

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of November 17, 2015

**SUBJECT: 2300 and 2310 East Stadium Boulevard Special Exception Use (2300 and 2310 East Stadium Boulevard)
File No. SEU15-006**

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 2300 and 2310 East Stadium Boulevard Special Exception Use for a personal training facility in an Office zoning district subject to installing 2 Class B bicycle racks.

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, subject to installing 2 Class B bicycle racks at 2310 E. Stadium Boulevard.

LOCATION

The site is located at 2300 and 2310 East Stadium Boulevard in the Mallets Creek watershed.

DESCRIPTION OF PETITION

The petitioner seeks special exception use approval to use an existing office building within an Office zoning district as a personal training facility and permission to use 1,400 square feet of an adjoining office building as a personal training facility. The petitioner currently operates a personal training facility called CoachMeFit at 2300 E. Stadium Blvd. and would like to expand into a portion of the adjoining office building at 2310 E. Stadium Blvd. The existing personal training facility at 2300 E. Stadium is in need of a special exception use and the proposed expansion needs a special exception use as well. The building at 2300 E. Stadium is 4,080 square feet in size and the building at 2310 E. Stadium is 5,038 square feet in size.

The new facility at 2310 E. Stadium will be open by appointment only and will be used for one-on-one coaching and small classes. The hours of operation will be early morning to early evening which will be consistent with the existing CoachMeFit hours of operation next door.

Both sites provide a total of 49 spaces which exceed the requirements for either office or fitness uses. Per Chapter 55 (Zoning Ordinance), Section 5:10.12, health clubs are permitted as a special exception use in the Office District pursuant to Special Exception Use standards (Section 5:104). No exterior changes to either site are proposed other than the installation of 2 hoop style bicycle racks. Two hoop-style bicycle racks are provided at 2300 E. Stadium that can accommodate 4 bicycles. An additional two Class B bicycle racks will be installed at 2310 E. Stadium (1 rack will be deferred).

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 meets the site plan requirements of Chapter 57 (Subdivision and Land Use Control Ordinance) since no exterior construction is proposed.

The petitioner provided a post card that notified property owners within 500' of this proposed Special Exception Use.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	O (Office District)	O	O
Gross Lot Area	2300: 18,382 sq ft 2310: 21,867 sq ft	2300: 18,382 sq ft 2310: 21,867 sq ft	6,000 sq ft MIN
Height	1 story	1 story	None
Setback - Front	2300 (E. Stadium): 25 ft 2300 (St. Francis): 26 ft 2310 (E. Stadium): 25 ft	33 ft - Washtenaw	15 ft MIN 40 ft MAX
Setback – Side(s)	2300 (east): 30 ft 2310 (east): 24 2310 (west): 24 ft	2300 (east): 2310 (east): 2310 (west):	None
Setback – Rear	2300: 64 ft 2310: 63 ft	78.5 ft	None
Parking – Automobile 2300 E. Stadium 2310 E. Stadium	21 spaces 28 spaces	21 spaces 28 spaces	21 spaces MIN 26 spaces MIN
Parking – Bicycles	4 spaces – Class C	4 spaces – Class C 6 spaces – Class B (2 deferred)	6 spaces MIN – Class B

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Commercial	C1 and C1B (Commercial)
EAST	Office	O (Office)
SOUTH	Multiple Family	R4B (Multiple Family)
WEST	Church	R1C (Single Family)

HISTORY

The office building at 2300 E. Stadium was likely constructed in the 1960's while the building at 2310 E. Stadium was likely constructed in the late 1970's.

PLANNING BACKGROUND

The Master Plan Land Use Element recommends office use for this site. The Non-Motorized Plan recommends bike lanes in E. Stadium in this location.

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, does not require rezoning and is consistent with the City Master Plan as business, office, or commercial uses, which is consistent with the existing zoning classification of Office..

The Master Plan: Land Use Element recommends office use for this site.

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 existing CoachMeFit facility at 2300 E. stadium Blvd. continues to operate in a manner similar to normally permitted uses with regard to lighting, noise, and time of use. The tenant

build out in 2310 E. Stadium will also operate in a manner similar to the normally permitted use regarding lighting, noise, and time of use.

The outside appearance of the site is not changing. Site operations will be consistent with the 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 proposed use does not change the general character of the neighborhood considering it will be a tenant build out. There will be no additional population density component as it is not residential. The activity will be similar to that of the adjacent health practitioners office.

The use is consistent with the general character of the area, which includes a mix of commercial and office uses.

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 will not impact the development, economic value, and or peaceful enjoyment of the surrounding property as it will operate under similar parameters of a health practitioners office by appointment only. A single health practitioner might see 4-6 patients an hour which is consistent with planned one-on-one training.

