

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of September 20, 2016

**SUBJECT: New Life Church Site Plan for City Planning Commission Approval (1541 Washtenaw Ave.)
File No. SP16-067**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby approves the New Life Church Site Plan, subject to City Council approval of any changes to the Consent Judgment.

STAFF RECOMMENDATION

Staff recommends that the site plan be **approved** because the plan 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 Washtenaw Ave. north of Hill St. (Central Area). This site is located in the Allen Creek watershed.

DESCRIPTION OF PETITION

The petitioner was previously approved for a special exception use at the adjacent site, 1547 Washtenaw Avenue, to allow church uses in an R2B (Two-Family Dwelling District) zoning district. As part of this approval, staff determined adding shared parking and impervious surface to the church site plan, located at 1541 Washtenaw Ave., requires approval by the City Planning Commission.

The church proposes construction of 8 vehicular parking spaces located along the shared property line between the church and adjacent site to the south, also known as the Frieze house. These spaces are required for the church annex office uses and used by the church during their services. The petitioner has indicated formalizing a parking easement with the existing church facility to accommodate sharing of the 8 additional parking spaces.

Ten non-landmark trees are proposed to be removed in the area of the proposed 8 parking spaces. A retaining wall and railing are proposed along the south edge of this parking area to minimize the grading and disturbance to the site. Two landmark trees are proposed to be minimally impacted in their critical root zones from this proposal. These two encroachments total approximately 5% and 1%. Mitigation for this disturbance is not required as no landmark trees will be removed.

A 15-foot wide conflicting land use buffer along the east property line is required to screen the parking from the adjacent residentially zoned land. Four evergreen trees are proposed along with two existing landmark trees and a fence to meet the screening requirements.

The proposed parking lot increases impervious surface on both sites by a total of 726 sq ft. with the spaces constructed of permeable pavers. Storm water runoff will be directed to these proposed permeable paver spaces and will then infiltrate in the subgrade soils to meet the requirements of the Washtenaw County Water Resource Commissioner’s Office.

The project is proposed to be completed in one phase at a total estimated cost of \$50,000. The site plan received HDC review and approval in April of this year.

COMPARISON CHART

1547 Washtenaw Ave. – Frieze House

	EXISTING	PROPOSED	RE- QUIRED/PERMITTED
Zoning	R2B (Two-Family Dwelling District)	R2B	R2B
Gross Lot Area	43,707 sq ft	43,707 sq ft	8,500 sq ft MIN
Lot Width	100 ft	100 ft	60 ft MIN
Setback - Front	208 ft	208 ft	25 ft MIN
Setback – Side(s)	15 ft	15 ft	8 ft MIN
Setback – Rear	100 ft	100 ft	30 ft MIN
Parking – Automobile	1 space	9 spaces	9 Spaces MIN 12 Spaces MAX *
Parking – Bicycles	None	2 Spaces – Class A 2 Spaces – Class C	1 Space – Class A

*1 space for residential uses and 9 spaces for office uses

1541 Washtenaw Ave. – New Life Church

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	R2B (Two-family Dwelling District)	R2B	R2B (Uses R1C Standards)
Gross Lot Area	0.96 acre (41,817.6 sq ft)	0.96 acre (41,817.6 sq ft)	7,200 sq ft MIN
Setback – Front	204 ft 11 in	204 ft 11 in	25 ft MIN
Setback – Side(s)	North - 6 ft South - 14 ft 1 in	North - 6 ft South - 14 ft 1 in	5 ft MIN
Setback – Rear	158 ft 5 in	62 ft 2 in	30 ft MIN
Height	29 ft 6 in	30 ft	30 ft MAX

Parking – Automobile	18 spaces	223 spaces* (7 spaces on site; remaining at Forest Street public deck*)	223 spaces MIN (1 per 3 seats)
Parking - Bicycle	None	13 spaces - Class C	13 spaces - Class C MIN

* A variance was granted April 2003 to allow the use of the Forest Street public parking structure, which is within 1,250 feet from the site, to fulfill the requirements for parking. Code allows public parking within 1,000 feet to be used to meet the parking requirement for churches.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	New Life Church, Sorority House and Angell School	R2B and PL (Public Land District)
EAST	Fraternity House	R2B
SOUTH	Single-family, Two-family Residences and Frieze House Office Uses	R2B
WEST	Fraternity House	R2B

HISTORY

The building was constructed in 1928 on the property of the adjoining Henry Simmons Frieze home for the Phi Chi Medical fraternity and that use continued until 1952. It was subsequently occupied by Phi Mu Sorority, and then acquired and used by the Perry Nursery School in 1966. The nursery school use continued until 1992, when special exception use approval was granted to Delta Zeta to return the building to sorority use for 50 residents and to construct a small addition. In March 1992, the Zoning Board of Appeals granted permission to alter a nonconforming structure and to allow a three-foot, three-inch deficiency in the driveway width. The sorority use continued until the building was closed in 1998. In 2002, the building was reopened for use as a student cooperative.

