

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of September 21, 2010

**SUBJECT: Lake Trust Credit Union Special Exception Use and Site Plan (2180 W. Stadium Boulevard)
File No. SP10-026**

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), subject to approval of the corresponding site plan; and, therefore, approves the Lake Trust Special Exception Use for a three-lane drive-thru bank facility.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Lake Trust Credit Union 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.

STAFF RECOMMENDATION

Staff recommends that the special exception use be **approved** because 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.

Staff recommends that the site plan be **approved** because, if the proposed conditions are satisfied, it would comply with all local, state and federal laws and regulations; the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; and the development would not cause a public or private nuisance and would not have a detrimental effect on public health, safety or welfare.

LOCATION

The site is located on the east side of West Stadium Boulevard, south of West Liberty Street (West Area, Allen Creek Watershed).

DESCRIPTION OF PETITION

The petitioner proposes dividing this lot from the 3.5-acre parent parcel and demolishing the existing 2,600-square foot bank building and drive-thru facilities and constructing a one-story 3,686-square foot bank with drive-thru facilities. The newly created .81-acre lot housing the proposed bank sits at the southeast corner of W. Liberty and W. Stadium.

The new bank will include a three-lane drive-thru facility, which requires Special Exception Use approval per the C2B zoning district requirements. The drive-thru lanes and canopy will be located on the south side of the building and served by a one-way drive wrapping around the northwest portion of the building. Ingress and egress to this site will continue to be through the existing shared W. Liberty Street curb cut.

The bank use requires a minimum of 17 automobile parking spaces, and this requirement is met with 6 parking spaces located on the east end of this site and an additional 11 spaces located on the adjacent parent parcel. The petitioner has drafted an off-site permanent parking easement, the recording of which will be required to count these spaces toward the bank requirement.

First flush and bankfull storm water detention are required and provided under the eastern parking lot. The underground pipes have open bottoms to allow for infiltration. There are no natural features on site. Two Class C bicycle spaces (one hoop) located at the southeast corner of the building are provided.

As part of this site plan approval, a land division and administrative amendment are required to ensure the newly created parcel (housing the bank) and the existing parent parcel continue to comply with C2B zoning setbacks and lot size, along with parking and landscaping requirements. Approval of this site plan is contingent upon the successful completion of these petitions, which is noted in the proposed Planning Commission motion.

SURROUNDING LAND USES AND ZONING

| | LAND USE | ZONING |
|-------|--------------------------|------------------------------------|
| NORTH | Bank and Animal Hospital | C2B (Business Service District) |
| EAST | Two-Family Dwellings | R2A (Two Family Dwelling District) |
| SOUTH | Auto Parts and Pharmacy | C2B |
| WEST | Oil Change and Hardware | C3 (Fringe Commercial District) |

COMPARISON CHART

| | EXISTING (FULL SITE) | PROPOSED (NEW SITE) | REQUIRED/PERMITTED |
|---|--|--|--------------------------------|
| Zoning | C2B (Business Service) | C2B | C2B |
| Gross Lot Area | 152,460 sq ft (3.5 acres) | 35,305 sq ft (.81 acres) | 4,000 sq ft MIN |
| Maximum Usable Floor Area in Percentage of Lot Area | 18% (27,500 sq ft) | 10.4% (3,686 sq ft) | 200% MAX (70,610 sq ft MAX) |
| Setback – Front | 40 feet W. Liberty 40 feet-W. Stadium | 40 ft – W. Liberty 40 ft – W. Stadium | 40 ft MIN |
| Setback – Side(s) | 20 ft – South | 32 ft - South | 0 ft MIN |
| Setback – Rear | 85 ft – East | 60 ft- East | 0 ft MIN |
| Height | 1 story | 20 ft (1 story) | 60 ft MAX |
| Parking – Automobile | 137 spaces | 17 spaces | 17 spaces MIN 21 spaces MAX |
| Parking – Bicycle | N/A | Class C – 2 spaces | Class C – 2 spaces MIN |

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;**

The project is located in the Liberty Road/Stadium Boulevard general commercial district and in general meets the objectives of the Master Plan. Yes, this is an allowed special exception use in the office zoning.

