate significant traffic volumes, outside of peak times on Sundays. Due to the limited times that peak traffic does occur on this site, staff does not anticipate any traffic conflicts with existing traffic patterns on adjacent streets.

4. The intensity and character of traffic and parking conditions on the site, and in the general area;

Onsite parking will handle day to day activities with street parking being required on Sunday.

Parking will occur during off peak traffic hours and Nordman allows for on street parking when overflow parking is needed. Staff agrees with the petitioner that sufficient parking exists on site.

5. 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.

Public services and facilities will be required again as they were when the building was occupied. The social welfare will be improved with these buildings being occupied.

This site is already on city water and sewer, no additional public services required. This site will not require sanitary sewer mitigation

(c) The standards of density and required open spaces for the proposed use shall be at least equal to those required by Chapter 55 in the zoning district in which the proposed use is to be located, unless a variance is granted.

None required.

DEPARTMENT COMMENTS

Planning – Planning staff supports the proposed church and associated residential structure located in a residential zoned neighborhood. The church building and adjacent house have been vacant for at least 5 years and the petitioner will invest resources into upgrading and maintenance of the property use. The existing house will be used for a single-family residence at this time with possible use in the future to support church activities, staff considers this compatible with the surrounding neighborhood. Onsite parking is met with overflow along Nordman permitted. The church indicated they currently have 25-30 members (including children). With the current and future members of the church meeting 2-3 times weekly and on Sundays during non-peak traffic hours, staff does not anticipate any vehicular circulation issues. Building permits have been issued for interior alterations to the existing building.

Prepared by Matt Kowalski
Reviewed by Ben Carlisle
mg/6/30/11

Attachments: Zoning/Parcel Maps
Aerial Photo
Plot Plan
Public Notification Postcard

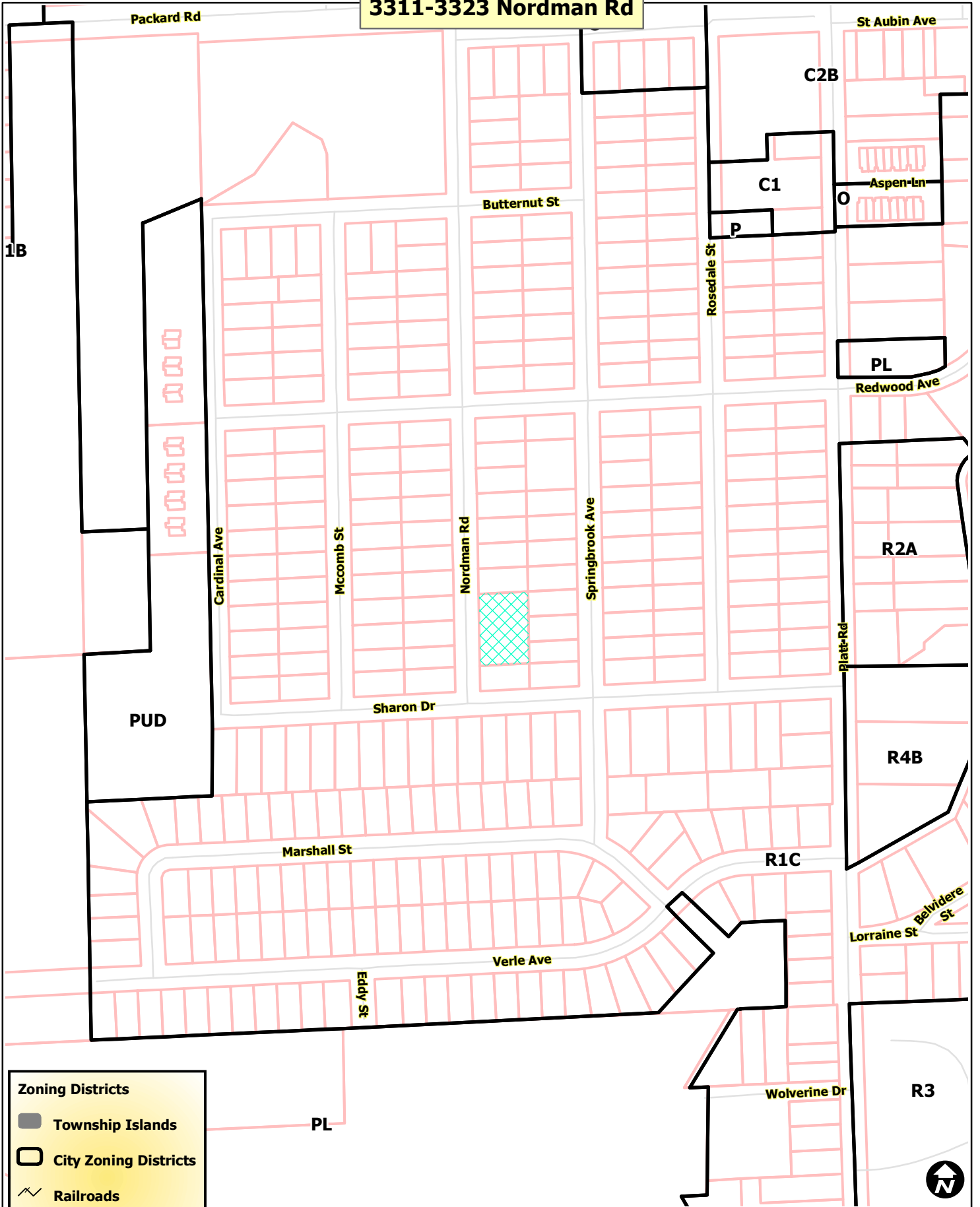
c: Petitioner: David Gremban
3398 Merritt Road
Ypsilanti, MI 48197

