



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

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APPLICATION FOR SPECIAL EXCEPTION USE

See www.a2gov.org/planning/petitions for submittal requirements.

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 121 and 122 of Assessor's Plat No. 29 also being a part of the Northeast 1/4 Section 29, T2S, R6E,

City of Ann Arbor, Washtenaw County, Michigan as recorded in Book 9 of Plats, Page 20, Washtenaw County

Records. Commonly known as 521-529 Detroit Street, 09-09-29-119-004 and 09-09-29-119-005

B. Petitioner Information

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

Redeemer Ann Arbor, Bart Bryant, 7500 Brookville Road, Plymouth, MI 48170

734-502-3809, bbryant@redeemera2.org, owner

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

None

C. Use Request

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

For religious assembly which is R4C Zone (Special Assembly Use)

D. Specific Standards

The proposed use is allowed in accordance with the Schedule of Use Regulations, Chapter 55 (Zoning Ordinance), Section 5, Paragraph 15_____. Specify how the project meets all standards cited. Add attachment if necessary.

The property meets the use as stated and allowed exception for religious uses within residential uses

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 petitioners property will be consistent with objectives of City Master Plan for land use priorities pedestrian orientation and identity as a place, renewal of the DDA and repurposing and revival of historic structure

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 property will be maintained in accordance with standards set within this area of the City and will not negatively effect the planned character of the general vicinity

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.

Yes, the onsite structure was built in 1861; all existing neighboring properties were built 40+ years after this property was established.

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

Yes, the existing structure will remain unchanged, only the internal use will change to religious assembly which is less intense use of the neighborhood area.

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

Development of the property exterior will vertically remain unchanged resulting in having no detrimental effect on the natural environmental

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.

The parking onsite should accommodate the daily parking needs for the church. The Sunday morning service is the only meeting that will require more parking spaces. The public parking lots at Community High School, at Fourth and Catherine, the Farmers Market Lot #10 and the Farmers Market Office Lot have empty spaces on on Sunday morning. (See our survey of available parking spaces). Warren Widmayer at Ferguson, Widmayer has approved our use of his lot on Sunday morning. We will request use of the former Human Element lot once a new tenant is in there. There are also metered spaces available along Depot Street.

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

The proposed use will reduce the traffic volume throughout peak hours due to nature of the intended use as a religious assembly.

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

All proposed vehicle turning movements will remain the same. There are no existing vehicle movement conflicts in relation to current traffic plan.

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

The original site has 15 parking spaces, the proposed plan provides 17 parking spaces in a safety conscious layout.

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.

Religious assembly will not require additional public services and facilities nor will the use be a detriment to social and economic welfare of the community

F. Variance Information

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

A variance for landscaping is needed to eliminate the C.L.U.B. between the site and neighboring residential property to the east to facilitate vehicle circular between both properties. A landscape modification request has been made

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

Dated: 11/11/2021

Signature: *Robert B. Reed*
Redeemer Ann Arbor
7500 Brookville Road
Plymouth, MI 48170
(Print name and address of petitioner)

STATE OF MICHIGAN

COUNTY OF ~~WASHINGTON~~ Wayne
DR

On this 11th day of November, 2021, before me personally appeared the above named petitioner(s), who being duly sworn, say that they have read the foregoing petition and by them signed, and know the contents thereof, and that the same is true of their knowledge, except as to the matter therein stated to be upon their information and belief, and as to those matters they believe it to be true.

Signature: *Dawn M. Keenan*
Dawn M. Keenan

My Commission Expires: 10/13/2025

DAWN M KEENAN
Notary Public, State of Michigan
County of Wayne
My Commission Expires 10-13-2025
Acting in the County of Wayne