

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of January 22, 2020

**SUBJECT: Michigan Schools and Government Credit Union Special Exception Use and Landscape Modification for City Planning Commission Approval, and Zoning and Site Plan for City Council Approval
(2151 West Stadium Boulevard)
Project Nos. Z19-010, SEU19-003, and SP19-019**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Michigan Schools and Government Credit Union Rezoning Petition to C3 (Fringe Commercial District) based on the proposed zoning and recommended commercial land use designation.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, finds the petition substantially meets the standards in Chapter 55 (Ann Arbor Unified Development Code), Section 5.29.5 (Special Exception Use), and therefore approves the Michigan Schools and Government Credit Union Special Exception Use for a maximum of three drive-through lanes as part of a financial services use. This approval is based on the following findings:

1. The proposed use will be consistent with the C3 Fringe Commercial District zoning district, which provides commercial activities accessed primarily by automobile.
2. The proposed use will not adversely impact traffic, pedestrians, bicyclists, circulation, or road intersections based on the location. West Stadium Boulevard provides access to the site, and the proposed use is consistent with other surrounding uses' traffic impact.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby approves the proposed landscape modifications according to Chapter 55 Unified Development Code, Section 50.30.3.B.7, to require 0 square feet of bioretention area due to the condition of contaminated on-site soils.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Michigan Schools and Government Credit Union Site Plan.

STAFF RECOMMENDATION:

Staff recommends that the **zoning petition** be **approved** because it is generally consistent with the Master Plan: Land Use Element and is compatible with the surrounding zoning designations and land uses. The Master Plan includes the site in the Stadium Boulevard Commercial Corridor, and recommends a future land use of commercial.

Staff recommends that the **special exception use** be **approved with conditions** subject to Planning Commission consideration because the proposed special exception 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 of the neighborhood.

Staff recommends that the **landscape modification** request be **approved** because the modifications are consistent with the intent of the ordinance.

Staff recommends that the **site plan** be **approved**, because the contemplated development would comply with all applicable state, local, and federal law, ordinances, standards and regulations; and the development would not cause a public or private nuisance, limits the disturbance of natural features to the minimum necessary to allow a reasonable use of the land, and would not have a detrimental effect on the public health, safety or welfare; and the modifications meet the required conditions.

HISTORY:

This petition was postponed at the December 3, 2019 City Planning Commission meeting. The CPC expressed concerns with the plan, such as the safety of pedestrians both using the ATM and accessing the site from the south, the appropriateness of drive-through lanes, interior circulation (including driveway safety and connectivity to neighboring sites), and the total amount of impervious surfaces proposed. The petitioner revised the plans, which were re-reviewed by all of the original city staff reviewers.

**CHANGES FROM PREVIOUS SUBMISSION
SITE PLAN PETITION:**

The petitioners made the following revisions to the site plan set:

- Adjusted the landscaping and tree species adjacent to the entry drive and adjacent to the drive-up lane approach. Tree branches are now shown trimmed to a certain height.
- A drive running north/south has been clarified as 24' wide and connects to both adjacent sites.
- A sidewalk was added along part of the south edge of the site near the building.
- The loading zone was removed to reduce the impervious surface area.

- A walk-up ATM is provided outdoors on the front of the building, next to the main entrance.
- Up-lighting has been removed from the exterior of the building.
- Front setback measurements have been clarified.

REZONING PETITION:

No zoning changes from the previously reviewed petition are proposed.

SPECIAL EXCEPTION USE PETITION:

No changes to the special exception use petition are proposed.

DEPARTMENT COMMENTS:

Engineering: *(Repeat comment from previous staff report)* An easement will be necessary if the sanitary sewer lead is relocated. For the increase in sanitary sewer flow, flow equivalent to 1 GPM will need to be removed from the sanitary sewer system. Alternatively, a payment in lieu may be made.

Planning: The cross-access driveway is appreciated. If, at the time of construction, the adjacent property owner(s) do not authorize this vehicular access onto their property, MSGCU would install a straight curb across the opening. Before access is possible onto adjoining sites, a cross-access easement will be required.

Urban Forestry & Natural Resources: The petitioner has applied for a Landscape Modification to provide zero square feet of bioretention due to contaminated soils on site. Natural Resources staff support this modification request.

Prepared by Jill Thacher
Reviewed by Brett Lenart
01/15/20

Attachments: December 3, 2020 Staff Report with Zoning Map, Aerial Photo and Citizen Participation Report
[Site Plan](#)

c: Petitioner: Steve Brewer, CFO
MSGCU
40400 Garfield Rd
Clinton Twp, MI 48038

Petitioner's Agent: Michael Blaneck, AIA
Stucky Vitale Architects, Inc.
27172 Woodward Ave
Royal Oak, MI 48067

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