



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)

Ann Arbor Chinese Christian Church is a religious based non-profit organization, at 1750 Dhu Varren Rd, Ann Arbor, MI 48105. Legal Description is attached.

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.)*

Ann Arbor Chinese Christian Church, 1750 Dhu Varren Road, Ann Arbor, MI 48105

Dennis Wong, Pastor (734) 668-9128

Howard Huang, Building Expansion Committee Representative (734) 972-3995

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

n/a

C. Use Request

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

The petitioner seeks to build an addition onto the existing church and increase the number of people in current SEU of 160 to 240.

D. Specific Standards

The proposed use is allowed in accordance with the Schedule of Use Regulations, Chapter 55 (Zoning Ordinance), Section _____, Paragraph _____. Specify how the project meets all standards cited. Add attachment if necessary.

Page 35 of the UDC, says that Religious Assembly Use Category and Type is a Special Exception Use in parcels zoned R4A, which is what this parcel is zoned. There are no Use-Specific Standards for Religious Assembly

E. General Standards

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 project is in conformance with the residential uses in this area. Churches are allowed as a special exception use in residential zones.

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

Building will be constructed of material compatible with adjoining development. Landscaping will screen parking area. It will not surpass the maximum height standard for the R4A district.

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.

Churches generally are compatible with residential use. The proposed use will be less dense than what zoning allows for; therefore, it will not contribute significant noise or traffic. The intensity of use will not be detrimental to the neighborhood. Activities are all related to church use. The two-story height is consistent with neighboring homes.

4. Will not be detrimental to the use, peaceful enjoyment, economic value or development of neighboring property, or the neighborhood area in general.

Traffic to and from the property will be primarily limited to service times during weekend non-business hours. Nothing about the church will be detrimental to the neighborhood.

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

Existing vegetation is being preserved to maximum extent possible. The native forest fragment is being protected by placing the addition on the side of the church where manicured lawn exists. Building and parking lot placement are determined in order to preserve the most natural features possible.

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.

On-site parking is placed to be readily screened from public ways and adjoining properties. Additional parking is available at the Food Gatherers, north of Dhu Varren, with an ongoing written agreement of mutual benefit. The primary traffic hours for AACCC and Food Gatherers are offset to minimize traffic impact and maximize parking lot usage. An existing crosswalk and sidewalks connect the two parking areas.

7. The relationship of the proposed use to main traffic thoroughfares and to streets and road intersections. The site is between Nixon Road and Pontiac Trail and should not significantly impact either intersection. Access to the site is from Dhu Varren Road. Traffic to and from the site is generally at non-peak hours.

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

Dhu Varren Road is a two-lane road. The traffic from the use of the north side, the Carrot Way apartment and Food Gatherers, will not conflict with the turning movements of church traffic.

9. The intensity and character of traffic and parking conditions on the site and in the general area.

Sixty-four (64) parking spaces are currently available on site and meet City landscape screening requirements. Additional fifty (50) parking spaces during Church services are available at the Food Gatherers, north of Dhu Varren Road.

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.

Additional demands on public systems will be minimized by the periodic nature of use of the facility.

F. Variance Information

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

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: 05/14/2021

Signature: 

Hsunhau Howard Huang

1750 Dhu Varren Rd

Ann Arbor, MO 48105

(Print name and address of petitioner)

STATE OF MICHIGAN

COUNTY OF WASHTENAW

On this 14th day of May, 2021, 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: 

Michael Hausch

MICHAEL HAUSCH

NOTARY PUBLIC, STATE OF MI

COUNTY OF WAYNE

MY COMMISSION EXPIRES Aug 3, 2026

ACTING IN COUNTY OF washtenaw

My Commission Expires: 8/3/26