

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of November 20, 2012

**SUBJECT: Memorial Christian Church Special Exception Use (1900 Manchester Road)
File No. SEU12-004**

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 Memorial Christian Church Special Exception Use for a church use with a maximum seating capacity of 111 persons, subject to the recording of a public utility and access easement over the former Manchester Road right-of-way prior to the issuance of any permits.

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 upon the granting of a public utility and access easement.

LOCATION

The site is located on at 1900 Manchester Road, adjacent to Washtenaw Avenue (South Area, Mallets Creek watershed).

DESCRIPTION OF PETITION

The petitioner seeks special exception use approval to convert a 8,104 square foot office building to a church use that can accommodate a seating capacity for up to 111 people. Per Chapter 55 (Zoning Ordinance), churches are permitted in the O (Office District) as a special exception use, pursuant to standards in Section 5:104. No exterior changes to the site are proposed.

The church hours of operation are proposed to be Sunday from 9:00 a.m. to 1:00 p.m. and Wednesday evenings from 7:00 p.m. until 9:00 p.m. Church activities may occasionally take place at other times during the week.

The existing 37-space parking lot can accommodate a church occupancy of 111, based on one parking space for each three seats. Access to the parking lot will continue to be off Manchester Road, over a portion of the former street right-of-way that was vacated in 1978. On-street

parking on both sides of Manchester Road is available for overflow parking. Three bicycle hoops exist on a concrete pad immediately east of the main entrance.

The site is in compliance with its most recent site plan, which was approved in 1994. A revised site plan is not required for this special exception use request since construction is solely on the interior of the building and does not increase usable floor area. An existing layout plan has been submitted to accompany the special exception use application.

The petitioner provided a post card that notified property owners within 500' of this proposed special exception use request.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	O (Office District)	O	O
Gross Lot Area	30,265 sq ft .59 acres	30,265 sq ft .59 acres	6,000 sq ft MIN
Height	2 story	2 story	None
Setback - Front	33 ft – Washtenaw	33 ft - Washtenaw	15 ft MIN 40 ft MAX
Setback – Side(s)	25 ft – east 76 ft - west	25 ft- east 76 ft -west	None
Setback – Rear	78.5 ft	78.5 ft	None
Parking – Automobile	37 spaces	37 spaces	37 spaces MIN
Parking – Bicycles	6 spaces – Class C	6 spaces – Class C	2 spaces MIN – Class C

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single Family	R1A (Single Family)
EAST	Public Land	PL (Public Land)
SOUTH	Office	O (Office)
WEST	Office	C3 (Fringe Commercial)

HISTORY

The site plan for the existing building was approved in 1979, and the building was constructed in the early 1980's. An administrative amendment was approved in 1994 to add a two-story elevator addition.

PLANNING BACKGROUND

The Master Plan Land Use Element recommends office use for this site. The Non-Motorized Plan recommends bike lanes in Washtenaw in this location. The Re-imagining Washtenaw planning effort recommends providing non-motorized amenities along the length of the corridor. Allowing pedestrian access over the utility easement on the east side of the site is consistent with this recommendation.

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;

Yes, current zoning is office and the future land use map is office.

2. Will be designed, constructed, operated, and maintained in a manner that is compatible with the existing and planned character of the general vicinity;

There is a 8,104 sf freestanding building on the property with 37 parking spaces. Any renovations will conform to the spirit of the Washtenaw Corridor master plan with efficient use of the land. The buyer plans to incorporate sustainable design, when possible, into any renovations.

The outside appearance of the site is not changing. 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;

Yes, the property is located in Office zoning with frontage on Washtenaw Avenue. The access to the property is from Manchester Road. The property abuts Office zoning, Commercial zoning, and Public/Semi-public zoning with the County Farm Park. The general area is a mix of commercial, office, multi-family, and single family residential.