The petitioner was denied special exception use approval by the City Planning Commission in 2004 to change the cooperative use to a church use with a seating capacity of 670 persons and site plan approval to expand the 11,460-square foot structure to 24,295 square feet. A Consent Judgement was approved in 2005 to allow the church use at this site.

PLANNING BACKGROUND

The Central Area Plan recommends single and two-family and group housing for this site. It also notes that other multiple-family housing is not appropriate and identifies this section of Washtenaw Avenue as a corridor to be targeted for sidewalk, lighting and landscaping improvements. The site also falls within the boundaries of the Oxbridge Neighborhood Association. Additional goals and actions in the Central Area Plan include:

- Protect, preserve, and enhance character, scale, and integrity of existing housing in established residential areas;
- Minimize displacement of residential uses by commercial and institutional uses;
- Encourage development of new architecture and modification of existing architecture that complements the scale and character of the neighborhood;
- Manage public parking facilities efficiently and cost-effectively;
- Reduce spillover parking by commuting students and employees and vehicle storage on residential streets adjacent to campus and the downtown;
- Establish a balance between providing adequate off-street parking and preserving private yards in residential areas;
- Insure that off-street parking requirements for new and expanded development sufficiently address the actual parking need;
- Protect and preserve open space resources and significant natural features;
- Encourage preservation, restoration, or rehabilitation of historically and culturally significant properties, as well as contributing or complimentary structures;
- Preserve historic character of Ann Arbor's Central Area;
- Designate historic buildings to encourage their preservation;
- Encourage adaptive reuse of wholly or partially vacant historically significant buildings.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Systems Planning - City records indicate that an easement is in place for the existing on-site water main. This easement was executed in August, 2016.

Planning – There is an existing shared access easement for both 1541 and 1547 Washtenaw Ave. Staff supports the proposed shared parking with the Frieze House as the lot is screened with landscaping and meets storm water detention requirements.

The proposed changes to the site plan requires City Council approval as the previous church use was permitted by Consent Judgment. The City Attorney's Office requires any change to the Consent Judgment be approved by City Council.