The Land Use Element recommends commercial uses for this site. The C2B zoning allows bank drive-ins 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 northeast and northwest corners of Liberty Road and Stadium Boulevard have banks with drive thru banking and this project replaces an existing drive thru bank.

The existing bank utilizes three drive-thru lanes, as does the proposed new bank. The three drive thru lanes will be relocated to the south of the building as opposed to the east.

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 project is consistent with the neighborhood in that the proposed project is similar in size and use to other commercial uses in the area.

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

The project is a similar use to other uses in the area and is not detrimental to the area.

Neighbors were notified by the petitioner of the proposed project and no objections have been received at the time this report was written.

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

The proposed project will not have any effect on the environment other than improving storm water quality and quantity.

This site is already developed and the proposal is to demolish the existing bank and construct a similarly sized bank. There are no natural features on site.

(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;

Access to the off street parking is by using an existing shared driveway. New on site sidewalks will meet ADA requirements and connect to the public sidewalk.

The petitioner proposes 6 parking spaces on site and 11 off-site with the adjacent parking lot to meet the 17 spaces required. This site will continue to function the same as the existing retail and bank uses do.

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

The proposed use will have no effect on local streets and will use existing driveways.

This relationship will remain largely unchanged.

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

There will be no changes in vehicle turning movements.

The existing shared curb cut off W. Liberty continues to be used. No additional curb cuts are proposed.

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

The proposed project will replace an existing building with the same use so there will be no changes.

Vehicular activity is largely on weekdays. Per the petitioner's analysis, the proposed building is 3,668 square feet for a total of 21 vehicles/hour with 44% entering or 10 vehicles/per hour. If the average stay at the drive thru is 5 minutes, then the stacking is less than 1 vehicle. The plan provides for a stacking of 16 vehicles.

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.

The proposed use will not require additional public services and will have a positive effect on the welfare of the community.

This site will not require sanitary sewer mitigation. This site is presently using city utilities.

(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.

HISTORY

A site plan was approved in 1979 for a 1,500-square foot bank addition to the former Roma Hall (the larger building on this site), which was never constructed. In 1987, a site plan was approved for a 2,500-square foot bank building at the northwest corner of this site and a 9,000-square foot building addition to Roma Hall (now occupied by O'Reilly's Auto Parts). These buildings and site improvements were subsequently constructed. An administrative amendment was approved in 1995 to convert 26 regular car parking spaces into 29 small car parking spaces.

PLANNING BACKGROUND

The MPLUE (Master Plan: Land Use Element) Future Land Use Map recommends commercial uses for this site. This site is also located in the Liberty/Stadium General Commercial District and serves the local neighborhood residents along with a wider, regional population. The

MPLUE stresses pedestrian access between the neighborhood and the commercial area. This can be achieved by physical improvements to this subarea by installing brick pavers or other easily identifiable improvements at crosswalks at the Liberty/Stadium intersection to emphasize this intersection as a preferred crossing for pedestrians and cyclists and during site plan review, create pedestrian and bicycle access from the rear of businesses fronting Stadium Boulevard.

DEPARTMENT COMMENTS

Systems Planning – Staff is researching the easements and right-of-way shown on the plans and will provide further comment as necessary. A private utility easement shall be created between the two parcels allowing for the lead to remain in place, including necessary maintenance, replacement, etc. A copy of this recorded easement shall be provided prior to site plan approval.

Planning – Area, Height and Placement standards to Chapter 55 (Zoning Ordinance) are proposed to be heard at the 10/4/2010 City Council Meeting. The proposed draft language for the C2B district would require a range of a ten-foot minimum and a 25-foot maximum front setback. This proposal does not meet this proposed draft language. This proposal does meet the current setback requirements of 40-feet in the C2B zoning district.