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

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

The proposed use of the property is a worship and education center for Memorial Christian Church. Memorial sold their property located at 730 Tappan, next to the University, earlier this year. The proposed use times of the property are Sunday for services and various educational and church meetings throughout the week.

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 use of neighboring parking lots for overflow parking. The petitioner indicates that the existing parking lot should accommodate most events with overflow parking spaces available on Manchester Road.

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

The proposed use as a worship center will not be detrimental to the environment. The buyer plans to incorporate sustainable design and materials, where possible.

(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;

The property is located on Manchester Road and fronts Washtenaw Ave. The property is convenient to Manchester Road and the bus route on Washtenaw. There is an existing sidewalk on the property connecting Washtenaw Ave to Manchester Road. There is access to off-street parking with Manchester Road, as well as parking on-site in the property's parking lot and its vacated portion of Manchester Road.

Off street parking is allowed along Manchester Road for any overflow parking.

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

The property has access to Manchester Road, which has access to the stoplight at Washtenaw Avenue and Manchester Road. No additional traffic is anticipated as the proposed use is less intensive than the current use of the property.

Traffic impact will be less than 50 vehicle trips per day during peak traffic hours. Limited 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;

Existing access to Manchester Road and convenient access to Washtenaw Avenue.

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

The proposed use is a worship and educational center. The majority of the use of the building will be on Sunday for worship services. Traffic and parking during the week will be less intensive than the current use of the property.

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.

None are required.

This site is already on city water and sewer, no additional public services required. This site will not require sanitary sewer mitigation. As part of this review, Project Management identified the need to obtain the utility easement that was a condition of the street vacation in 1978.

(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.

No variance is required.

STAFF COMMENTS

Project Management – A public utility easement must be provided over what was formerly part of the Manchester Road public right-of-way on the east side of the site. This easement should have been recorded in 1978 when the street was vacated. An access easement is also necessary for the pedestrian walkway located in the vacated right-of-way.

Planning – Planning staff recommends approval of the proposed church use in this office-zoned site since this site is surrounded by general office uses and public uses. Parking is addressed on-site, with with overflow along Manchester Road immediately south of the site, and staff does not anticipate any vehicular circulation issues. The property owner has agreed to provide an easement for public utilities and access on the east side of the site as shown on the plot plan. Building permits will be required for any interior alterations to the existing building.

