

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of December 3, 2019

**SUBJECT: Michigan Schools and Government Credit Union Special Exception Use 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, after hearing all interested persons and reviewing all relevant information, finds the petition substantially meets the standards in Chapter 55 (Zoning Ordinance), Section 5:104 (Special Exceptions), 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.

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 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.

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 **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.

LOCATION:

This site is located on the west side of West Stadium Boulevard, south of West Liberty and north of Federal Boulevard. It is in the west planning area and the Allen Creek watershed.

SUMMARY:

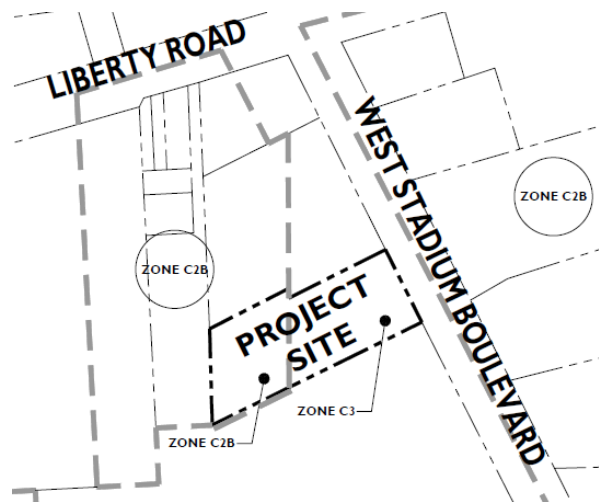
The petitioners seek approval to construct a new 3,803-square foot credit union building with three drive-through lanes. The site is 50,137 square feet and is zoned C3 Fringe Commercial on roughly the eastern half, and C2B Business Service on the remaining western half. The western half of the site is proposed to be rezoned to C3 for consistency. The drive-through lanes require special exception use approval from the City Planning Commission.

Attachments and information submitted for each project type may be found in the complete project application package in eTrakit at www.a2gov.org/permits. Search under Projects by the address 2151 West Stadium.

REZONING PETITION:

Current Zoning – The western half (roughly) of the site is zoned C2B (Business Service District). Permitted principal uses allowed include restaurants, automobile sales and repair, restaurant, retail, personal services, office, and other uses. Drive-through facilities, fueling stations, and carwashes are allowed as a special exception use.

Proposed Zoning – The applicant requests rezoning the site from C2B to C3 (Fringe Commercial District). The permitted principal uses are the same as C2B, plus fueling stations and carwashes. Other special exception uses are the same as C212B.



SPECIAL EXCEPTION USE PETITION:

Three proposed drive-through lanes for tellers and/or ATM machines require special exception use approval from the City Planning Commission.

SITE PLAN PETITION:

Existing Conditions – The site is vacant and cleared.

Proposed Development – The proposed [site plan](#) is for a 3,803 square foot, single-story credit union building with 21 surface parking spaces. The proposed floor area ratio is 7.5%.

Other development details include:

- **Building Placement** -- The building placement is near the southeast corner of the site, 10' from the West Stadium Boulevard right-of-way and 5.8' from the south property line.
- **Circulation** -- A driveway off West Stadium is to the north of the building. To the west, behind the building are three drive-through teller or ATM lanes. Drive-through traffic makes a loop behind the building before rejoining the driveway leading to the West Stadium curb cut. The maximum 21 vehicular parking spaces are proposed, and there are four class C bicycle parking spaces located convenient to the front door.
- **Natural Features/Landscape** -- There are no natural features or landmark trees on the site, which is vacant and recently cleared. Right-of-way screening and interior landscape islands are being provided as required.
- **Storm Water Management** -- The plan includes storm water treatment via a mechanical treatment unit, detained within an above-ground basin and outlet to the West Stadium Boulevard storm sewer. The above ground basin will have a thermoplastic liner to make sure there are no pathways for contamination from soil to get into the storm system.

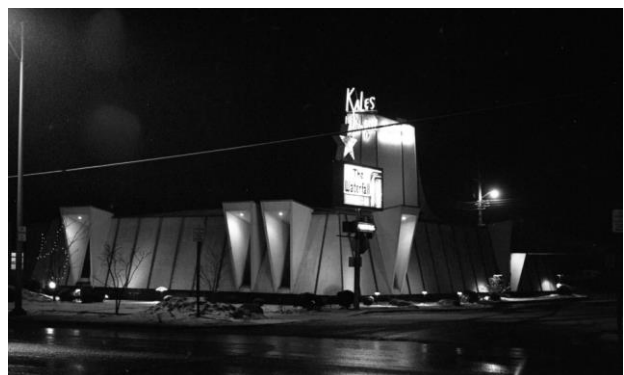
Planning Staff Comments: The petitioner has shown a driveway connection to the property to the south on their site plan. This is much appreciated, and though that landowner is not currently interested in making a physical connection, it preserves that potential for the future. Staff also suggested a connection to the north and that some parking spaces be deferred, which the petitioners declined due to their proposed site layout and perceived need for the maximum number of parking spaces.