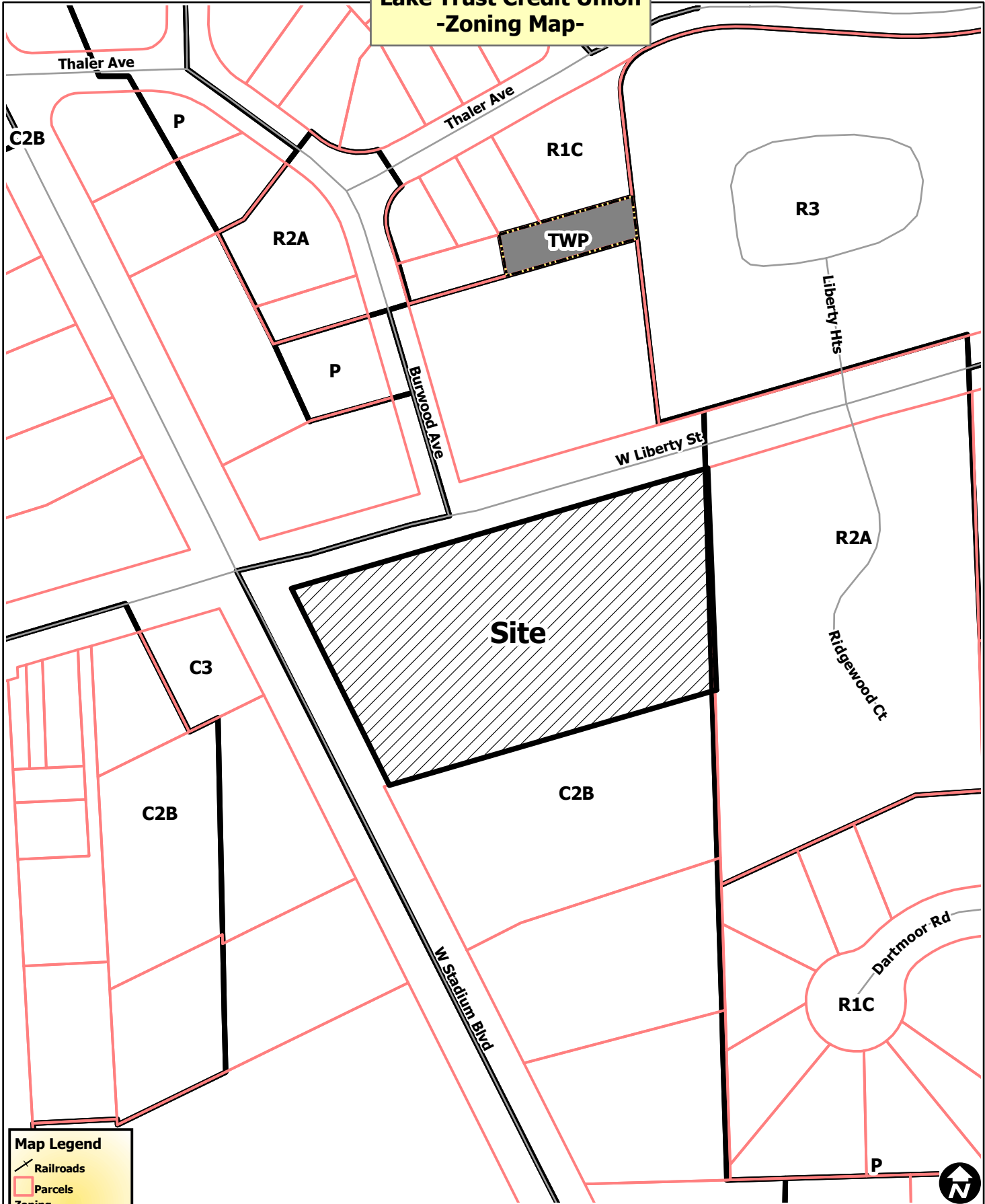
Sidewalks front both W. Liberty and W. Stadium with a bus stop and sidewalk connection off W. Liberty to the proposed bank entrance. To meet the pedestrian circulation recommendations of the Liberty/Stadium General Commercial District, the petitioner has agreed to extend the existing sidewalk leading to the bank off W. Stadium and stripe a pedestrian walkway to connect to the eastern building entrance.

Staff supports the proposed drive-thru bank facility at this site as it is consistent with the commercial recommendations of the Master Plan: Land Use Element.