mg/11/15/12

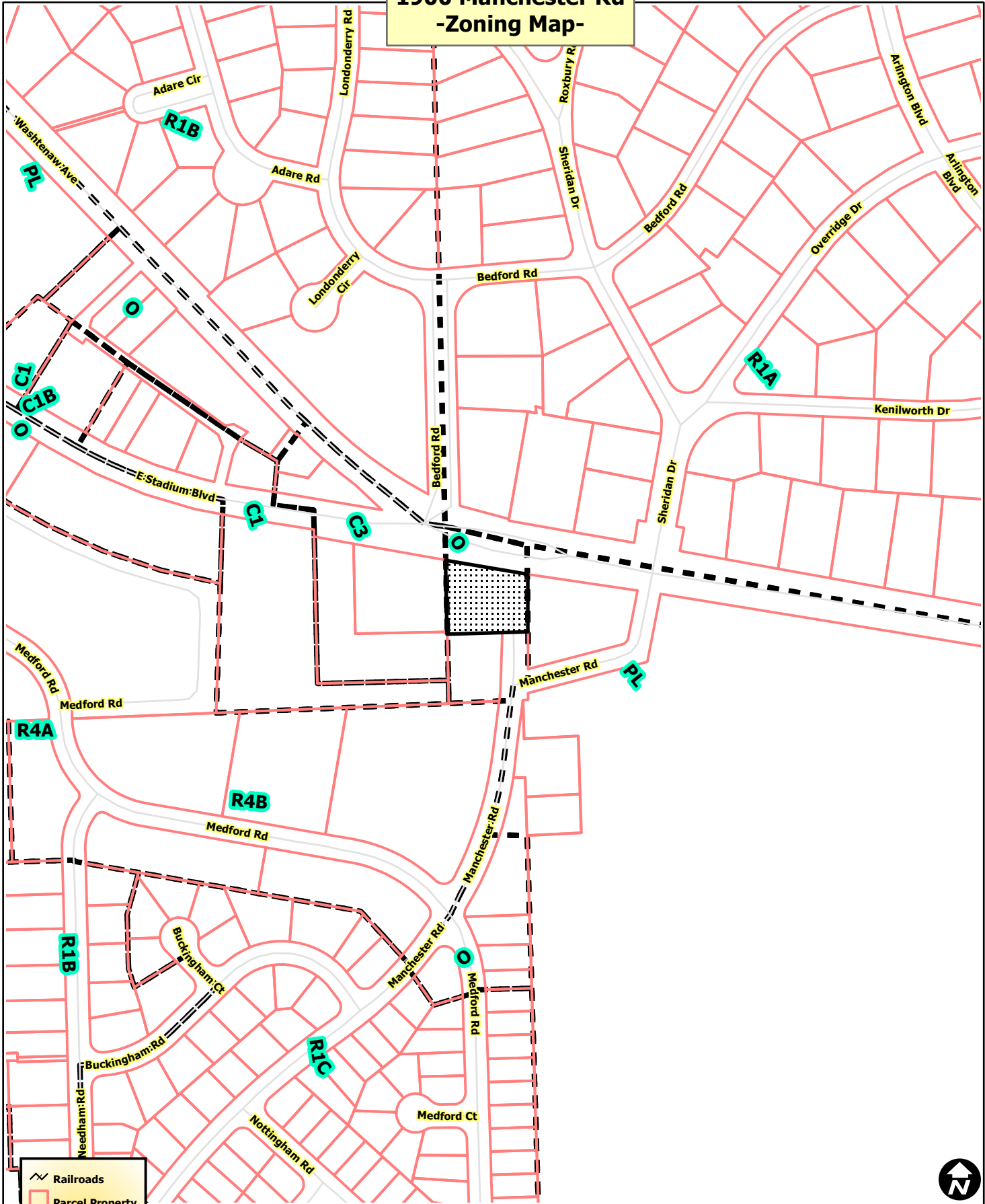
Attachments: Zoning/Parcel Maps
Aerial Photo
Plot Plan

