



Legislation Text

File #: 21-1827, **Version:** 1

Resolution to Approve Grace Bible Church Site Plan, 1300 South Maple Road (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a building addition of approximately 34,045 square feet and a parking lot expansion of 107 spaces.

Petition Summary:

- The Site Plan proposes a building addition of approximately 34,045 square feet and a parking lot expansion of 107 spaces (339 parking spaces in total). The proposed building addition is located in two separate areas. The first is the proposed expansion of the sanctuary into the courtyards within the existing church. The second is a large expansion towards the south that will contain a gymnasium, youth ministry, child ministry, and office space.
- Access will be maintained from the existing drive to South Maple Road, and two additional access points will be added that lead to a private drive in the adjacent apartment complex that is currently under construction. This private drive aligns directly with the intersection of Pauline and has a traffic signal.
- The project proposes an additional parking lot for 107 cars, bringing the total number of parking spaces provided on the site to 339, 223 parking spaces are required. EV parking is calculated based on the number of required spaces, this would result in a total of 34 EV-Capable spaces, 23 EV-Ready and 23 EV-installed spaces (80 spaces total).
- The project requested a variance of 70 spaces from the EV parking standards at the Zoning Board of Appeals. The variance was denied at the September ZBA meeting. The site plan is compliant with the EV parking standard and provides 80 EV spaces as required by code.
- A revised photometric plan has been submitted that complies with the recently approved lighting ordinance revisions.

The City Planning Commission, at its meeting of September 21, 2021, recommended approval of this request.

Attachments: September 21, 2021 Planning Staff Report
September 21, 2021 Planning Commission Minutes
Prepared By: Matt Kowalski, City Planner
Reviewed By: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator
Approved By: Milton Dohoney Jr., Interim City Administrator

Whereas, The Grace Bible Church has requested site plan approval in order to develop a building

addition of approximately 34,045 square feet and a parking lot expansion of 107 spaces;

Whereas, The Ann Arbor City Planning Commission, on September 21, 2021, recommended approval of the petition;

Whereas, The development would comply with the R4B 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 55; 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 Grace Bible Church Site Plan dated October 2, 2021 plan set date.