Prepared by Christopher Cheng
Reviewed by Wendy Rampson
mg/09/13/10

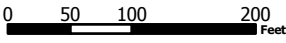
Attachments: Zoning Map
Aerial Photo
Neighborhood Notification
Site Plan
Landscape Plan
Elevations

Lake Trust Credit Union -Zoning Map-



Map Legend

- Railroads
- Parcels
- Zoning**
- Township
- City of Ann Arbor
- City Boundary



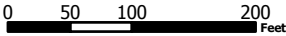
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Lake Trust Credit Union -Aerial Map-



Map Legend

- Railroads
- Parcels
- City Boundary



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PRINCIPALS
R.J. WANTY, P.E.
D.J. HOUCK
ASSOCIATES
T.L. SUTHERLAND, P.S.
D.L. MOORE



CIVIL ENGINEERS • PLANNERS • SURVEYORS
TRANSPORTATION ENGINEERS
LANDSCAPE ARCHITECTS

August 2, 2010

NOTICE OF CITIZEN PARTICIPATION FOR THE PROPOSED LAKE TRUST CREDIT UNION

A petition has been submitted to the City of Ann Arbor Planning and Development Department for the Lake Trust Credit Union Site Plan, Calvert and LaSalle Administrative Amendment and Land Division on Monday, August 2, 2010.

The proposed project is for the demolition of the existing bank building and infrastructure on the southeast corner of Stadium Boulevard and Liberty Road, the construction of a new 3686 square foot Lake Trust Credit Union, Parking Lot and Storm Water Management System.

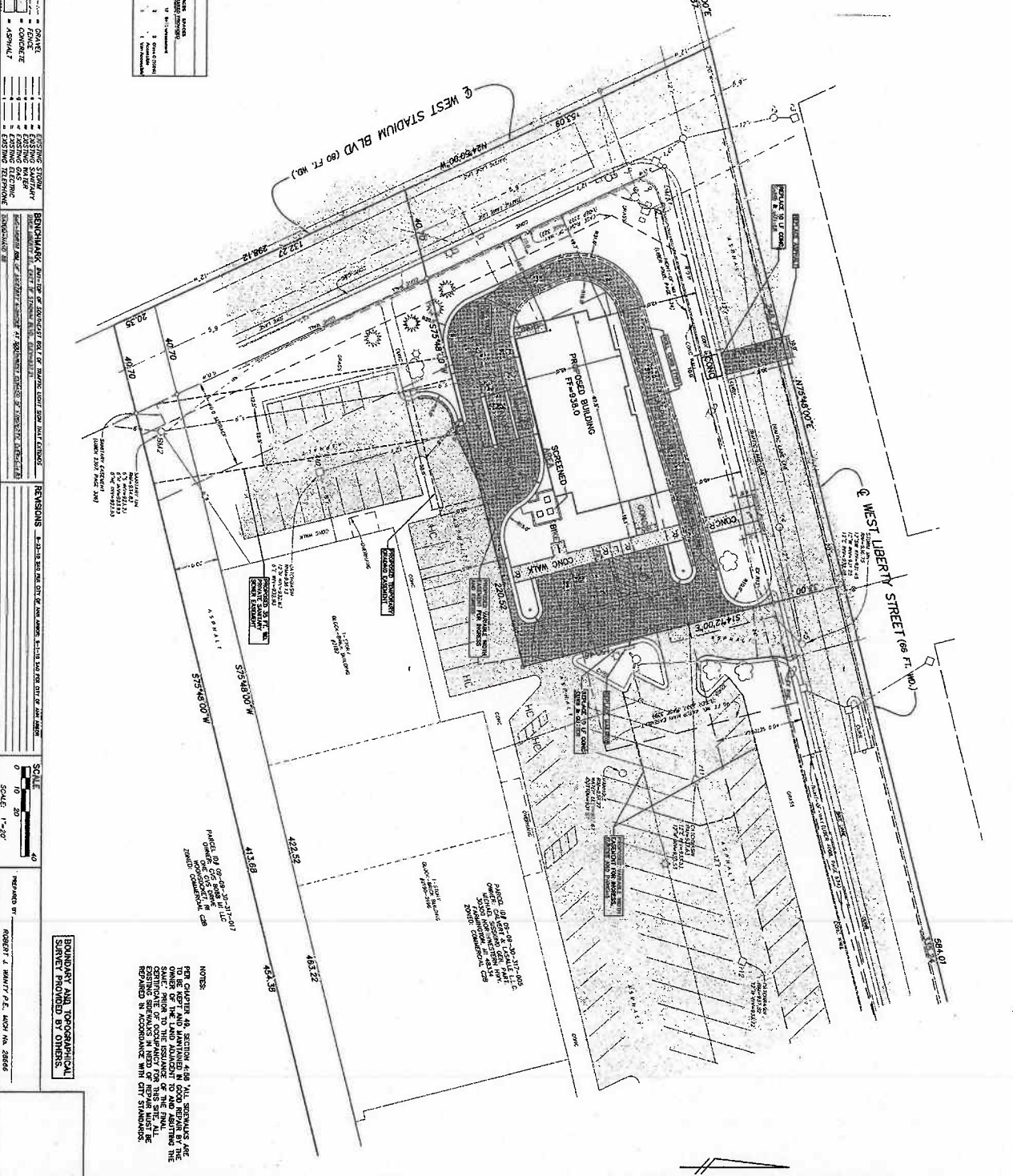
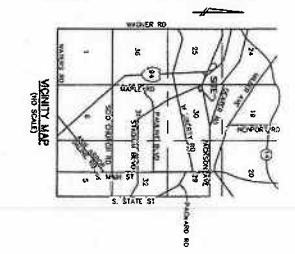
You are provided an opportunity to discuss the application and express any concerns, issues, or problems that you may have with the petitioner Washtenaw Engineering Company by e-mail rjw@wengco.com or telephone 734-761-8800.

