

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of July 7, 2011**

**SUBJECT: Center of Light Christian Spiritual School Special Exception Use (200 & 202 Huron View Boulevard)  
File No. SEU11-003**

**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 Center of Light Christian Spiritual School Special Exception Use for a church use with a maximum seating capacity of 50 persons, subject to maintaining one-way traffic circulation in accordance with the corresponding layout plan.

**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 on the north side of Huron View Boulevard west of North Main Street. This site is located in the Huron River watershed.

**DESCRIPTION OF PETITION**

The petitioner seeks special exception use convert a 912 square foot structure located at 202 Huron View Boulevard to a 50-seat church and to convert a 1,560 square foot structure located at 200 Huron View Boulevard into a parsonage. No exterior changes to the site are proposed, other than striping of parking spaces and addition of a bicycle hoop.

Per Chapter 55 (Zoning Ordinance), Section 5:10.2, churches are permitted in the O (Office) district as a special exception use pursuant to Section 5:104. The church hours of operation are proposed to be Tuesday, Wednesday and Thursday from 7:00 p.m. to 9:00 p.m. and Sunday from 9:30 a.m. to 11:00 a.m.

Access to 17 existing parking spaces will continue to be off Huron View Boulevard with a one-way entrance off the western drive and exiting on the eastern ingress/egress easement. Seventeen parking spaces are required for a church (1 space per 3 seats). On-street parking is available on both sides of Huron View for overflow parking. One Class C bicycle hoop is proposed at the western entrance of the church.

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 does not require a formal site plan because construction is solely on the interior of the building and does not increase usable floor area.

The petitioner mailed a notification letter (attached) to owners and occupants within 500 feet of the property.

### COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	O (Office District)	O	O
Gross Lot Area	25,700 sq ft	25,700 sq ft	6,000 sq ft MIN
Floor Area (in % of lot area)	2,472 sq ft (10%)	2,472 (10%)	19,275 sq ft (75%) MAX
Height	2 story	2 story	None
Setback - Front	35 ft	35 ft	15 ft MIN 40 ft MAX
Setback – Side(s)	25 ft	25 ft	None
Setback – Rear	38 ft	38 ft	None
Parking – Automobile	17 spaces	17 spaces	17 spaces MIN
Parking – Bicycles	0 spaces	2 spaces – Class C	1 space MIN – Class C

### SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	M-14 Highway and Vacant Land	PL (Public Land)
EAST	Offices	O (Office District)
SOUTH	Offices	O
WEST	Offices	O

### HISTORY

The two original buildings totaling approximately 2,472 square feet were constructed prior to site plan requirements in the mid 1930's.

### PLANNING BACKGROUND

The Master Plan Land Use Element recommends office 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;**

Church uses exist throughout the City. This site backs up to expressway with minimal density and traffic in the immediate area.

*The Master Plan Land Use Element recommends office use for this site. The existing office zoning 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 structures and building footprint exist on the site. Traffic will increase only during times that surrounding properties are least used.

*The outside appearance of the site is not changing. The petitioner has also indicated a maximum of 2 employees will be on site living at the parsonage. There are no surrounding residential neighborhoods impacted by this church proposal.*

**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;**

See attached aerial photographs. A residential use (existing) with church assembly will be consistent with and not burden the neighborhood.

*This site is surrounded by office uses and services are proposed to be held during evening and weekend hours as to not conflict with normal weekday business hours. 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;**

Building footprint and traffic flow already exist.

*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. There was concern voiced over the previous business owner using the shared access easement for commercial truck use. The petitioner indicates no commercial vehicles will access the shared drive.*

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

Buildings and improvements exist. Any changes, if any, will be code compliant to protect the environment.

*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;**

Existing driveways and streets will be used. Parking will be provided consistent with churches, to wit, 1 space/3 seats.

*The petitioner indicates there will be 17 parking spaces on site to accommodate the 50 seat capacity. Off-street parking is allowed along Huron View for any overflow parking.*

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

Traffic access is established via Main Street and Huron View Boulevard.