Prepared by Christopher Cheng
Reviewed by Brett Lenart

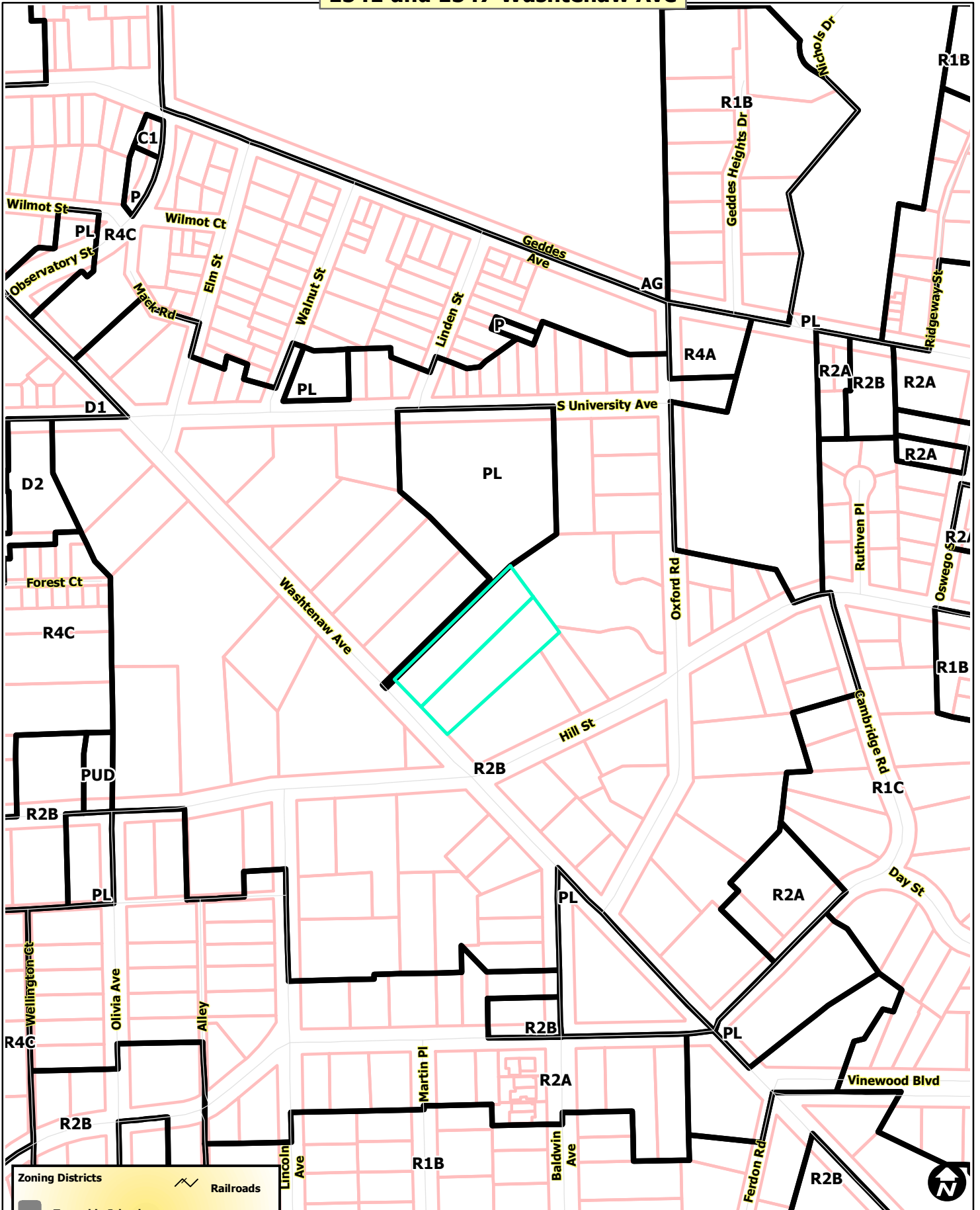
Attachments: Zoning/Parcel Maps
Aerial Photo
Site Plan

c: Petitioner's Agent: Kathy Keinath, P.E.
Perimeter Engineering
11245 Boyce Rd.
Chelsea, MI 48118

Petitioner: Andrea Roe
1541 Washtenaw Ave.
Ann Arbor, MI 48103

City Assessor
Systems Planning
File No. SP16-067

1541 and 1547 Washtenaw Ave



	Zoning Districts		Railroads
	Township Islands		Parcels
	City Zoning Districts		Huron River



Map date 9/1/2016
 Any aerial imagery is circa 2015 unless otherwise noted
 Terms of use: www.a2gov.org/terms

1541 and 1547 Washtenaw Ave



-  Railroads
-  Parcels
-  Huron River



Map date 9/1/2016
Any aerial imagery is circa 2015 unless otherwise noted
Terms of use: www.a2gov.org/terms