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| ITEM | DESCRIPTION | QUANTITY | UNIT | PRICE | TOTAL |
|------|-------------|----------|---------|--------|----------|
| 1 | STATIONING | 1 | STATION | 100.00 | 100.00 |
| 2 | CONCRETE | 100 | YD | 50.00 | 5000.00 |
| 3 | ASPHALT | 100 | YD | 40.00 | 4000.00 |
| 4 | PAVING | 100 | YD | 20.00 | 2000.00 |
| 5 | LANDSCAPE | 100 | YD | 30.00 | 3000.00 |
| 6 | SEWER | 100 | YD | 60.00 | 6000.00 |
| 7 | WATER | 100 | YD | 50.00 | 5000.00 |
| 8 | ELECTRICAL | 100 | YD | 80.00 | 8000.00 |
| 9 | MECHANICAL | 100 | YD | 100.00 | 10000.00 |
| 10 | PLUMBING | 100 | YD | 90.00 | 9000.00 |
| 11 | STRUCTURE | 100 | YD | 150.00 | 15000.00 |
| 12 | FOUNDATION | 100 | YD | 120.00 | 12000.00 |
| 13 | ROOFING | 100 | YD | 70.00 | 7000.00 |
| 14 | INSULATION | 100 | YD | 60.00 | 6000.00 |
| 15 | CLADDING | 100 | YD | 80.00 | 8000.00 |
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| 22 | INSULATION | 100 | YD | 60.00 | 6000.00 |
| 23 | CLADDING | 100 | YD | 80.00 | 8000.00 |
| 24 | MECHANICAL | 100 | YD | 100.00 | 10000.00 |
| 25 | ELECTRICAL | 100 | YD | 80.00 | 8000.00 |
| 26 | PLUMBING | 100 | YD | 90.00 | 9000.00 |
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| 28 | FOUNDATION | 100 | YD | 120.00 | 12000.00 |
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| 30 | INSULATION | 100 | YD | 60.00 | 6000.00 |
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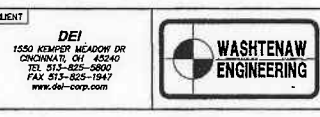


