



Legislation Text

File #: 14-0403, **Version:** 1

Resolution to Approve the Concordia University Gymnasium Addition Planned Project Site Plan, 4090 Geddes Road (CPC Recommendation: Approval - 6 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a 39,671 square foot gymnasium addition in 2 phases on the 187-acre Concordia University campus.

Petition Summary:

- Phase 1 of the plan proposes a 3-story, 34,391 square foot addition to the existing gymnasium with parking lot improvements, new bicycle parking spaces, and storm water detention.
- Phase 2 of the plan includes a single story, 5,280 square foot addition to the gymnasium.
- A planned project modification of the gymnasium height is requested to allow a height of 39 feet. The R1B district has a maximum height limit of 30 feet.

The City Planning Commission, at its meeting of March 4, 2014, approved a special exception use for a private college use and recommended approval of the planned project modification and site plan request.

Attachments: 3/4/14 Planning Staff Report, 3/4/14 Planning Commission Minutes

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

Whereas, Concordia University has requested planned project site plan approval in order to construct the Concordia University Gymnasium Addition Planned Project Site Plan;

Whereas, The Ann Arbor City Planning Commission, on March 4, 2014, approved a special exception use for expansion of an athletic facility as part of a private college use;

Whereas, The Ann Arbor City Planning Commission, on March 4, 2014, recommended approval of the planned project modifications to exceed the maximum 30 foot height limit and the site plan;

Whereas, With the planned project modifications, 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 Gymnasium Addition Planned Project Site Plan dated March 4, 2014, subject to providing utility easements for water mains and sanitary sewers prior to the issuance of building permits.