



Department of Planning and Economic Development

Staff Report to the Planning Commission

August 17, 2018

Detroit Meeting Room – South Boulevard

REQUESTS	Conditional Use Recommendation Site Plan Approval
APPLICANT	Moiseev/Gordon Associates, Inc. 4351 Delemere Ct. Royal Oak, MI 48073
AGENT	Michael Gordon
LOCATION	South Boulevard, west of Crooks
FILE NO.	17-009
PARCEL NOS.	15-32-481-022, -023, -024
ZONING	R-4 One Family Residential
STAFF	Kristen Kapelanski, AICP, Manager of Planning

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Summary

The applicant is proposing to construct a 1,370 square-foot building on .84 acres of vacant land (three parcels) located on the north side of South Boulevard between Grant and Donley Roads, west of Crooks to use as a meeting room for a small congregation. The applicants have reached to the surrounding neighbors to talk about the proposal.

Zoning and Use

1. **Zoning and Use** (Section 138-4.300). The site is zoned R-4 One Family Residential District, which permits places of worship and their accessory uses as conditional uses. Conditional uses require a Planning Commission public hearing and recommendation to City Council. In addition, places of worship need to be developed in accordance with the requirements of Section 138-4.433 as follows:
 - a. *The site shall be so located as to provide for ingress to and egress from such site directly onto a major 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.* In compliance, the place of worship is located on South Boulevard, with a planned right-of-way of 120 feet.
 - b. *Buildings of greater than maximum height as allowed in 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. In compliance, building does not exceed the height requirements of the district.

- c. Steeples, bell towers and similar architectural features are exempt from the height requirements of this ordinance. In compliance, no architectural features proposed.
- d. A Landscape Buffer D shall be required in the rear and side yards. In compliance as provided.

The site is surrounded by R-4 zoning on the north, east and west sides, which are developed with homes and/or vacant City-owned property. The future land use to the north and east is residential, and it is private recreation/open space for the City-owned property to the west. To the south, in Troy, there is vacant land and commercial uses, and it is master planned Neighborhood Node.

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 regard in the discretionary decision of a conditional use. The Planning Commission shall find that the conditional use:

1. Will promote the intent and purpose of this chapter.
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.
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.
4. Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or 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.

Site Plan Review Considerations

1. **Site Layout.** The site is in compliance with all setback, area and building requirements of the R-4 district.
2. **Parking.** The maximum parking requirement for the occupancy of the congregation is 20 including one barrier free, and adequate spaces are proposed. A sidewalk from the barrier free space to the building has been added for better pedestrian access. No loading is required or proposed.
3. **Landscaping/Tree Removal.** The Tree Conservation Ordinance does not apply to the site since the land was platted prior to the Ordinance. The landscape plan meets the landscape requirements of the Ordinance. Staff had observed that some existing vegetation could be used to meet the Type D Buffer requirement on the north property line. Please refer to the Planning memo dated July 6, 2018 for the landscaping and buffer requirements and what is proposed. The applicant will be required to post a landscape bond in the amount of \$39,450, plus inspection fees, as adjusted by staff as necessary.
4. **Exterior Lighting.** A photometric plan has been provided, and everything is in compliance for wattage, intensity, fixtures and height.
5. **Building Design.** The proposed building will consist mainly of hardy board and vinyl shake siding with a stone band and asphalt roof. A stone accent band and landscaping elements have been included to break up the north, east and west facades. The proposed building appears to be generally designed in accordance with the City's Architectural Design Standards.

Site Plan Summary

As part of the technical review for this project, the plans and supplemental documentation have been reviewed

by all applicable city departments and consultants. Sample motions relative to City File No. 17-009 (Detroit Meeting Room – South Boulevard) are provided below if the Planning Commission feels that the proposed project will be harmonious and compatible in appearance with the existing development and warrants the discretionary approval of the requested use.

Motion to Recommend Conditional Use Approval

MOTION by _____, seconded by _____, in the matter of City File No. 17-009 (Detroit Meeting Room – South Boulevard) the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** for a place of worship, based on plans dated received by the Planning Department on June 14, 2018, with the following findings.

Findings

1. The proposed building and other necessary site improvements meet or exceed the standards of the zoning ordinance.
2. The proposed use will promote the intent and purpose of the zoning ordinance.
3. The proposed building has been designed and is proposed to be constructed, 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.
4. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, and refuse disposal.
5. The proposed development should 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.

Motion to Approve Site Plan

MOTION by _____, seconded by _____, in the matter of City File No. 17-009 (Detroit Meeting Room – South Boulevard) the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on June 14, 2018, 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 Grant, thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets. Walkways have been incorporated to promote safety and convenience of pedestrian traffic.
3. Off-street parking areas have been designed to avoid common traffic problems and promote safety.
4. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
5. 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. City Council approval of the Conditional Use.
2. Provide a landscape bond for landscaping/trees /irrigation in the amount of \$39,450, plus inspection

fees, as adjusted as necessary by staff, prior to temporary grade certification being issued by Engineering.

3. Address any applicable comments from other City departments and outside agency review letters, prior to final approval by staff.

Reference: Plans dated received by the Planning Department June 14, 2018 prepared by Moiseev/Gordon.

Attachments: Assessing Department memo dated 6/15/18; Building Department memo dated 6/20/18; Fire Department memo dated 5/4/18; Parks and NR memo dated 4/24/18; DPS/Engineering memo dated 7/5/18; Planning Memo dated 7/6/18; WRC letter dated 4/28/17; EIS dated received 4/10/17, CU Notice.

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