CITIZEN PARTICIPATION:

The petitioner held a Citizen Participation meeting on June 18, 2019. 417 property owners and persons within 1000 feet of the site were notified via postcard. Three people attended the meeting, and their questions are summarized in the Citizen Participation Report.

HISTORY:

The northern half of the site contained a restaurant building that was constructed in 1962 for Kales Waterfall Supper Club, which featured a cave-like interior and waterfall with a 30 foot drop. From around 1982 to 2011 it was home to Sze-Chuan West. The building was demolished in 2012.



The Big M Car Wash and Citgo station were located on the south half of the site from 1961 until they were demolished in 2016.

Several site plans have been submitted for the site, with the most recent approval being Auto Zone in 2015. That project was not constructed, and the site plan expired.

SITE PLAN DATA ANALYSIS:

TABLE OF LAND USE AND ZONING			
PARCEL ID: 09-09-30-318-028			
FRINGE COMMERCIAL DISTRICT (C3)			
PROPOSED USE		PERMITTED USE	
CREDIT UNION DRIVE-THRU FACILITIES		SPECIAL EXCEPTION USE *	
ZONING REQUIREMENT	EXISTING	PROPOSED	REQUIRED
ZONING	C3 / C2B	C3	C3
MINIMUM LOT AREA	51,016 SF (1.17 AC)	51,016 SF (1.17 AC)	6,000 SF (0.14 AC)
MINIMUM LOT WIDTH	140.0 FT	140.0 FT	60 FT
MAXIMUM FLOOR AREA RATIO	N/A	7.5% (3,803 SF)	200%
MAXIMUM BUILDING HEIGHT	N/A	22.5 FT (1 STORY)	55 FT (4 STORIES)
MINIMUM FRONT YARD SETBACK	0.0 FT	10.0 FT	10 FT
MINIMUM SIDE YARD SETBACK (SOUTH)	0.0 FT	5.8 FT	0 FT
MINIMUM SIDE YARD SETBACK (NORTH)	0.0 FT	74.2 FT	0 FT
MINIMUM REAR YARD SETBACK	0.0 FT	209.5 FT	20 FT
PARKING - AUTOMOBILES (MINIMUM)	N/A	21 SPACES	18 SPACES MIN
PARKING - AUTOMOBILES (MAXIMUM)	N/A	21 SPACES	21 SPACES MAX
PARKING - BICYCLES	N/A	4 SPACES - CLASS C	2 SPACES - CLASS C

LAND USE ANALYSIS (SURROUNDING LAND USES AND ZONING):

	LAND USE	ZONING
NORTH	Retail (Bell's Diner/Stadium Hardware/etc)	C2B (Business Service District) and C3 (Fringe Commercial District)
EAST	Retail (CVS)	C2B (Business Service District)
SOUTH	Retail (Arbor Farms/etc)	C3 (Fringe Commercial District)
WEST	Commercial (Detroit Fudge Co)	C2B (Business Service District)

CITY MASTER PLAN:

City Master Plan – The Land Use Element (2009) recommends a future land use of Commercial for this site and surrounding properties.

SPECIAL EXCEPTION USE ANALYSIS:

The Planning Commission, in arriving at its decision relative to any application for a special exception, shall apply the standards shown on the [special exception use petition](#).

Planning Staff Comments: The petitioner originally submitted a site plan showing a driveway circling the building and running between the sidewalk in the Stadium Boulevard right-of-way and the credit union building. Planning staff noted in the first round of review comments that the configuration of the driveway was unnecessarily hazardous to pedestrian by forcing all traffic on site (not just drive-through traffic) to circle the building via the front yard. Because of the large size of the lot and small building footprint, staff recommended that the drive be relocated behind the building to minimize the potential for pedestrian conflicts. The petitioner met with planning staff, then changed their site plan to the current configuration by moving the building closer to West Stadium Boulevard and creating a loop drive behind the building.

REZONING ANALYSIS:

Changes to the text or map of the Zoning Ordinance (Chapter 55 of the Ann Arbor City Code) may be made pursuant to Sections 5:107 and 5:108. To assist the Planning Commission and City Council with their decision, applicants provide a [petition](#) with justifications in support of the request. The petition addresses:

1. The extent to which the rezoning is necessary.
2. How the rezoning will affect the public welfare and property rights of persons located in the vicinity.
3. How the rezoning will be advantageous to the City.
4. How this particular location will meet the convenience and service requirements of potential users and occupants.
5. Any changed or changing conditions in any particular area, or in the City generally, which may have bearing on the request.
6. Other circumstances and factors which further justify the request.