1541 and 1547 Washtenaw Ave



-  Railroads
-  Parcels
-  Huron River



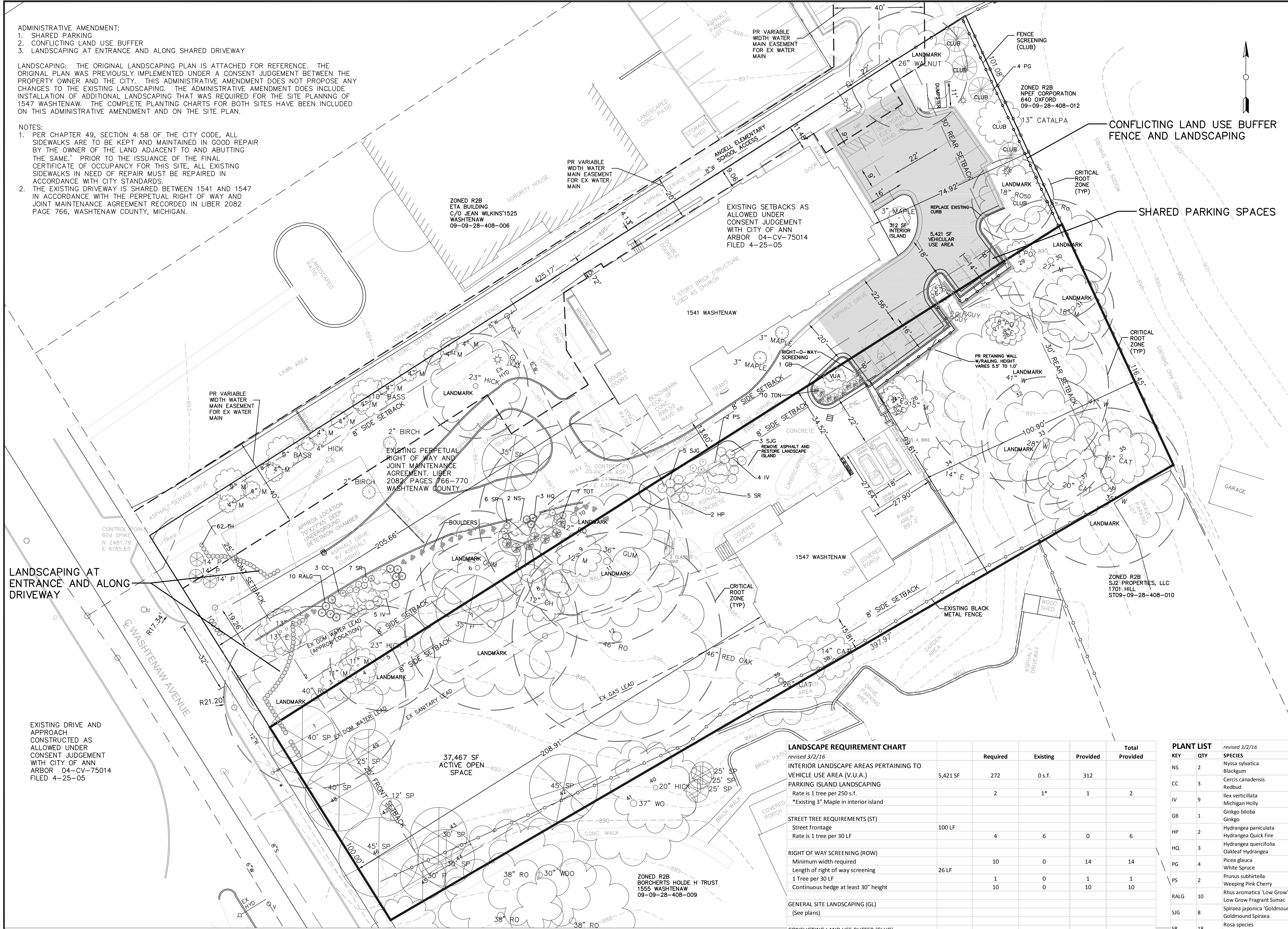
Map date 9/1/2016
Any aerial imagery is circa 2015
unless otherwise noted
Terms of use: www.a2gov.org/terms

- ADMINISTRATIVE AMENDMENT:
1. SHARED PARKING
 2. CONFLICTING LAND USE BUFFER
 3. LANDSCAPING AT ENTRANCE AND ALONG SHARED DRIVEWAY

LANDSCAPING: THE ORIGINAL LANDSCAPING PLAN IS ATTACHED FOR REFERENCE. THE ORIGINAL PLAN WAS PREVIOUSLY IMPLEMENTED UNDER A CONSENT JUDGEMENT BETWEEN THE PROPERTY OWNER AND THE CITY. THIS ADMINISTRATIVE AMENDMENT DOES NOT PROPOSE ANY CHANGES TO THE EXISTING LANDSCAPING. THE ADMINISTRATIVE AMENDMENT DOES INCLUDE INSTALLATION OF ADDITIONAL LANDSCAPING THAT WAS REQUIRED FOR THE SITE PLANNING OF 1547 WASHTEWAW. THE COMPLETE PLANTING CHARTS FOR BOTH SITES HAVE BEEN INCLUDED ON THIS ADMINISTRATIVE AMENDMENT AND ON THE SITE PLAN.

NOTES:

1. PER CHAPTER 49, SECTION 4-58 OF THE CITY CODE, ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.
2. THE EXISTING DRIVEWAY IS SHARED BETWEEN 1541 AND 1547 IN ACCORDANCE WITH THE PERPETUAL RIGHT OF WAY AND JOINT MAINTENANCE AGREEMENT RECORDED IN LIBER 2082 PAGE 766, WASHTEWAW COUNTY, MICHIGAN.



