

Detroit Chinese Alliance Church Parking Lot

REQUEST	Conditional Use Recommendation Tree Removal Permit Site Plan Approval
APPLICANT	Congyue (James) Wang 14425 N. Castlewood Ct. Auburn Hills, MI 48326
LOCATION	1591 W. Auburn, east of Crooks
FILE NO.	19-029
PARCEL NO.	15-33-128-010
ZONING	R-4 One Family Residential
STAFF	Kristen Kapelanski, AICP, Planning Manager

Summary

The applicant proposes to increase the parking by 60 spaces at the existing church on 3.26 acres on the south side of Auburn, east of Crooks. The site is zoned R-4 which permits this activity associated with a church as a conditional use. Please see the requirements for a conditional use as outlined in the Planning memo dated September 13, 2019. A tree removal permit is also being requested for 3 regulated trees to be removed and replaced on site. The applicant is requesting a modification of the east and west Type D Buffers, stating that the fence will be extended on the east line and that existing vegetation on the west will remain and is sufficient. The Planning Commission has the ability to waive the requirements if it is felt that the existing and proposed screening meets the intent. The applicant sent letters of introduction and intent to the surrounding neighbors, and one adjacent neighbor called inquiring about the plans. Those letters are included.



A church parking lot requires a conditional use in the R-4 district with a public hearing and recommendation to City Council. Landscaping and lighting are in compliance if a modification is approved for the east and west buffers. All departments have recommended approval. If the Planning Commission agrees that the parking lot improvements will be harmonious with the site and the surrounding development, motions for consideration are provided below.

Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	Minor comments	Approval
Fire	No comments	Approval
Building	Comments to be handled at building plan review	Approval
Engineering	Minor comments	Approval
Parks & NR	Minor comments	Approval

Motion to Recommend Conditional Use Approval

MOTION by _____, seconded by _____, in the matter of City File No. 19-029 (Detroit Chinese Alliance Church Parking Lot), the Planning Commission **recommends** to City Council **Approval** of the **Conditional Use** to allow an expansion of the parking lot at the subject, existing church on Auburn, east of Crooks, based on plans dated received by the Planning Department on August 29, 2019, with the following findings.

Findings

1. The use will promote the intent and purpose of the Zoning Ordinance.
2. The parking lot 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 growing church community.
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 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 a Tree Removal Permit

MOTION by _____, seconded by _____, in the matter of City File No. 19-029 (Detroit Chinese Alliance Church Parking Lot), the Planning Commission **grants** a **Tree Removal Permit**, based on plans dated received by the Planning Department on August 29, 2019, with the following findings and subject to the following conditions.

Findings

1. The proposed removal and replacement of regulated trees is in conformance with the Tree Conservation Ordinance.
2. The applicant is proposing to remove 3 regulated trees and replace on site.

Conditions

1. Tree protective and silt fencing, as reviewed and approved by the City staff, shall be installed prior to issuance of the Land Improvement Permit.
2. Should the applicant not be able to meet the tree replacement requirements on site the balance shall be paid into the City's Tree Fund at a rate of \$216.75 per tree.

Motion to Approve Site Plan

MOTION by _____, seconded by _____, in the matter of City File No. 19-029 (Detroit Chinese Alliance Church Parking Lot), the Planning Commission **approves** the **Site Plan**, based on plans dated received by the Planning Department on August 29, 2019, 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 Auburn Rd., thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets.
3. The off-street parking area has been designed to avoid common traffic problems and promote customer safety.
4. The Planning Commission modifies the Type D Buffer requirements on the east and west property lines finding that the existing wall and vegetation meet the intent.
5. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
6. 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 cost estimate for landscaping and irrigation, plus inspection fees, as adjusted as necessary by staff in the amount of \$78,128.00, and posting of bond prior to temporary grade certification being issued by Engineering.

Reference: Plans dated received by the Planning Department August 29, 2019.

Attachments: Assessing Department memo dated 6/19/19; Building Department memo dated 6/28/19; DPS/Engineering memo dated 9/9/19; Planning Department Memo dated 9/13/19; Fire Department memo dated 6/21/19; Parks & Natural Resources memo dated 9/3/19; EIS; Letters to neighbors dated 4/19/19 and 6/10/19; Tree Removal Notice; Public Hearing Notice

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