Owner: Calvary Chapel

3323 Nordman
Ann Arbor, MI 48108

Systems Planning
File No. SEU16-001

3311-3323 Nordman Rd



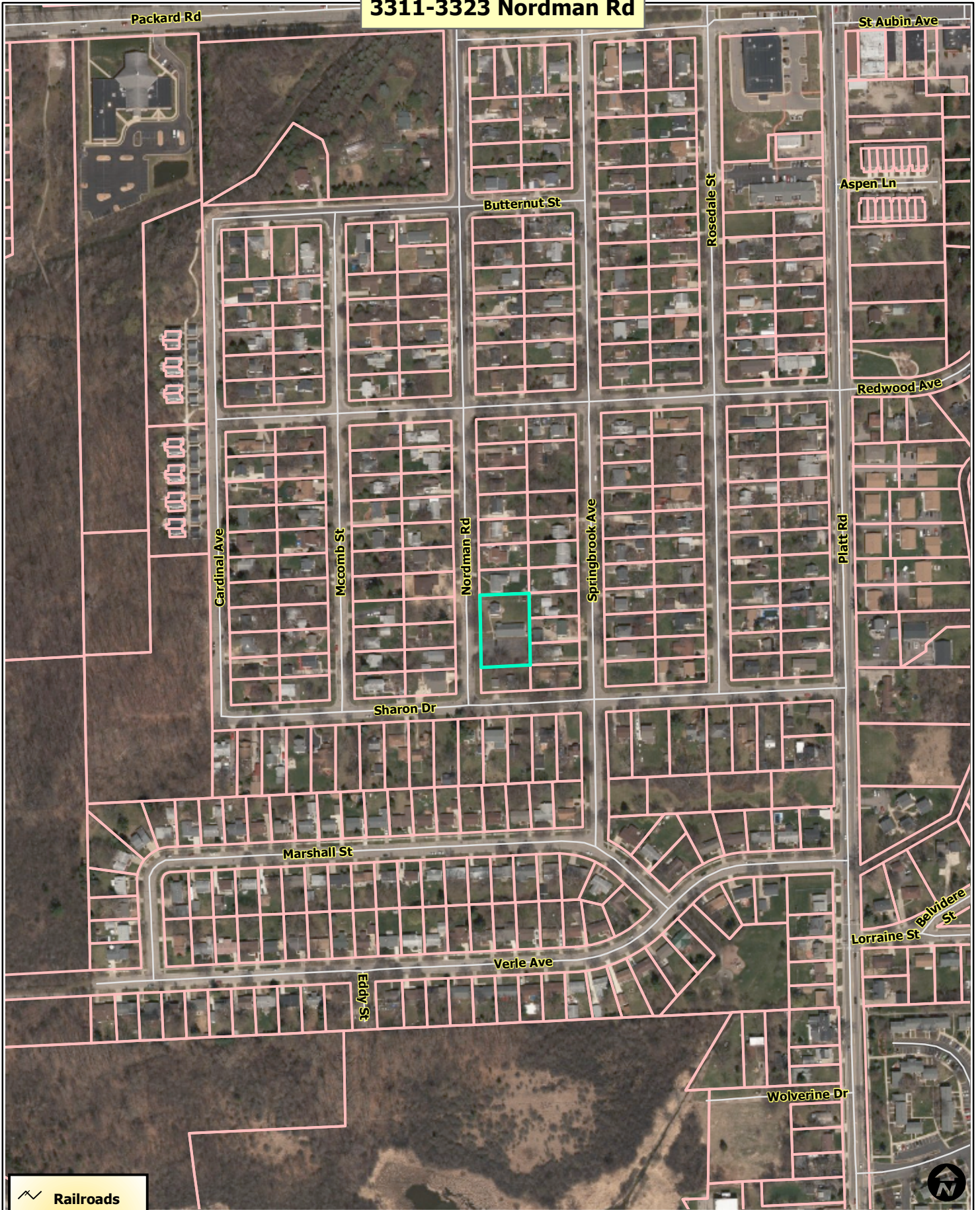
Zoning Districts




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



Map date 12/23/2015
 Any aerial imagery is circa 2015
 unless otherwise noted
 Terms of use: www.a2gov.org/terms

3311-3323 Nordman Rd



-  Railroads
-  Parcels
-  Huron River



Map date 12/23/2015
Any aerial imagery is circa 2015
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CALVARY CHAPEL RESIDENCE

3311 NORDMAN ROAD
ANN ARBOR, MICHIGAN
48108

REVISIONS

ISSUED FOR:

DATE	DESCRIPTION
11/4/2015	AS BUILT
11/6/2015	FOR BLDG PERMIT
11/11/2015	REQUESTED PLAN
12/23/2015	SPECIAL EXCEPTION

SITE PLAN

SCALE: 1/16" = 1'-0"