c: Petitioner: Joella Coles
5141 Platt Road
Ann Arbor, MI 48108

Owner: Girl Scout Council
1900 Manchester
Ann Arbor, MI, 48104

Systems Planning
File No. SEU12-004

1900 Manchester Rd -Zoning Map-



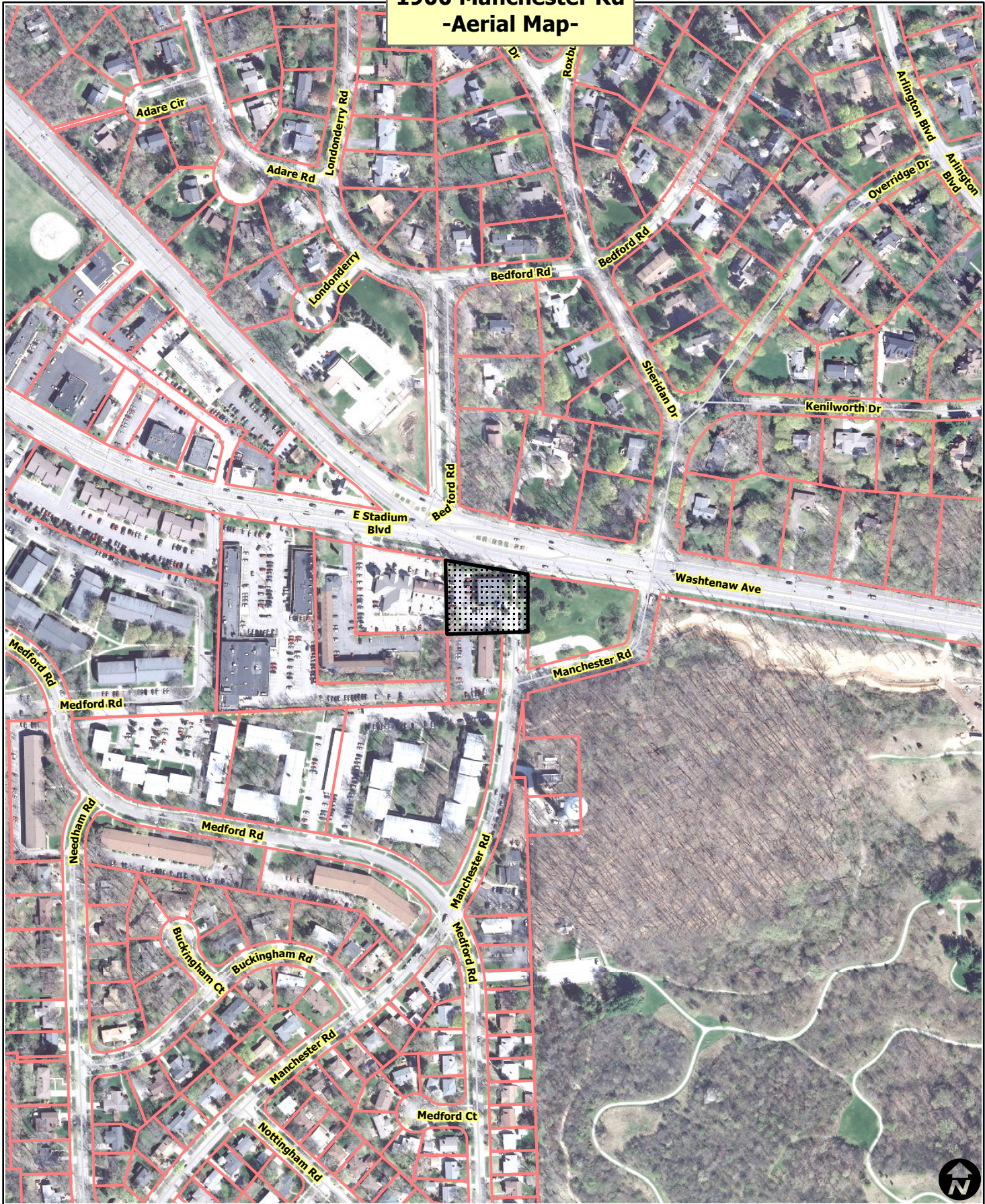
Legend

- Railroads
- Parcel Property
- Zoning**
- Township
- Zoning



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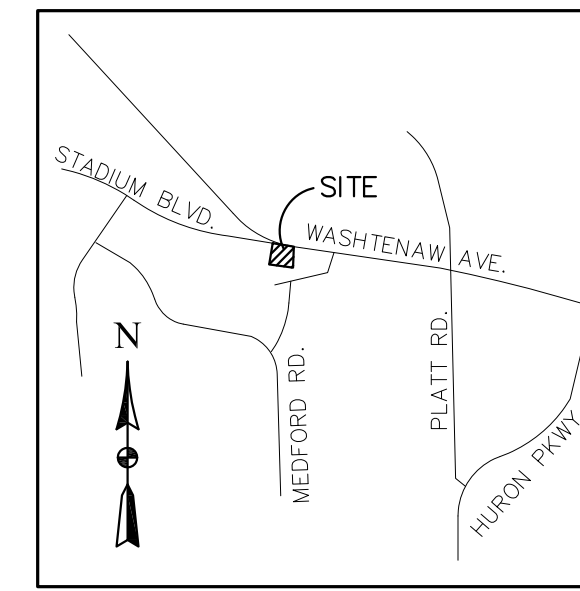
1900 Manchester Rd -Aerial Map-



-  Railroads
-  Parcel Property



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VICINITY MAP
SCALE: NTS

City Council Resolution R-546-12-78

Hatched area indicates location of a future easement pursuant to City Council Resolution R-546-12-78 - Resolution to vacate a portion of Manchester Road.