*Traffic impact will be less than 50 vehicle trips per day during peak traffic hours. The times for significant use of this facility, 3 evenings per week, will limit the impact of site-generated traffic to "non-peak" times.*

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

There is no change from current use.

*Vehicular turning movements in relation to traffic flow routes will remain unchanged. The existing curb cut off Huron View will continue to be used along with the shared ingress/egress easement located on the neighboring property to the east. 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 Main Street.*

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

The area is zoned for office, which would entail traffic similar to the proposed use in the numbers, but in different time windows.

*A 50 member church requires 17 parking spaces (3 spaces/seat). Parking will occur during off peak traffic hours and Huron View 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.**

No significant additional public services or facilities will be required.

*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 use located in an office-zoned neighborhood since this site is surrounded by general office uses and bordered by a highway to the north. Onsite parking is met with with overflow along Huron View Boulevard permitted. The church indicated they currently have 10 members and seek to expand to a maximum of 50 members. 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 will required for any interior alterations to the existing building.

Prepared by Christopher Cheng  
Reviewed by Wendy Rampson  
mg/6/30/11

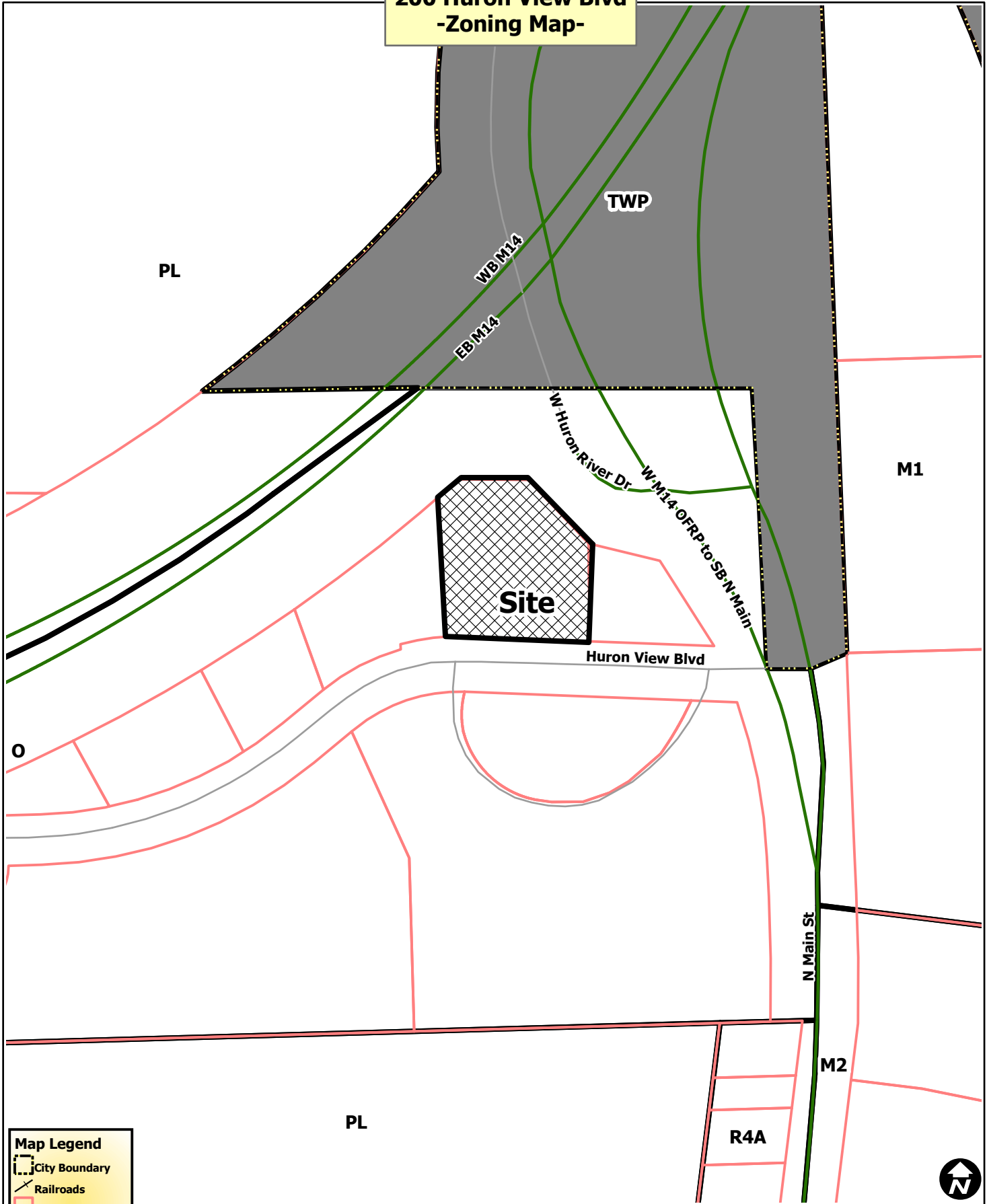
Attachments: Zoning/Parcel Maps  
Aerial Photo  
Plot Plan  
Public Notification Letter