LEGEND

- SECTION CORNER
- FOUND IRON PIPE
- FOUND IRON ROD
- SET IRON PIPE
- SET MAG NAIL
- FOUND MAG NAIL
- CONTROL POINT
- MEASURED DIMENSION
- RECORDED DIMENSION
- SURFACE FLOW
- ENTRANCE DOOR
- WATER MANHOLE
- FIRE HYDRANT
- GATE VALVE
- BEEHIVE CATCH BASIN
- CURB CATCH BASIN
- STORM MANHOLE
- CULVERT / END SECTION
- SANITARY MANHOLE
- LIGHT POLE
- UTILITY POLE
- TELEPHONE RISER
- GAS MAIN RISER
- GAS MAIN
- WATER MAIN
- STORM LINE
- SANITARY LINE
- CABLE TV LINE
- PHONE LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- PROP PAVER

LANDSCAPING AT ENTRANCE AND ALONG DRIVEWAY

EXISTING DRIVE AND APPROACH CONSTRUCTED AS ALLOWED UNDER CONSENT JUDGEMENT WITH CITY OF ANN ARBOR 04-CV-75014 FILED 4-25-05

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

PRELIMINARY
NOT FOR CONSTRUCTION

LANDSCAPE REQUIREMENT CHART				
	Required	Existing	Provided	Total Provided
INTERIOR LANDSCAPE AREAS PERTAINING TO VEHICLE USE AREA (V.U.A.)				
PARKING ISLAND LANDSCAPING Rate is 1 tree per 250 s.f. *Existing 3" Maple in interior island	5,421 SF	272	0 s.f.	312
STREET TREE REQUIREMENTS (ST)				
Street frontage Rate is 1 tree per 30 LF	100 LF	4	6	0
RIGHT OF WAY SCREENING (ROW)				
Minimum width required	10	0	14	14
Length of right of way screening	26 LF	1	0	1
1 Tree per 30 LF	1	0	1	1
Continuous hedge at least 30" height	10	0	10	10
GENERAL SITE LANDSCAPING (GL) (See plans)				
CONFLICTING LAND USE BUFFER (CLUB) Required for eastern property line. 101 L.F. Consist of the following:				
Buffer strip of at least 15' wide	15'	16' at narrowest	16'	
1 tree / 15 feet (50% evergreen) 101/15 = 7	7	3*	4 evergreen	7
*Existing trees: 26" Walnut				
13" Catalpa				
18" Red Oak				
Fence screening of at least 4' high	4' high	Chain link	Opaque fence as shown on plans	

PLANT LIST						
KEY	QTY	SPECIES	SIZE	SPECS	NATIVES	CATEGORY
NS	2	Nyssa sylvatica	2.5" cal.	B&B	Native	GL
CC	3	Cercis canadensis	6-7' clump	B&B	Native	GL
IV	9	Ilex verticillata	24"-36"	B&B	Native	GL
GB	1	Ginkgo biloba	2.5" cal.	B&B	Native	VUA
HP	2	Hydrangea paniculata	#5	Pot		GL
HQ	3	Hydrangea quercifolia	#5	Pot		GL
PG	4	Picea glauca	7' ht.	B&B	Native	CLUB
PS	2	Prunus subhirtella	2" cal.	B&B		GL
RALG	10	Rhus aromatica 'Low Grow'	18-24" ht.	Cont	Native	GL
SIG	8	Spiraea japonica 'Goldmound'	#5	Cont		GL
SR	18	Rosa species	#3	Cont		GL
TH	62	Taxus x media 'Hicksii'	18-24" ht.	B&B		GL
TON	10	Thuja occidentalis 'Nigra'	5' ht.	B&B	Native	ROW
TOT	7	Thuja occidentalis 'Techny'	5' ht.	B&B	Native	GL
TOTAL	141					
LEGEND		CATEGORY				
CLUB		Conflicting Land Use Buffer				
ROW		Right of Way				
VUA		Vehicular Use Area				
GL		General Landscaping				
ST		Street Tree				

PERIMETER ENGINEERING LLC
11245 ROYCE ROAD
CHELSEA, MI 48118
734-216-9941

PERIMETER

SECTION 28
TOWN 2 SOUTH, RANGE 6 EAST
CITY OF ANN ARBOR
WASHTEWAW COUNTY

CLIENT: NEW LIFE CHURCH
1541 WASHTEWAW ADMINISTRATIVE AMENDMENT

DATE: 5-24-16
SCALE: 1" = 20'

P.M.
BOOK

SHEET NO. AA-01