LEGAL DESCRIPTION (PER CISLO TITLE COMPANY. NO. 12-48745 DATED AUG. 7, 2012)

Lot 2, Assessor's Plat No. 49, City of Ann Arbor, as recorded in Liber 17 of Plats, Pages 33 and 34, Washtenaw County, and adjacent vacated portion of Manchester Road, described as follows: Beginning at the Northeast corner Lot 2, Assessor's Plat No. 49, City of Ann Arbor, Michigan, as recorded in Liber 17 of Plats, Pages 33 and 34, Washtenaw County Records; thence S78°09'30"E 67.13 feet along the South line of Stadium Boulevard; thence S01°20'W 152.42 feet along the East line of Manchester Road; thence N88°40'W 66.00 feet to the Southeast corner of said Lot 2; thence N01°20'E 164.66 feet along the East line of said Lot 2 and the West line of Manchester Road to the place of beginning, being a part of Manchester Road, as shown on the plat of Ann Arbor Woods, a plat recorded in Liber 12 of Plats, Page 38, Washtenaw County Records.

LEGAL DESCRIPTION (AS SURVEYED)

Commencing at the South 1/4 corner of Section 34, T.2S., R.6E., City of Ann Arbor, Washtenaw County, Michigan; thence N00°01'00"E 179.09 feet along the N-S 1/4 line of said Section 34 to the Southwest corner of Lot 2, Assessor's Plat No. 49, as recorded in Liber 17 of Plats, Pages 33 and 34, Washtenaw County Records, being the POINT OF BEGINNING; thence continuing N00°00'00"E 190.98 along said N-S 1/4 line; thence S79°29'00"E 209.51 feet along the Southerly right-of-way line of Stadium Boulevard (Width Varies); thence S00°01'00"W 152.80 feet along the East line of Vacated Manchester Road as shown on Ann Arbor Woods, as recorded in Liber 12 of Plats, Page 38, Washtenaw County Records; thence N89°59'00"W 206.00 feet along the South line of said Assessor's Plat No. 49 and the North line of said Ann Arbor Woods to the Point of Beginning, Being a part of the Southeast 1/4 of said Section 34, containing 0.81 acres of land, more or less, being subject to easements and restrictions of record, if any.

SCHEDULE B EXCEPTIONS (PER CISLO TITLE COMPANY. NO. 12-48745 DATED AUG. 7, 2012)