Planning Staff Comments: The C2B portion of the site is proposed to be rezoned to C3 for consistency within the parcel, at the request of Planning staff. C3 zoning is consistent with the adjacent parcel to the south, and half of the parcel to the north.

DEPARTMENT COMMENTS

Engineering: 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.

Prepared by Jill Thacher
Reviewed by Brett Lenart
12/3/19

Attachments: Zoning Map
Aerial Photo

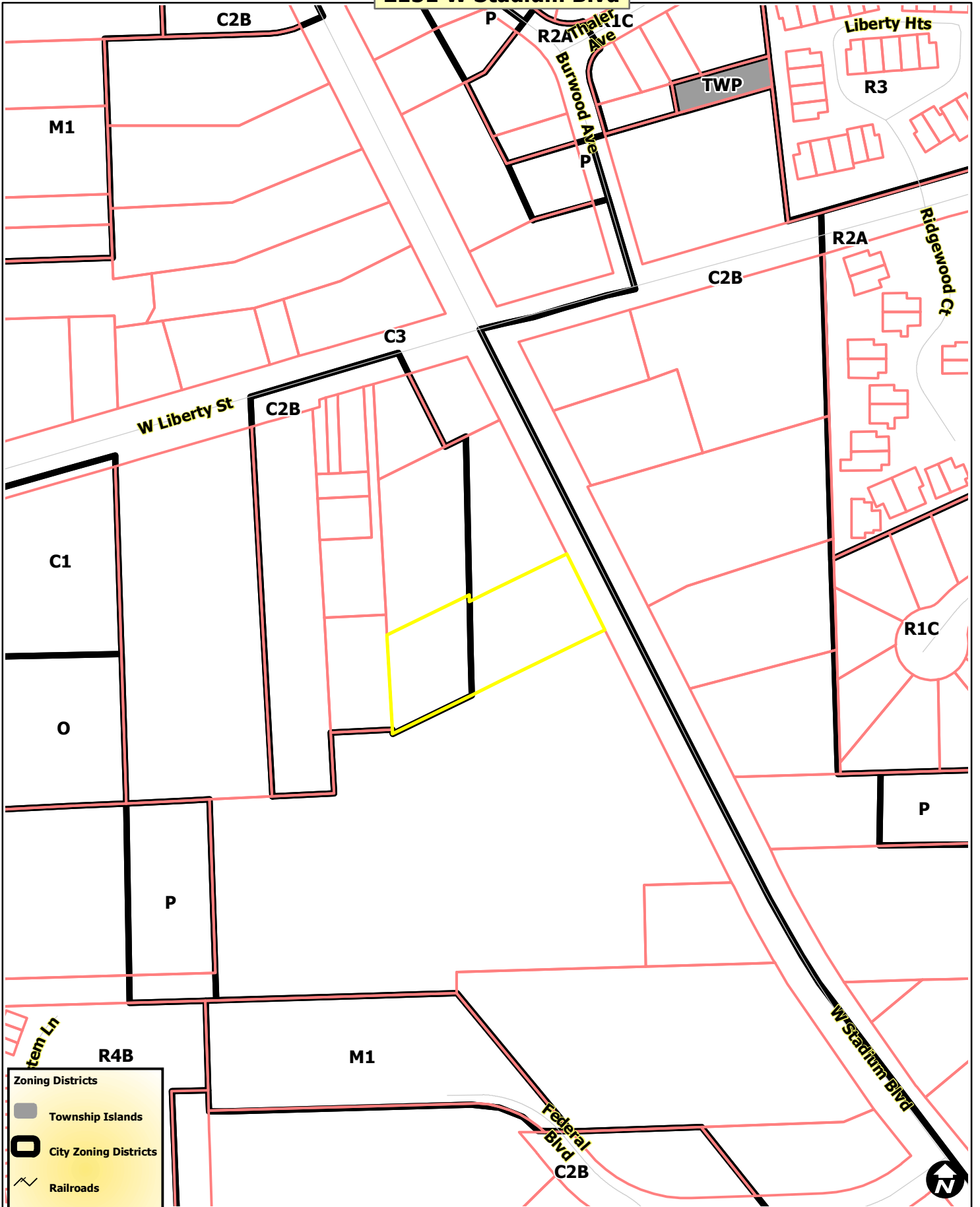
[Site Plan](#)
[Citizen Participation Report](#)