SECTION 30 TOWN 2 SOUTH RANGE 6 EAST
CITY OF ANY ARBOR
WASHINGTON COUNTY, MICHIGAN
DATE 7-23-10
SHEET 4
FIELD BOOK: NONE
FILE NO. 8772

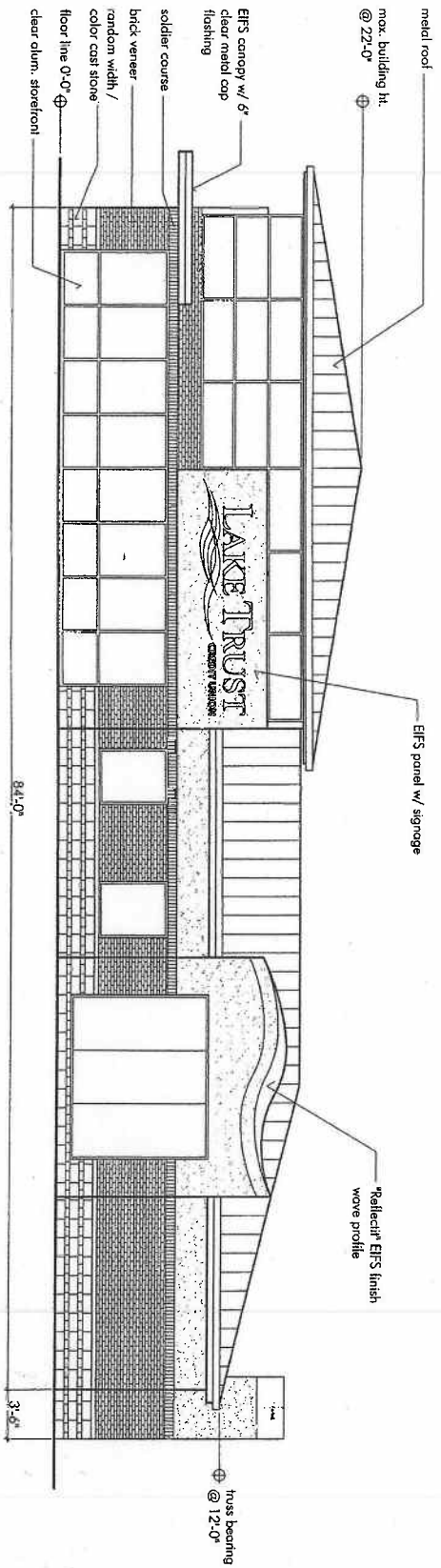
PROJECT: LAKE TRUST CREDIT UNION
SITE PLAN

CLIENT: DEI
1650 KEMPER HOLLOW DR
CINCINNATI, OH 45240
TEL 513-825-5800
FAX 513-825-1947
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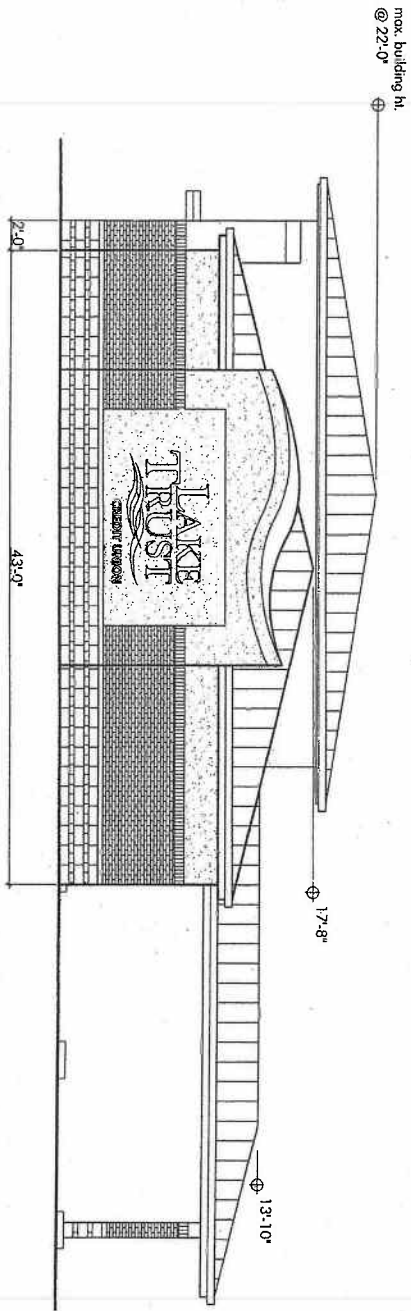
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North (Liberty St.) Elevation
Scale: 1/8"=1'-0"