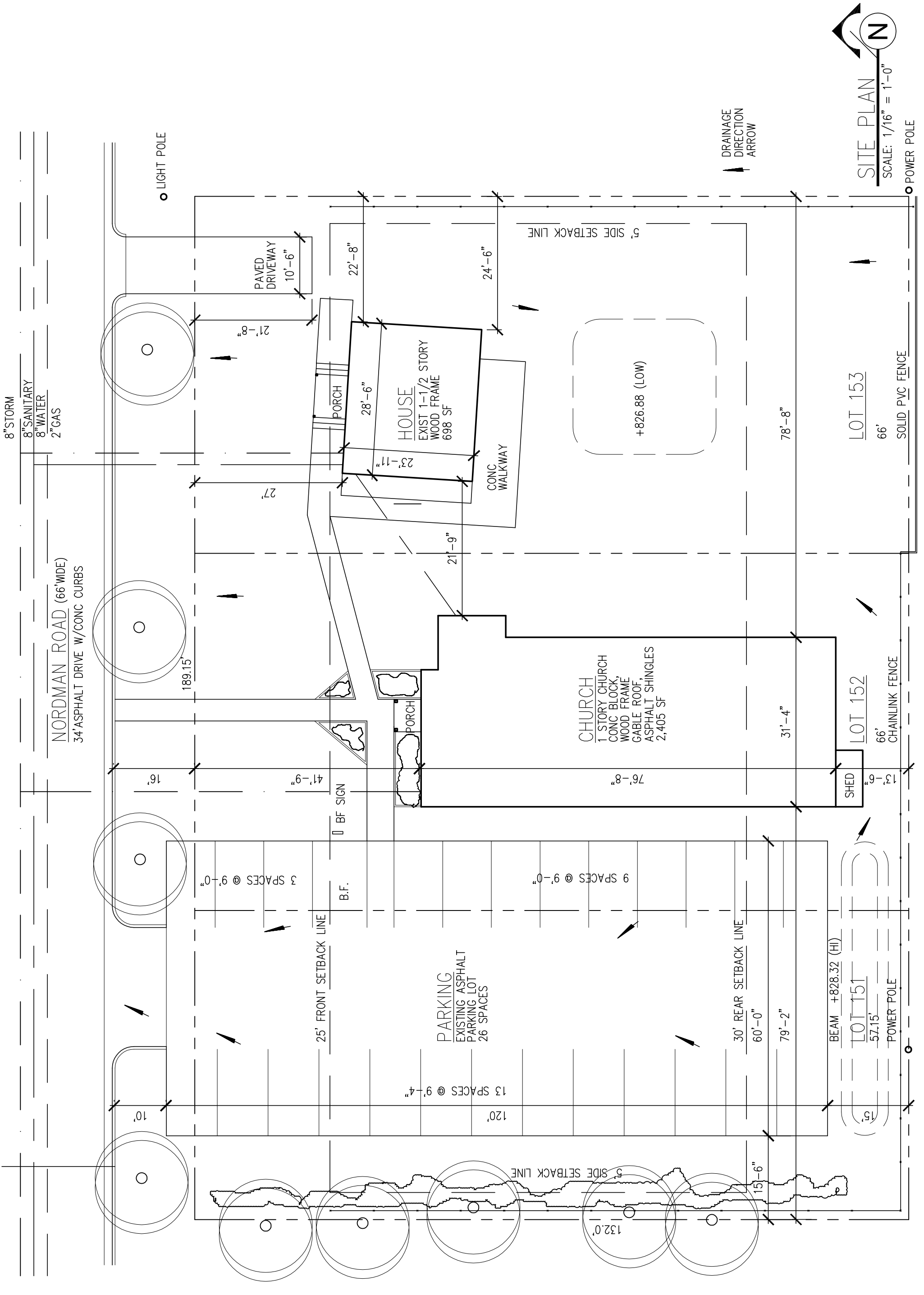
H. SCOTT DIELS ARCHITECT

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48104-3632

734.747.8252 Tel & Fax
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A1



SITE PLAN

SCALE: 1/16" = 1'-0"



8" STORM

8" SANITARY

8" WATER

2" GAS

NORDMAN ROAD (66' WIDE)

34' ASPHALT DRIVE W/ CONC CURBS

LIGHT POLE

PAVED DRIVEWAY
10' - 6"

21' - 8"

22' - 8"

28' - 6"

HOUSE
EXIST 1-1/2 STORY
WOOD FRAME
698 SF

23' - 11"

24' - 6"

5' SIDE SETBACK LINE

+826.88 (LOW)

78' - 8"

LOT 153
66'

SOLID PVC FENCE

189.15'

16'

41' - 9"

B.F. SIGN

25' FRONT SETBACK LINE

B.F.

3 SPACES @ 9'-0"

PARKING
EXISTING ASPHALT
PARKING LOT
26 SPACES

13 SPACES @ 9'-4"

9 SPACES @ 9'-0"

CHURCH
1 STORY CHURCH
CONC BLOCK,
WOOD FRAME,
GABLE ROOF,
ASPHALT SHINGLES
2,405 SF

76' - 8"

PORCH

PORCH

PORCH

21' - 9"

CHURCH

1 STORY CHURCH
CONC BLOCK,
WOOD FRAME,
GABLE ROOF,
ASPHALT SHINGLES
2,405 SF

31' - 4"

LOT 152
66'

CHAINLINK FENCE

12' - 6"

SHED

BEAM +828.32 (HI)

LOT 151
57.15'

POWER POLE

30' REAR SETBACK LINE
60' - 0"

79' - 2"

5' SIDE SETBACK LINE

132.0'

15' - 6"

NOTICE OF Calvary Chapel Ann Arbor

Citizen Participation Meeting

Hello! This postcard is being sent to all property owners within 500 feet of the project site at 3311/3323 Nordman Rd., Ann Arbor, to give notice that a project petition will be submitted to the City Planning Commission on 2/17/2016. This postcard is intended to invite you to an information meeting (see below) to