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

Project No. SEU19-003, Z19-010, and SP19-019

2151 W Stadium Blvd



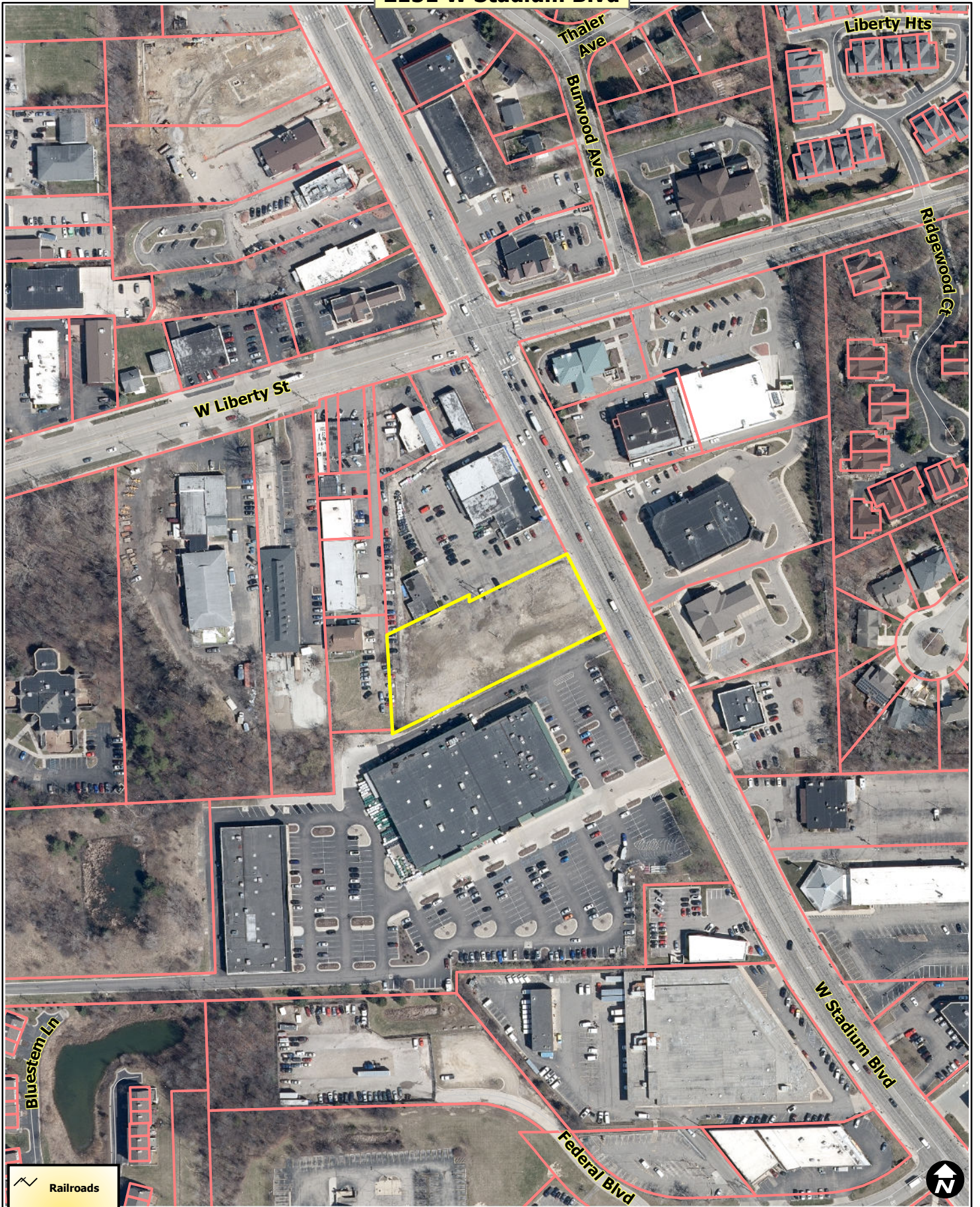
Zoning Districts




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



Map date: 5/30/2019
Any aerial imagery is circa 2018 unless otherwise noted
Terms of use: www.a2gov.org/terms

2151 W Stadium Blvd






-  Railroads
-  Huron River
-  Tax Parcels



Map date: 5/30/2019
Any aerial imagery is circa 2018 unless otherwise noted
Terms of use: www.a2gov.org/terms

2151 W Stadium Blvd



-  Railroads
-  Huron River
-  Tax Parcels



Map date: 5/30/2019
Any aerial imagery is circa 2018
unless otherwise noted
Terms of use: www.a2gov.org/terms