Legislation Details (With Text)

File #:	21-0038 **Version:** 1	**Name:**	2/16/21 - St. Francis of Assisi Site Plan for City Council
Type:	Resolution/Public Hearing	**Status:**	Passed
File created:	2/16/2021	**In control:**	City Council
On agenda:	2/16/2021	**Final action:**	2/16/2021
Enactment date:	2/16/2021	**Enactment #:**	R-21-071

Title: Resolution to Approve St. Francis of Assisi Site Plan, 2150 Frieze Avenue (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. St Francis SP-SEU Rpt w Attach12-15-2020.pdf, 2. 12-15-2020 CPC Approved Minutes w Links.pdf, 3. St Francis EV Parking Locations.pdf, 4. St Francis EV Parking Tabulation.pdf, 5. WLN clipping St Francis Site Plan - Public Hearing Notice.pdf

Date	Ver.	Action By	Action	Result
2/16/2021	1	City Council	Held and Closed	
2/16/2021	1	City Council	Approved	Pass

Resolution to Approve St. Francis of Assisi Site Plan, 2150 Frieze Avenue (CPC Recommendation: Approval - 8 Yeas and 0 Nays)
Approval of this resolution will allow for the construction of a two-story, 14,570-square foot parish addition.

Petition Summary:

- The Site Plan proposes to construct a 2-story, 14,570 sq. ft parish addition on this 10.6 acre site. The site is zoned R1B, Single-Family Residential, and church uses and expansion requires Special Exception Use approval in a residential district. A landscape modification from installing the required parking lot bioretention is also requested. A variance from planting street trees along E. Stadium Blvd. is requested from the Zoning Board of Appeals as the width to plant within the public right-of-way is too narrow. Street trees are proposed to planted on private property instead.

- The petitioner addressed issues raised by Planning Commission by agreeing construction hours will be on weekdays during daylight hours.

The City Planning Commission, at its meeting of 12/15/20, recommended approval of this request.

Attachments: 12/15/20 Planning Staff Report
12/15/20 Planning Commission Minutes
Prepared By: Chris Cheng, City Planner
Reviewed By: Brett D. Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator

Approved By: Tom Crawford, City Administrator
Whereas, The St. Francis of Assisi has requested site plan approval in order to develop a two-story 14,570-square foot parish addition;

Whereas, The Ann Arbor City Planning Commission, on 12/15/20, recommended approval of the petition;

Whereas, The development would comply with the R1B, Single-family Dwelling District, 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 the Unified Development Code; 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 St. Francis of Assisi Site Plan dated 11/23/20 conditioned upon the approval of a landscaping variance by the Zoning Board of Appeals.