Neighbors have been contacted by the petitioner to discuss the proposal. At the time this staff report was written, no opposition for the proposed use has been received. Site operations should be consistent with the existing use of the site which has not generated any complaints to the City.

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

There will be no impact to natural features.

No modifications will be made to the exterior of 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;

There will be no alterations to the existing parking lot. 2300 E. Stadium and 2310 E. Stadium each which meet the City's parking requirements for office or personal fitness uses.

The existing parking lot will accomonate the necessary parking and safe pedestrian traffic.

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

The relationship will not change. Traffic patterns will remain consistent with current office uses.

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

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

There will be no changes to vehicular turning movements or traffic flow routes.

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

There are a total of 49 vehicular parking spaces on both sites (21 spaces on 2300 E. Stadium and 28 spaces on 2310 E. Stadium) which will be more than adequate for the proposed use. It is expected that many clients may walk or ride bikes to the facility.

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 need for additional public services.

(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.

DEPARTMENT COMMENTS

Traffic, Engineering, and Fire - The project has been reviewed and approved by these departments.

Planning – Planning staff recommends approval of the proposed use in this office zoned site. Parking is addressed on-site and staff does not anticipate any vehicular circulation issues. Building permits will be required for any interior alterations to the existing building.

Attachments: Zoning/Parcel Maps
Aerial Photo
Plot Plan

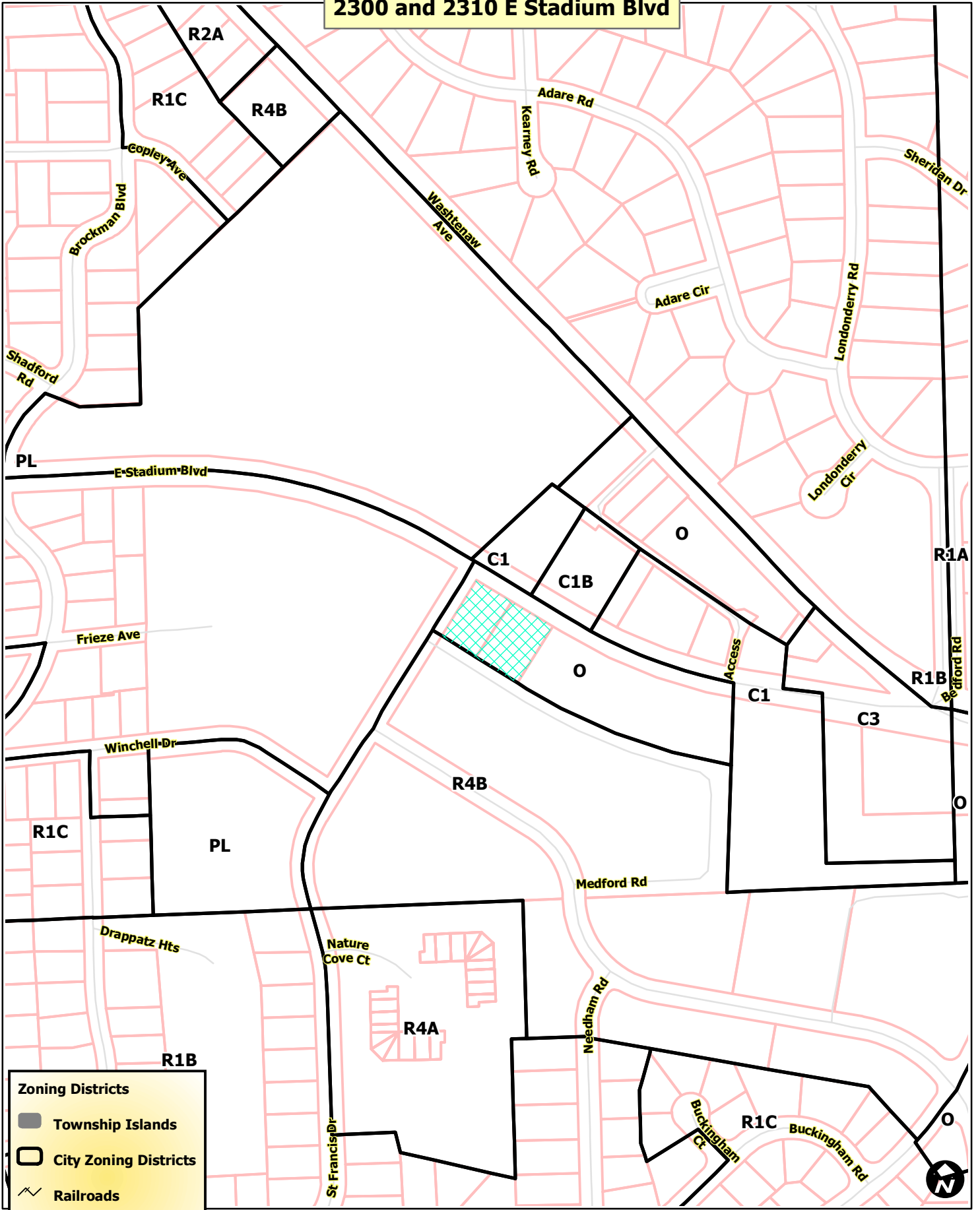
c: Petitioner: Dan Jacobs, A3C
115 ½ E. Liberty St.
Ann Arbor, MI 48104

