



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES
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APPLICATION FOR SPECIAL EXCEPTION USE

See www.a2gov.org/planning/petitions for submittal requirements.

TO: Ann Arbor City Planning Commission

We, the undersigned, respectfully petition the City Planning Commission to approve this special exception use request as it relates to the property hereinafter described.

A. Legal Description

(Give or attach legal description and include address of property)

SEE ATTACHED ALTA SURVEY (PARCEL 1 DESCRIPTION)

B. Petitioner Information

The petitioner(s) requesting the special exception use are: *(List petitioners' name; address; telephone number; and interest in the land; i.e., owner, land contract, option to purchase, etc.)*

NorthStadium, LLC - Owner Representative/Master Developer

Contact: Sean T. Havera, 313-410-6488

30100 Telegraph Rd., Suite 220, Bingham Farms, MI 48025

Also interested in the petition are: *(List others with legal or equitable interest)*

Northstar Ann Arbor Properties - Owner

Contact: Mr. David Sass, 989-269-3767

175 Thompson Rd., Suite B, Bad Axe, Michigan 48413

C. Use Request

The applicant requests special exception use approval to permit the following use(s): *(state intended use)*

The proposed financial institution on the site includes drive-through facilities, which are a special exception use in the C2B zoning district.

D. Specific Standards

The proposed use is allowed in accordance with the Schedule of Use Regulations, Chapter 55 (Zoning Ordinance), Section 5.15, Paragraph 5.15-2. Specify how the project meets all standards cited. Add attachment if necessary. Per section 5.16.6.C.2 - Drive-through facilities in C2B district.

a. The drive-through is for a financial institution which is permitted as a special exception use in the C2B district. b. The drive-through facilities are located at the rear of the 1st floor of the building away from W. Stadium Blvd and below the second story of the proposed building. The drive-through facilities have their own one way access entryway from the street and allow additional circulation to the parking lot. There is a two-way primary access for the rest of the proposed development. Sidewalk is proposed along W. Stadium Blvd. and a crosswalk will be striped at the exit of the drive-through facility to promote safe pedestrian access to the building from the parking lot.

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. Please explain how and to what extent the following standards are met by the proposal:

1. Will be consistent with the general objectives of the City Master Plan.

The site is located in the Liberty/Stadium Commercial District of the Stadium Boulevard Commercial Corridor which identifies the area as commercial developments that serve both the local neighborhoods and a more regional population. The proposed financial institution will provide services to both populations. Economically viable financial institutions currently include drive-through facilities for their customers.

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

Businesses along W. Stadium Boulevard have individual parking lots and businesses that serve the local neighborhood and a more regional population due to proximity to the freeway interchange. The proposed two story building including the financial institution has similar character to adjacent businesses. Additionally, the proposed drive-through with access behind the building and below the second story is consistent with several other businesses along W. Stadium Blvd. Furthermore, the unique circumstances of the Covid-19 pandemic have led to the trend for customers of financial institutions to prefer drive-through service as opposed to face to face interaction inside buildings. This preference has become more prevalent and is anticipated to continue into the future.

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 proposed financial institution and drive-through are consistent with existing financial institutions and fast food restaurants along W. Stadium Blvd commercial corridor with drive-through facilities.

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 financial institution and drive-through are consistent with adjacent commercial businesses along the W. Stadium Blvd commercial corridor. The drive-through facility is located on the western portion of the property along the commercial corridor and adjacent to commercial businesses. This location allows for parking to be located between the proposed building and the adjacent residential buildings to the east.

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

There are no regulated natural features near the proposed location for the financial institution and drive-through. The existing street trees that will be removed will be replaced with the proposed development.

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. Please explain how and to what extent the following standards are met by the proposal:

6. The location of and access to off-street parking and the safe provision for pedestrian traffic.
The proposed development includes a one-way access point to the drive-through lanes. The proposed development includes a widened pedestrian sidewalk along W. Stadium Blvd to promote pedestrian accessibility along the commercial corridor. Additionally, the sidewalk along the northern side of the proposed financial institution will extend to the drive-through lanes and a cross walk will be painted along the lanes to promote pedestrian safety from the parking lot to the proposed building.

7. The relationship of the proposed use to main traffic thoroughfares and to streets and road intersections.
Per the traffic impact study for the proposed development, the development will not significantly impact any of the study intersections which are W. Stadium Boulevard at Liberty, Federal/Arbordale and Pauline Boulevard.

8. Vehicular turning movements in relationship to traffic flow routes.

Per the traffic impact study for the proposed development, neither of the site driveways meet the MDOT criteria for a dedicated right-turn deceleration lane and both driveways will have access to/from the center-left-turn lane on W. Stadium Boulevard.

9. The intensity and character of traffic and parking conditions on the site and in the general area.
The proposed development will redevelop a portion of an existing but abandoned car dealership which has existing impervious surface on the majority of the site. The proposed development is anticipated to primarily serve local neighborhood residents and is located along an existing commercial corridor with individual parking lots for businesses. Per the traffic impact study, the proposed development will not significantly impact any of the study intersections in close proximity to the site.

10. 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 development will be a redevelopment of an existing and abandoned site with a large amount of impervious surface. The facilities will connect to existing water and sanitary services along W. Stadium Blvd. The proposed stormwater management facilities will improve treatment and control of stormwater runoff from the site prior to entering the City storm system.

F. Variance Information

In addition to the granting of the special exception use, the following variances from City regulations will be requested:

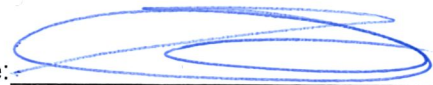
Variances from Sections 5.20.3.B & 5.20.10 are being requested in regard to providing bio-retention islands and planting of street trees within the right-of-way.

Attached is a site plan of the property proposed for special exception use approval, showing the

boundaries of the property, the buildings, vehicular use areas, and all requirements set forth in Chapter 57 (Subdivision and Land Use Controls).

The undersigned states he/she is interested in the property as aforesaid and that the foregoing statements are true and correct to the best of his/her knowledge and belief.

Dated: 04-29-2021

Signature: 

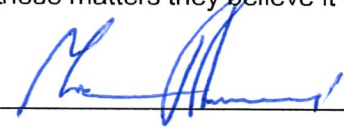
Sean T Havera
30100 Telegraph Rd, Ste 220
Bingham, MI 48025

(Print name and address of petitioner)

STATE OF MICHIGAN

COUNTY OF WASHTENAW

On this 29 day of April, 192021, before me personally appeared the above named petitioner(s), who being duly sworn, say that they have read the foregoing petition and by them signed, and know the contents thereof, and that the same is true of their knowledge, except as to the matter therein stated to be upon their information and belief, and as to those matters they believe it to be true.

Signature: 

MAXIM RISHMAWI
NOTARY PUBLIC - STATE OF MICHIGAN
County of Genesee
My Commission Expires 6/21/2025
Acting in the County of Washtenaw

My Commission Expires: 06/21/2025

