



Legislation Details (With Text)

File #: 10-0291 **Version:** 1 **Name:** 04/19/10 Islamic Academy Site Plan & Development Agreement

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Title: Resolution to Approve Michigan Islamic Academy Site Plan and Development Agreement, 2301 Plymouth Road (CPC Recommendation: Approval - 6 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Islamic Staff Report.pdf, 2. Islamic - CPC Minutes.pdf, 3. Islamic Draft Dev Agree.doc, 4. Michigan Islamic Academy Site Plan Hearing Notice

| Date | Ver. | Action By | Action | Result |
|----------|------|--------------|-----------------|--------|
| 5/3/2010 | 1 | City Council | Held and Closed | |
| 5/3/2010 | 1 | City Council | Approved | Pass |

Resolution to Approve Michigan Islamic Academy Site Plan and Development Agreement, 2301 Plymouth Road (CPC Recommendation: Approval - 6 Yeas and 0 Nays)

Attached is a resolution to approve the Michigan Islamic Academy Site Plan. Approval of this resolution will allow for the construction of a 10,500 - square foot class room addition and removal of the existing 3,263-square foot classroom trailer attached to the existing school and worship space.

The City Planning Commission, at its meeting of March 2, 2010, recommended approval of this request.

Petition Summary:

- The Site Plan proposes removal of the existing trailer after completion of the 10,500-classroom addition, which will be constructed in one phase. The parking lot remains unchanged with 133 surface parking spaces as the number of students and staff remains the same at 364 persons.
- No impacts are proposed to natural features. 100-year storm water detention is provided underground on the northeastern portion of this site.
- A development agreement has been prepared to assure disconnection of two footing drains from the sanitary sewer system before issuance of certificate of occupancy.
- The petitioner addressed Planning Commission’s concerns by agreeing to replace any diseased or damaged landscaping screening the site.

Attachments: March 2, 2010 Planning Staff Report
March 2, 2010 Planning Commission Minutes (excerpt)
February 24, 2010 Draft Development Agreement

Prepared by: Chris Cheng, City Planner

Reviewed by: Wendy L. Rampson, Planning Manager
Sumedh Bahl, Interim Community Services Administrator

Whereas, Michigan Islamic Academy located at 2301 Plymouth Road has requested site plan approval in order to construct a 10,500- square foot classroom addition, to be constructed in one phase;

Whereas, A development agreement has been prepared to assure disconnection of two footing drains from the sanitary sewer system before issuance of certificate of occupancy;

Whereas, The Ann Arbor City Planning Commission, on March 2, 2010, recommended approval of said request;

Whereas, The contemplated development will comply with all applicable state, local and federal law, 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 or welfare;

RESOLVED, That City Council approve the Michigan Islamic Academy Development Agreement, substantially in the form of that attached, dated February 24, 2010;

RESOLVED, That the Mayor and City Clerk are authorized and directed to sign the Development Agreement after approval as to substance by the City Administrator and approval as to form by the City Attorney; and

RESOLVED, That City Council approve the Michigan Islamic Academy Site Plan, upon the conditions that (1) the Development Agreement is signed by all necessary parties and (2) all terms of the Development Agreement are satisfied.