give opportunity to ask questions, express any concerns, and to provide input regarding how this project can be a help to the neighborhood. Your comments will be taken into consideration and incorporated into a report for the Commission.

Project Description

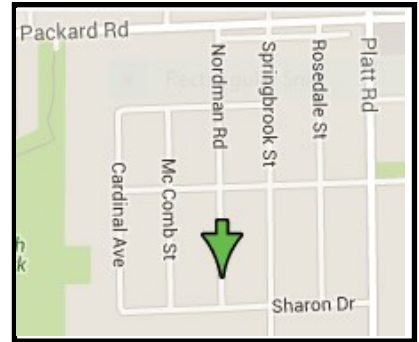
The plan is to use the church building for Sunday and midweek services, Bible studies, youth group, children's ministry, church functions, etc. In the short term, the cape cod house will be rented out, but may be used for small group Bible studies and other church functions in the future. No additions or exterior alterations are planned for either structure.

Information Meeting:

7 p.m. Thursday, 2/11/2016 at 3311 Nordman Rd, Ann Arbor 48108

In addition, questions or comments may be directed to Dave Gremban, pastor and project manager, at dave.gremban@gmail.com or (734) 730-6000.

Project Location



3313/3323 Nordman Rd., Ann Arbor

Proposed Calvary Chapel Site Plan Review

In accordance with the City of Ann Arbor's Citizen Participation Ordinance, you are being notified that a proposal for Calvary Chapel Ann Arbor will be submitted to the City of Ann Arbor's Planning Department. Details about how you can learn more and comment upon this project are described on the opposite side of this card. Visit www.a2gov.org/participation for more information about citizen participation in Ann Arbor.

Return Address

Calvary Chapel Ann Arbor
3323 Nordman Rd.
Ann Arbor, MI 48108

Site Plan below

