



Department of Planning and Economic Development

Staff Report to the Planning Commission

April 13, 2022

Covenant Christian Church

REQUEST	Conditional Use Recommendation Site Plan Approval
APPLICANT	Mauro Engineering Aaron Santangelo 48657 Hayes Rd. Shelby Twp., MI 48315
LOCATION	900 W. Hamlin Rd., located on the north side of Hamlin Rd., east of Livernois Rd.
FILE NO.	JNRA2021-0005
PARCEL NOS.	15-09-476-030
ZONING	R-3 One Family Residential with an MR Mixed Residential Overlay
STAFF	Kristen Kapelanski, AICP, Manager of Planning

Summary

The applicant is proposing to construct an addition to the front of the existing building which includes a drive-through portico, an expansion of the existing parking lot with twelve (12) parking spaces and a hammerhead-shaped parking area at the north end of the existing parking lot, and additional site and building improvements at the Christian Covenant Church. A place of worship (and additions thereto) is permitted as a conditional use which requires a public hearing before the Planning Commission who makes a recommendation to City Council.



The plans also include the construction of a pavilion on the north side of the property which does not require Planning Commission approval. No trees will be removed as part of this proposal, and the applicant is proposing to install arborvitae along the easterly property line to provide screening to the adjacent residences.

As presented the plans meet general requirements such as setbacks.

	Zoning	Existing Land Use	Future Land Use
Site	R-3 One Family Residential with an MR Mixed Residential Overlay	Place of worship	Commercial Residential Flex 2
North	R-4 One Family Residential with an MR Mixed Residential Overlay	Hanbit Korean Christian Reformed Church	Residential 3
South (across Hamlin)	R-3 One Family Residential with an MR Mixed Residential Overlay	Single family residential properties	Residential 3
East	R-3 One Family Residential with an MR Mixed Residential Overlay	Single family residential properties	Residential 3
West	O-1 Office District with an MR Mixed Residential Overlay	Oakridge Dental Center	Residential 3

Staff Recommendations

Staff have recommended approval or approval with conditions. If the Planning Commission feels that the proposed use and development will be compatible with its surroundings, below are motions for consideration for approval.

Department	Comments & Waivers/Modifications	Recommendation
Planning	Approved with conditions	Approved
Fire	Approved	Approval
Assessing	Approved	Approval
Engineering	Approved with conditions. Comments to be handled at construction plan review	Approval
Parks & NR	Approved	Approval
Building	Comments to be handled at Building permit review	Approval

General Requirements for Conditional Uses

Per *Section 138-2.302* of the Zoning Ordinance, there are five areas of consideration for the Planning Commission to consider in the discretionary decision of a conditional use. Each of the criterion are listed below in italics, followed by staff comments on the proposed conditional use's compliance with each.

1. *Will promote the intent and purpose of (the Ordinance).* Residential zone districts support the use of the property as a place of worship.

2. *Will be designed, constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use and the community as a whole.* The proposed drive-through portico addition appears to be harmonious in appearance with the existing building and surrounding buildings.
3. *Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, refuse disposal, or that the persons or agencies responsible for the establishment of the land use or activity shall be able to provide adequately any such service.* The property has been served adequately by all City services. Any demands placed on the public infrastructure are already accounted for by the current use of this property.
4. *Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.* There will be no detrimental, hazardous or disturbing activity to the existing or future neighboring uses, persons, property or to the public welfare.
5. *Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.* There will be no additional requirements at a public cost for public facilities and services that would be detrimental to the economic welfare of the community.

The conditional use was noticed for a public hearing, and no public comments have been received.

Requirements for Places of Worship; Libraries and Museums

Per Section 138-4.433 of the Zoning Ordinance, there are four conditions for the Planning Commission to consider for churches and publicly owned and operated libraries and museums in any zoning district as follows:

1. *The site shall be so located as to provide for ingress to and egress from such site directly onto a major or secondary thoroughfare having an existing or planned right-of-way at least 120 feet in width as shown on the current City master thoroughfare plan. For Place of Worship, Libraries and Museums established before adoption of this ordinance, ingress and egress onto a major or secondary thoroughfare with an existing or planned right-of-way of at least 86 feet in width shall meet this condition.* The current application is to expand the existing church, which was constructed in the 1980s.
2. *Buildings of greater than maximum height as allowed by Section 138-5.100 of this ordinance may be allowed, provided front, side, and rear yards are increased above the minimum required yards by one foot for each foot of building height that exceeds the maximum height allowed.* The building height is not being increased as part of the currently proposed plans.
3. *Steeple, bell towers, and similar architectural features are exempt from the height requirements of this ordinance.* There are no such structures included as part of the current proposal.
4. *A Landscape Buffer D shall be required in the rear and side yards. Medium-high density screen intended to substantially block visual contact between zoning classifications and create spatial separation. Must form an opaque screen to a height of 6 feet within 3 years of planting. Evergreen plantings are proposed along the eastern side lot line in the rear yard.* A full Buffer D is not required since the building is existing and the current proposal is for an addition to the front of the building. The applicant is proposing evergreen screening along the eastern property line.

Motion to Recommend Conditional Use Approval

MOTION by _____, seconded by _____, in the matter of File No. JNRA2021-0005 (Covenant Christian Church), the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** to allow modifications to the church, based on plans received by the Planning Department on November 1,

2021, December 3, 2021, and March 9, 2022 with the following findings.

Findings

1. The use will promote the intent and purpose of the Zoning Ordinance.
2. The site has been designed and is proposed to be operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.
3. The proposal will have a positive impact on the community by adding landscaping and offering easier access for elderly or disabled church attendees.
4. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways, and refuse disposal.
5. The proposed development will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
6. The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

Conditions

1. City Council approval of the Conditional Use.

Motion to Approve Site Plan

MOTION by _____, seconded by _____, in the matter of File No. JNRA2021-0005 (Covenant Christian Church), the Planning Commission **approves** the **Site Plan**, based on plans received by the Planning Department on November 1, 2021, December 3, 2021, and March 9, 2022 with the following findings and subject to the following conditions.

Findings

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City Ordinances, standards, and requirements, can be met subject to the conditions noted below.
2. The proposed project will be accessed from Hamlin Rd., thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets.
3. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
4. The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.
2. Provide a landscape bond in the amount of \$5,000.00, plus inspection fees, as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.

3. Tree protective fencing, as reviewed and approved by the City staff, shall be installed prior to temporary grade being issued by Engineering.

Reference: Plans dated July 12, 2021, July 31, 2021, and October 11, 2021, and received by the Planning Department November 1, 2021, December 3, 2021, and March 9, 2022.

Attachments: Reviewed Plans, Elevations and Floor Plans, Topographic Survey, OCWRC Letter, Cost Estimate, Public hearing notice