Owner: (2300 E. Stadium)
Ketan Kotadia
2300 E. Stadium Blvd
Ann Arbor, MI 48104






(2310 E. Stadium)
Stephen P. Gerhardt
KASS Properties
2825 Heatherway
Ann Arbor, MI 48104

Systems Planning
File No. SEU15-006

2300 and 2310 E Stadium Blvd



Zoning Districts




-  Township Islands
-  City Zoning Districts
-  Railroads
-  Parcels
-  Huron River



Map date 11/17/2015
 Any aerial imagery is circa 2012
 unless otherwise noted
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2300 and 2310 E Stadium Blvd

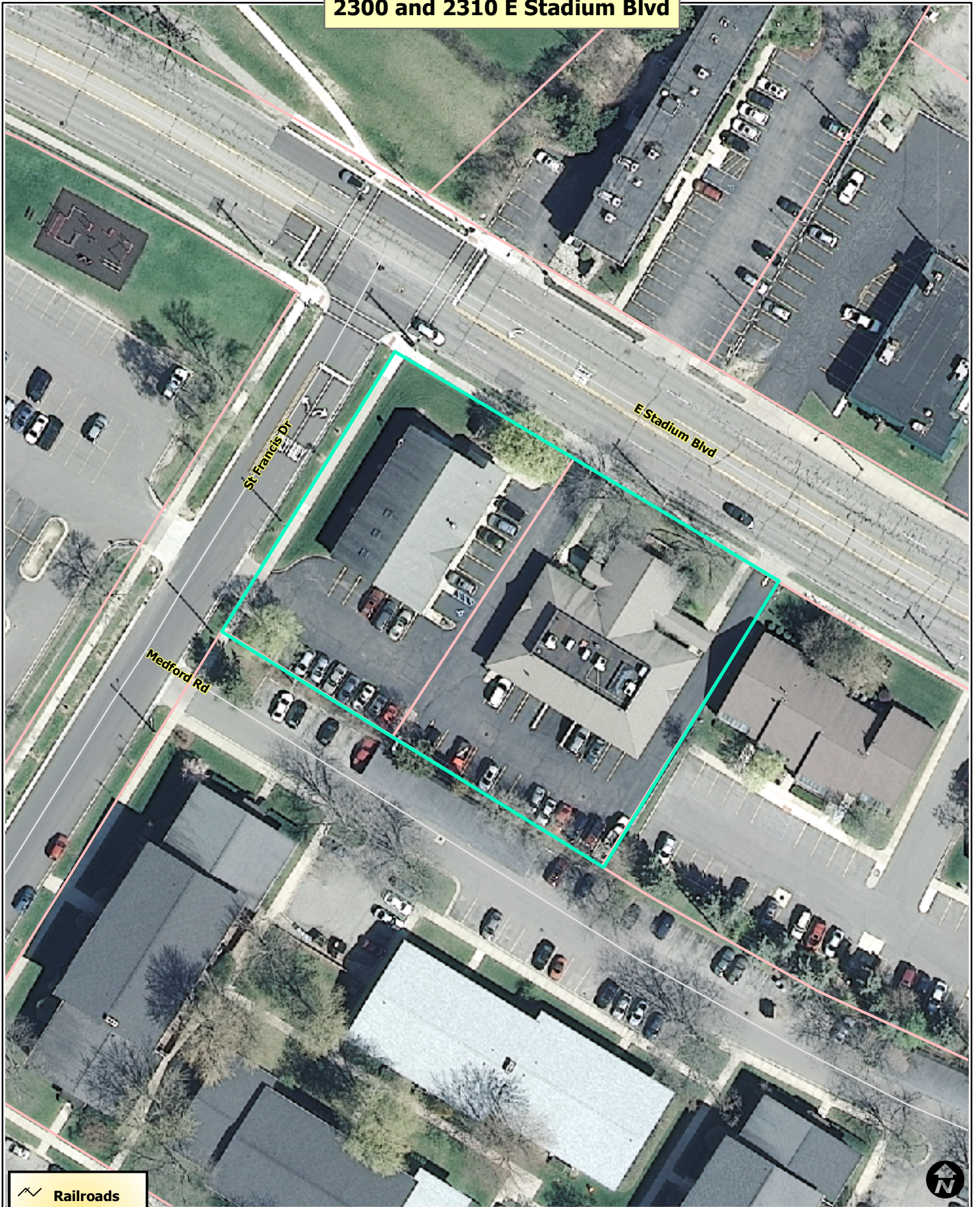





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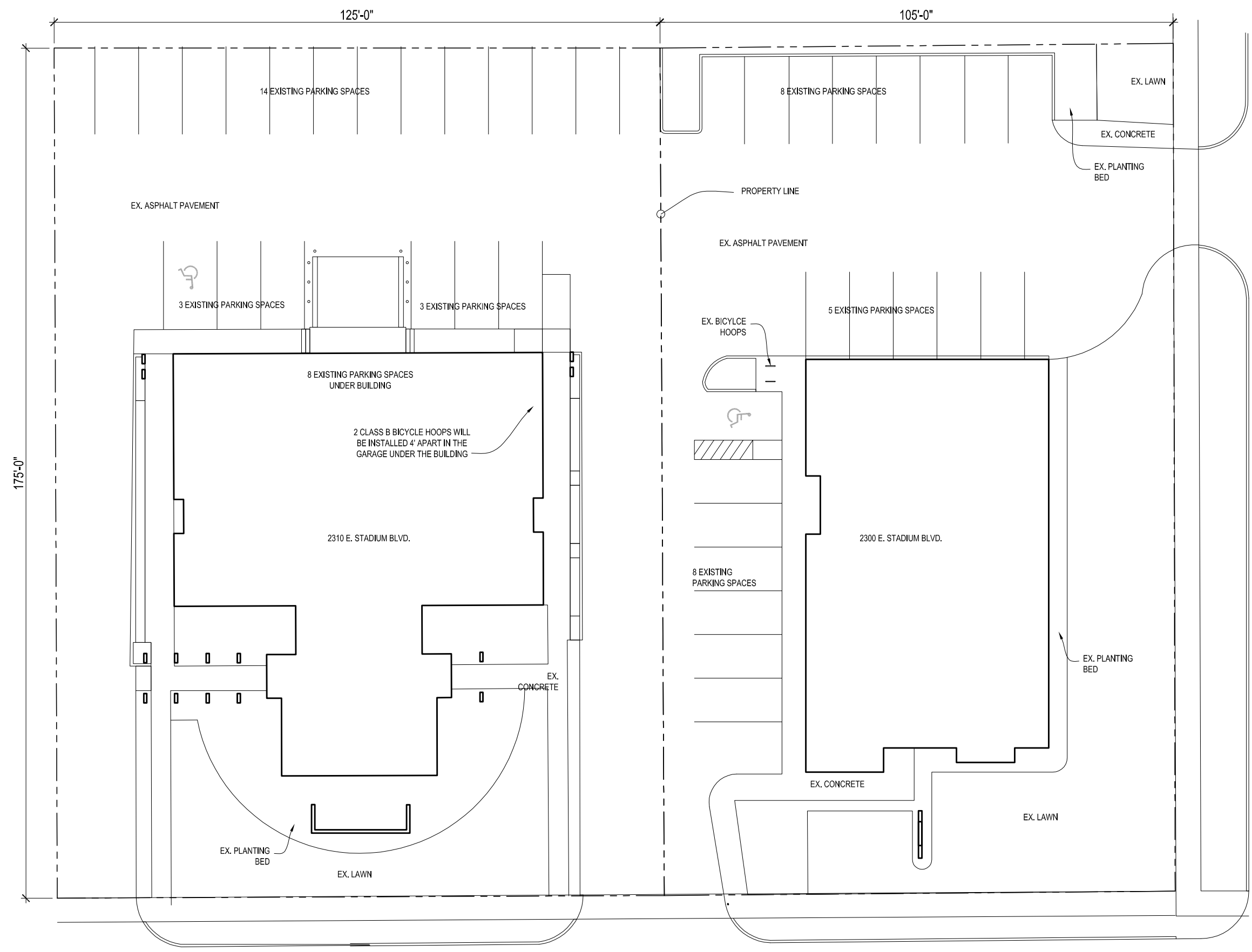
2300 and 2310 E Stadium Blvd



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175'-0"

125'-0"

105'-0"

St. Francis Dr.

E. Stadium Blvd.



SCALE
NOT TO SCALE

PROJECT NUMBER 15033

**CoachMeFit
Tenant Build out**
2300 E. Stadium Blvd
2310 E. Stadium Blvd

Existing Conditions
Plot Plan
11.13.15

COLLABORATIVE ARCHITECTURE

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SHEET
A1