



Legislation Details (With Text)

File #: 15-0244 **Version:** 2 **Name:** 3/16/15 Concordia Athletic Complex Site Plan
Type: Resolution/Public Hearing **Status:** Passed
File created: 3/16/2015 **In control:** City Council
On agenda: 3/16/2015 **Final action:** 3/16/2015
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Title: Resolution to Approve the Concordia University Athletic Complex Site Plan, 4090 Geddes Road (CPC Recommendation: Approval - 6 Years and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2/18/15 Planning Staff Report, 2. Concordia CPC Minutes 02-18-15.pdf, 3. Public Hearing Notice - All.docx

Date	Ver.	Action By	Action	Result
3/16/2015	1	City Council	Held and Closed	
3/16/2015	1	City Council		
3/16/2015	1	City Council	Amended	Pass
3/16/2015	2	City Council	Approved as Amended	Pass

..Title

Resolution to Approve the Concordia University Athletic Complex Site Plan, 4090 Geddes Road (CPC Recommendation: Approval - 6 Years and 0 Nays)

..Memorandum

Approval of this resolution will allow for the construction of athletic buildings and a parking lot on the Concordia University campus at the northeast corner of Geddes and Earhart Roads.

Petition Summary:

* The Site Plan proposes construction of a 12,571-square foot grand stand building that will provide seating for 1,301 fans and contain locker rooms, rest rooms, and concession area.

* A new 230-space parking lot (with 115 spaces deferred) is proposed on the west side of the site, with a relocated drive off of Earhart Road. The existing gravel parking lot along the north property line will be removed and replaced with landscaping.

* At its meeting of February 18, 2015, the City Planning Commission approved a special exception use for the construction of an athletic complex as part of a private college use, subject to no night games being played on the athletic fields and the parking lot lighting being dimmed after events, consistent with City Code.

The City Planning Commission, at its meeting of February 18, 2015, recommended approval of the site plan request.

Attachments: 2/18/15 Planning Staff Report
2/18/15 Planning Commission Minutes

..Staff

Prepared By: Jeff Kahan, City Planner

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

..Body

Whereas, Concordia University has requested site plan approval in order to construct a 12,571-square foot grand stand building, a new parking lot, and storm water management systems;

Whereas, The Ann Arbor City Planning Commission, on February 18, 2015, approved a Special Exception Use for the proposed athletic complex improvements as part of a private college use;

Whereas, The Ann Arbor City Planning Commission, on February 18, 2015, recommended approval of the site plan petition;

Whereas, The Ann Arbor City Planning Commission approved a special exception use for the site for the construction of an athletic complex as part of a private college use, subject to no night games being played on the athletic fields, and subject to the parking lot lighting being dimmed 60 minutes past sundown or 30 minutes past the end of any event, consistent with City Code;

Whereas, The development would comply with the R1B 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 Concordia University Athletic Complex Site Plan, subject to providing utility easements for sanitary sewers prior to the issuance of building permits and subject to completing seven footing drain disconnects or equivalent sanitary sewer flow mitigation prior to the first certificate of occupancy.

As Amended by Ann Arbor City Council on March 16, 2015