



Legislation Details (With Text)

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Title: Resolution to Approve the Ann Arbor Christian Reformed Church Site Plan, 1717 Broadway Street (CPC Recommendation: Approval - 6 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 10/1/13 Planning Staff Report

Date	Ver.	Action By	Action	Result
11/7/2013	2	City Council	Held and Closed	
11/7/2013	2	City Council	Approved	Pass

Resolution to Approve the Ann Arbor Christian Reformed Church Site Plan, 1717 Broadway Street (CPC Recommendation: Approval - 6 Yeas and 0 Nays)

Attached is a resolution to approve the Ann Arbor Christian Reformed Church Site Plan. Approval of this resolution will allow for the construction of a 12,850 square foot addition to the existing church.

Petition Summary:

- The Site Plan proposes to replace five existing modular classroom buildings with a 12,850 sq ft addition to the rear elevation of the existing church. The addition would provide eleven classrooms and meeting spaces for church activities, new restrooms, and a new elevator. The Site Plan also improves access to the church from the street and parking lot for persons with disabilities and pedestrians.
- The Site Plan includes a new fire hydrant near the rear of the site off Broadview Lane. Storm water detention will be provided in an expanded pond on the site.
- No change in the current capacity of the 126-seat sanctuary is proposed, and the parking lot will remain at 142 spaces after minor reconfiguration. The site is 4.3 acres.

The City Planning Commission, at its meeting of October 1, 2013, recommended approval of this request. At the same meeting, the City Planning Commission approved continuation of the church special exception use.

Attachments: 10/01/13 Planning Staff Report, 10/01/13 Planning Commission Minutes

Prepared By: Jill Thacher, City Planner

Reviewed By: Wendy L. Rampson, Planning Manager and Sumedh Bahl, Community Services Area Administrator

Whereas, Ann Arbor Christian Reformed Church has requested site plan approval in order to remove

five modular classrooms and build a 12,850 square foot addition to the existing church building;

Whereas, The Ann Arbor City Planning Commission, on October 1, 2013, recommended approval of the petition;

Whereas, The development would comply with the R1C zoning established pursuant to the requirements of Chapter 55, and with all applicable local, state, or federal laws, ordinances, standards and regulations;

Whereas, The development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land, applying criteria for reviewing a natural features statement of impact set forth in Chapter 57; and

Whereas, The development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety and welfare;

RESOLVED, That City Council approve the Ann Arbor Christian Reformed Church Site Plan dated September 24, 2013.