East (Stadium Blvd.) Elevation
Scale: 1/8"=1'-0"

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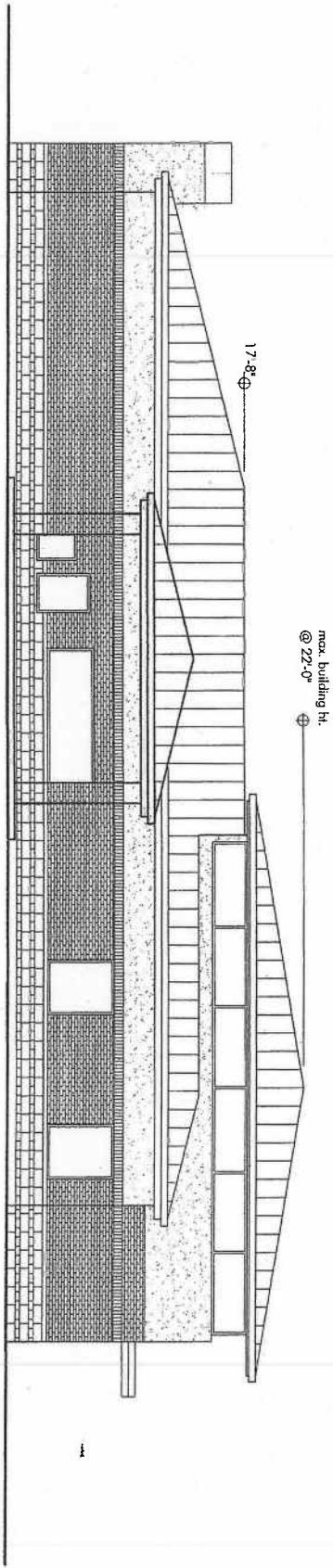
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| DATE | DESCRIPTION |
| 4-25-10 | REV |
| 5-11-10 | REV |
| 7-15-10 | REV |
| 10-15-10 | REV |
| 1-15-11 | REV |

REVISIONS

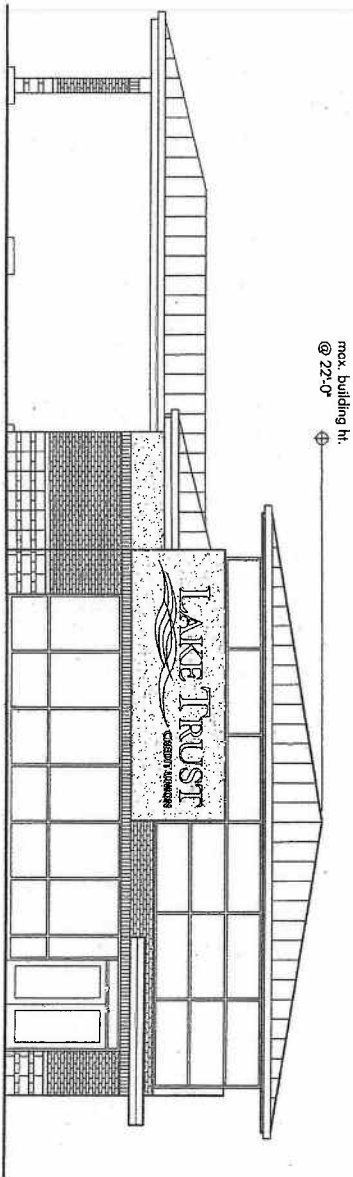
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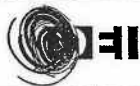
South Elevation
Scale: 1/8"=1'-0"



West Elevation
Scale: 1/8"=1'-0"

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