

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of June 5, 2018**

**SUBJECT: Concordia University Track and Field Complex Special Exception Use and Site Plan for Planning Commission  
(4090 Geddes Road)  
File Nos. SEU18-006 and SP18-006**

**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 Concordia University Special Exception Use for expansion of the track and field complex as part of a private college use.

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby approves the Concordia University Site Plan for Planning Commission for the expansion of the track and field complex.

**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 upon the granting of a public utility and access easement.

Staff recommends **approval** of the site plan because it complies with all applicable, local, state, and federal ordinances, standards and regulations; it will not cause a public or private nuisance; and it will not have a detrimental effect on public health, safety or welfare.

**LOCATION**

The site is located at 4090 Geddes Road in the Huron River watershed. The proposed track and field complex is located at the northwest corner of Geddes and Earhart Roads.

**DESCRIPTION OF PETITION**

The University seeks special exception use approval to construct a new track, new artificial turf practice field, and new areas for high jump, shotput, long jump/triple jump, polevault, discus/hammer, and javelin. A new concrete pad for movable bleachers is proposed on the

south side of the track. The existing track, concrete pads for the discus, hammer, and shotput areas, and the existing soccer field are proposed to be removed. An 8 foot sidewalk is proposed from the existing sidewalk along Earhart Road throughout the track and field complex to provide access for athletes and spectators. The track will be enclosed with a 6 foot tall black chain link fence with gate openings on the south and west ends of the track area. The javelin, discus, and hammer areas are proposed to be located south of the track. The shot put, pole vault, long jump, and triple jump areas are proposed to be located west of the track. High jump and steeplechase areas are proposed within the track.

The existing curbcut on Earhart Road will remain to provide access to emergency and maintenance vehicles. A mid-block pedestrian crossing is proposed to be provided across Earhart Road to the parking lot on the east side of Geddes Road to enhance pedestrian safety. A new sidewalk is proposed on the north side of Geddes from Earhart to limits of the project area. A total of 9 woodland trees are proposed to be removed and replaced with 42 mitigation trees. Additionally, 58 street trees and 21 Conflicting Land Use Buffer trees are proposed to be provided.

Storm water management is proposed to be handled with a below grade system underneath the track and practice field. It has been designed to infiltrate 100% of stormwater from impervious surfaces. Excess stormwater will flow to the south through a culvert under Geddes Road to the main campus area where it will eventually outlet into the Huron River.

The petitioner mailed post card notices consistent with citizen participation requirements.

### COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	R1B (Office District)	R1B	R1B
Gross Lot Area	8,145,720 sq/ft 187 acres	8,145,720 sq/ft 187 acres	10,000 sq ft MIN
Height	30 ft (barn)	30 ft	30 feet
Setback – Front	166 ft – Geddes 24 ft – Earhart	166 ft – Geddes 24 ft – US23	30 ft MIN
Setback – Side(s)	540 ft - north	>than 1,000 ft -west	5 ft MIN; total of two: 14 ft MIN
Setback – Rear	< than 1,000 ft – west	>than 1,000 ft -west	30 ft MIN
Parking – Automobile	None	None	None
Parking – Bicycles	None	None	None

(1) The proposed height requires planned project approval.

### SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Church	R1B (Single Family)
EAST	Football Complex	R1B (Single Family)
SOUTH	Main Campus	R1B (Single Family)
WEST	Single Family	R1A (Single Family)

### HISTORY

The University was dedicated in 1963 as a community college. In 1976 it became a 4 year college and in 2001, Concordia became a university. The existing track complex was constructed decades ago. Recent campus improvements have included a new football complex with a parking lot and grandstands at the northeast corner of Geddes and Earhart Roads. Approximately 1,000 students are currently enrolled.

### PLANNING BACKGROUND

The Master Plan Land Use Element recommends educational uses for this site. The Non-Motorized Plan recommends bike lanes in Geddes Road at this location but does not recommend sidewalks or a shared use path along Geddes because of challenging topographic conditions west of campus. Instead, the Non-Motorized Plan recommends a shared use path at the edge of the Huron River that would be connected to the existing City park property immediately west of campus along the Huron River.

### 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;**

The additions are part of an existing university which was constructed in 1963 on approximately 187 acres of land and are consistent with that use.

*The Master Plan: Land Use Element supports private university uses for this site. The proposed additions are consistent with this use.*

**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 additions will maintain the existing character and quality of the area. There is no change to the uses currently taking place

**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;**

Scale and materials will match the current campus and provide up to date 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 reconstruction of the track and field facilities match the existing use and function currently taking place.

*Neighbors have been contacted by the petitioner to discuss the proposal. At the time this staff report was written, no opposition to the track and field complex had been received.*

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

Removed trees will be mitigated with replacement trees.

*The petitioner proposes to remove 9 woodland trees and replace them with 42 mitigation trees. Stormwater facilities will also be provided to an area that currently has none.*

**(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;**

As a residential based campus, all parking and access is maintained on site with no impact to the neighborhood.

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

There are no changes to current thoroughfares, streets or intersections.  
*Traffic impact will be less than 50 vehicle trips per hour during peak traffic hours.*

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

There are no changes to traffic flow routes.

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

There is no change to the intensity and character to traffic and parking. All site improvements adjacent to the additions will be brought up to Ann Arbor standards.

*Staff agrees with the petitioner that sufficient parking exists in the athletic complex, east of Earhart Road.*

**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.**

There is no change that will be detrimental to the social and economic welfare of the community.

**(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**

None.

Prepared by Jeff Kahan  
Reviewed by Brett Lenart  
mg/5/31/18

Attachments: Zoning/Parcel Maps  
Aerial Photo  
[Site Plan](#)

c: Petitioner: Robert Wanty  
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4090 Geddes Road  
Ann Arbor, MI, 48105

Systems Planning  
File No. SP18-006 and SEU18-006