c: Petitioner: Reverand Lela Iduna  
200 Huron View Blvd.  
Ann Arbor, MI 48103

Owner: David Myers  
Fluka Enterprises, LLC  
2555 Roseland Drive  
Ann Arbor, MI 48103

Systems Planning  
File No. SEU11-003

**200 Huron View Blvd  
-Zoning Map-**



**Map Legend**

- City Boundary
- Railroads
- Parcel Property
- Zoning**
- Township
- City of Ann Arbor




City of Ann Arbor Map Disclaimer:  
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**200 Huron View Blvd  
-Aerial Map-**



**Map Legend**

-  City Boundary
-  Railroads
-  Parcel Property



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MORTGAGE SURVEY

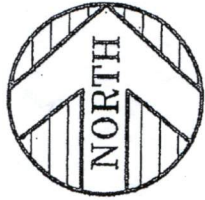
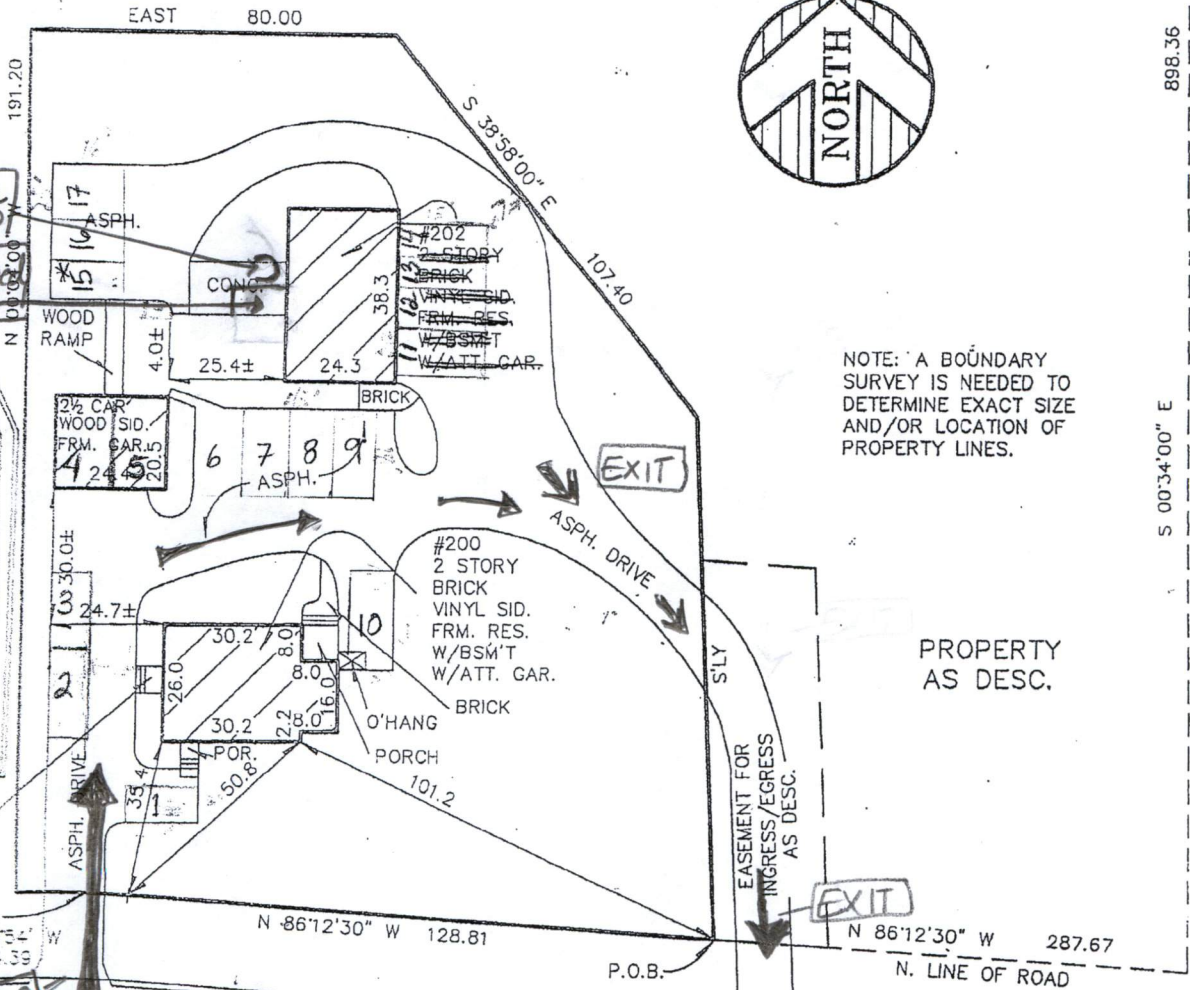
Property Description:

(SEE PAGE 2 OF 2)

S 89°39'30" E 1287.70  
N. LINE OF SEC.

N. 1/4 COR.  
SECTION-20  
T.2S., R.6E.

Parking Spaces numbered 1-17  
Each space 9x18'  
Space #15 - handicapped



NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES.

PROPERTY AS DESC.

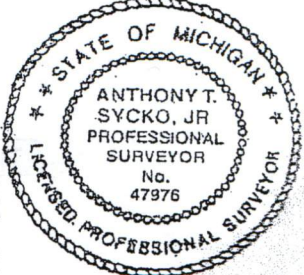
OLD N. MAIN ST.

898.36  
S 00°34'00" E  
CENTERLINE OF ROAD

ENTRANCE  
HURONVIEW BLVD. 66' WD.  
CONC. CURB ASPH. PAV'T

CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

TRASH  
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CURBSIDE  
CITY  
PICK UP.



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To Whom it May Concern,

You are receiving this letter because the property which you own or occupy is within Five Hundred feet of 200 and 202 Huron View Boulevard, Ann Arbor. Our Church, Order of Christ Sophia, has filed a petition with the City of Ann Arbor seeking a Special Exception Use of this property as a Church and a parsonage, for use as a ministerial residence. City Ordinance provides that you have an opportunity for participation in the planning and permission process by means of contacting us, or providing your input directly to the City Planning Department, though in that case I would ask that you also send me a copy of your comments.

If you wish to discuss the application, or to express any concerns, issues, or problems that you may have with the proposed project, or wish to provide us with your input or support, please contact me by telephone at 734-864-2017 or by email addressed to [revlela@centersoflight.org](mailto:revlela@centersoflight.org). We would also be having an open house at the location on Tuesday July 5<sup>th</sup> between 6pm-7pm. You are welcome to stop by if you wish to discuss the matter with us or review plans.

Very Truly Yours,

Rev. Lela Iduna