Legislation Text

File #: 2022-0201, **Version:** 1

Request for Site Plan Approval - File No. JNRA2021-0005 - for modifications including a building addition and parking lot expansion at Covenant Christian Church, 900 W. Hamlin Rd., located on the north side of Hamlin, east of Livernois Rd., zoned R-3 One Family Residential with an MR Mixed Residential Overlay, Parcel No. 15-22-351-003, Aaron Santangelo, Maura Engineering, Applicant

Resolved, 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.

4. Environmental Impact Statement is to be revised for the hours of operation.