



## Department of Planning and Economic Development

Staff Report to the Planning Commission

October 11, 2013

### Islamic Association of Greater Detroit Mosque Addition

<b>REQUEST</b>	Site Plan Approval
<b>APPLICANT</b>	Islamic Association of Greater Detroit 879 W. Auburn Rd. Rochester Hills, MI 48307
<b>AGENT</b>	Dr. Ghaus Malik
<b>LOCATION</b>	879 W. Auburn Rd. (west of Livernois)
<b>FILE NO.</b>	79-951.6
<b>PARCEL NOS.</b>	15-34-101-045, -009, -010, -011
<b>ZONING</b>	R-4, One-Family Residential with MR, Mixed Residential Overlay
<b>STAFF</b>	Jim Breuckman, AICP, Manager of Planning

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#### **Summary**

The applicant proposes to construct a 53,526 addition and renovate the existing 42,000 square-foot IAGD Mosque with associated site improvements. The site will be accessed from Auburn and includes a new drive out to Livernois. The addition will be for two new worship areas, administration offices and meeting rooms. The renovation will remodel the existing worship area into a social area with kitchen and additional classrooms will be added for the existing school on the first floor and basement area.

#### *Adjacent Land Uses and Zoning*

Places of worship are a permitted use in any zoning district. The site is zoned R-4, One Family Residential, and is surrounded by residential zoning on all sides, with the exception of a small parcel to the west zoned B-2, General Business.

#### *Requested Actions*

Specific action is site plan approval by the Planning Commission.

## Site Plan Review Considerations

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The site complies with all zoning standards. There are two fire comments and a number of engineering comments which remain to be addressed. The applicant has stated that they can and will comply with the outstanding conditions prior to final staff approval of the site plans.

### *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. Based on the review comments included in this report or contained within the enclosed information, staff recommends approval of the following motion relative to City File No. 79-951.6 (Islamic Mosque Addition).

## Site Plan Approval Motion

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**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 79-951.6 (Islamic Mosque Addition), the Planning Commission **approves** the **site plan**, based on plans dated received by the Planning Department on September 11, 2013, 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 reduced side yard parking setback is justified based on existing conditions on neighboring sites.
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. Provide a landscape bond for replacement trees in the amount of \$101,350 prior to issuance of a land improvement permit for this development.
2. Submittal of an irrigation plan and associated cost.
3. Address all applicable comments from the City Building, Engineering, Fire, and Forestry departments and outside agency review letters.

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Attachments: *Site Plans, dated received September 11, 2013: Site Plan, Sheet SP.101; Lighting Plan, Sheet SP.102; Basement Floor Plan, Sheet A.101; First Floor Plan, Sheet A.102; Second Floor Plan, Sheet A.103; and Elevations, Sheet A.201, prepared by GAV Associates; Topographic Survey, Sheets SP-1 and SP-2; Paving and Grading Plan, Sheets SP-3 and SP-4; Utility Plan, Sheet SP-5; Tree Preservation Plans, Sheet L1 and L2; and Landscape Notes and Details, Sheet L3, prepared by Nowak & Fraus Engineers.*

Assessing Department memo dated 01/11/13; Building Department memo dated 09/23/12; Fire Department memo dated 09/25/13; DPS/Engineering memo dated 09/30/13; Forestry memo dated 9/24/13; Letter from MDOT dated 08/05/13; and Planning Commission Minutes date 4/15/97.

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