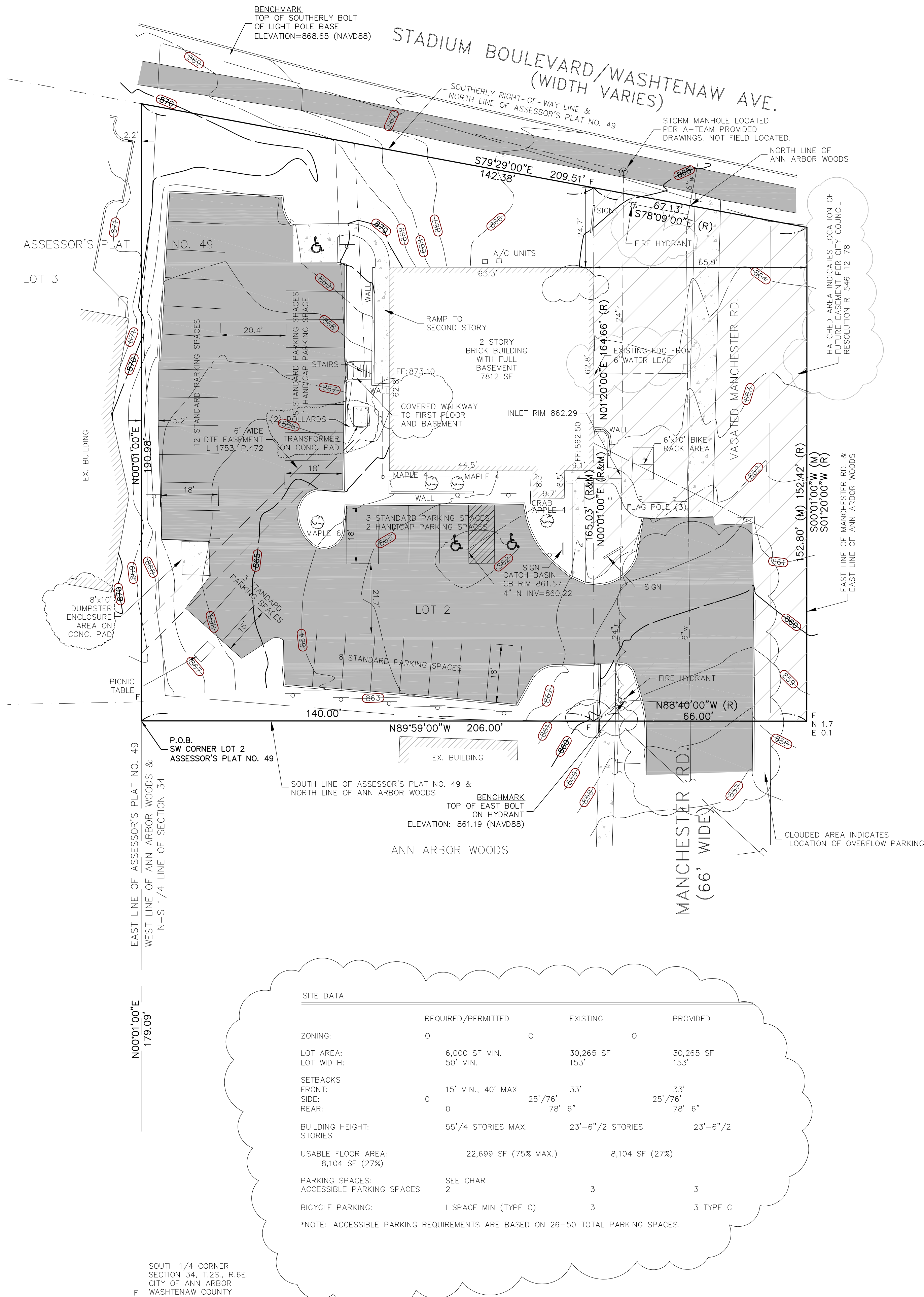
7. Right of way granted to The Detroit Edison Company as recorded in Liber 1753, Page 472. AS SHOWN

PROJECT BENCHMARKS

CITY OF ANN ARBOR CONTROL STATION 00158
DISC SET IN CONCRETE MONUMENT LOCATED IN THE CONCRETE TRAFFIC ISLAND
AT THE INTERSECTION OF EAST STADIUM BOULEVARD AND WASHTENAW AVENUE.
ELEVATION = 871.33 (NAVD 88 DATUM)

TOP OF SOUTHERLY BOLT ON LIGHT POLE LOCATED NEAR THE NORTHWEST PROPERTY CORNER.
ELEVATION = 868.65' (NAVD 88 DATUM)

TOP OF EAST BOLT ON HYDRANT
ELEVATION = 861.19 (NAVD 88 DATUM)



SITE DATA			
	REQUIRED/PERMITTED	EXISTING	PROVIDED
ZONING:	0	0	0
LOT AREA:	6,000 SF MIN.	30,265 SF	30,265 SF
LOT WIDTH:	50' MIN.	153'	153'
SETBACKS			
FRONT:	15' MIN., 40' MAX.	33'	33'
SIDE:	0	25'/76'	25'/76'
REAR:	0	78'-6"	78'-6"
BUILDING HEIGHT:	55 1/4 STORIES MAX.	23'-6" / 2 STORIES	23'-6" / 2
STORIES:			
USABLE FLOOR AREA:	22,699 SF (75% MAX.)	8,104 SF (27%)	
8,104 SF (27%)			
PARKING SPACES:	SEE CHART		
ACCESSIBLE PARKING SPACES:	2	3	3
BICYCLE PARKING:	1 SPACE MIN (TYPE C)	3	3 TYPE C

*NOTE: ACCESSIBLE PARKING REQUIREMENTS ARE BASED ON 26-50 TOTAL PARKING SPACES.

Petitioner Information

Memorial Christian Church
5141 Platt Road
Ann Arbor, MI 48108

Contact: Jo Ella Coles
734.971.42.45

Project Description

The existing 7812 SF, 2-story brick building (with a full basement) is Zoned Office. The property is being purchased for the purpose of renovating it into the new home of Memorial Christian Church. The Church Use is allowed under this special exception use process. Memorial Christian Church is currently located in temporary quarters on Platt Road in Ann Arbor after selling their previous church on Tappan Street in downtown Ann Arbor. Their congregation includes 60 registered members with approximately 40 attendees at Sunday morning worship services. Memorial Christian Church envisions a Worship Space of approximately 1800 Gross Square Feet with a maximum of 111 seats. The additional space will be used for offices and programs. Program spaces ancillary to worship services include children, young adults, teens and adults. Programs generally take place in the evenings. No additional parking is required for the project and there will be no changes in the amount of impervious service. The existing storm water management system will remain unchanged.

Parking Information

Existing on Site Parking:
Standard Parking Spaces: 34
Handicap Spaces: 03

Existing On Street Parking within 1000':
Manchester Road: 18 Standard Spaces
Medford St.: 5 Standard Spaces

Total Parking Available: 60 Spaces

Overflow Parking is available as shown on the drawing.

Required Parking for Church Use

1 Parking Space for every 3 Seats
The existing 60 Spaces will serve 180 Seats.

The Memorial Christian Church Worship Space is being designed to hold 120 seats.

Required Bicycle Parking:

1 Class C Bike Space for every 50 Seats = 3 Bike Spaces
Bicycle parking provided: 3 Class C Spaces

LEGEND

x100.00	EXISTING ELEVATIONS
---	EXISTING CONTOURS
---	EX. WATER MAIN
---	EX. STORM SEWER
---	EX. SANITARY SEWER
---	EX. GAS
---	PROPERTY LINE
---	SETBACK LINE
---	SECTION LINE
---	EX. CURB/PAVEMENT
---	EX. GRAVEL
---	EX. UNDERGROUND ELECTRIC
---	EX. OVERHEAD LINES
⊙	WATER MANHOLE
⊙	STORM MANHOLE
⊙	SANITARY MANHOLE
⊙	TELEPHONE MANHOLE
⊙	ELECTRIC MANHOLE
⊙	UNIDENTIFIED MANHOLE
⊙	COMBINED MANHOLE
⊙	TRAFFIC SIGNAL POLE
⊙	ELECTRIC METER
⊙	GAS METER
⊙	CATCH BASIN
⊙	GAS VALVE
⊙	WATER VALVE
⊙	WELL
⊙	HYDRANT
⊙	UTILITY CABINET
⊙	UTILITY POLE
⊙	GUY WIRE
⊙	LIGHT POLE
⊙	TRAFFIC SIGNAL BOX
---	FENCE
⊙	TREE (CONIFEROUS)
⊙	TREE (DECIDUOUS)
⊙	SIGN
⊙	END SECTION
⊙	SECTION CORNER
⊙	FOUND IRON PIPE
⊙	FOUND CONC. MONUMENT
---	WETLAND LIMITS
---	WOOD LINE
MB	MAILBOX
---	ASPHALT PAVEMENT
---	CONCRETE PAVEMENT