

CASE DESCRIPTION

2225 E Fourteen Mile (22-16)

Hearing date: May 10, 2022

Appeal No. 22-16: The owner of the property known 2225 E Fourteen Mile, requests the following variances to update the site's parking lot and landscaping:

- A. Chapter 126, Article 4, Section 4.54(C)(1) requires a screen wall along the side or rear line of any parking facility which immediately adjoins the side line of property zoned to a residential district. The subject property adjoins a school and a cemetery that are zoned R2 Single Family Residential for a total of 997 feet, therefore, a dimensional variance of 997 feet is being requested.
- B. Chapter 126, Article 4, Section 4.54(C)(3)(a) requires a screen wall along the front or side of any parking facility that abuts a street. The subject property has 441 feet of parking lot facing a street; therefore, a dimensional variance of 441 feet is being requested.
- C. Chapter 126, Article 4, Section 4.21(F)(1) requires maximum height for pole mounted luminaires to be 13' for parking lots adjacent to residential properties. The subject site is proposing 16' pole mounted luminaires; therefore, a dimensional variance of 3 feet is being requested.
- D. Chapter 1, Article 1, Table D of the Sign Ordinance permits religious institutions to have one sign at 20 square feet or less if less than 500 feet from occupied residential dwellings, or 40 square feet of signage if it is more than 500 feet from occupied residential dwelling units. The applicant is proposing three signs for a total of 104 square feet of signage, therefore a dimensional variance of 64 square feet is being proposed.

Staff Notes: The applicant, Our Shepherd Lutheran Church, is proposing to make updates to the church and the parking lot. The property is zoned R2 Single Family Residential which permits religious institutions with a Special Land Use Permit. The property is bound by the R2 Single-Family Residential zone to the north where Eton Academy is located, and Clover Cemetery to the east. The south and western portion of the property are along 14 Mile Road and Melton Road.

The applicant is proposing 200 parking spaces on-site which will be located in the front, side, and rear of the building. Parking facilities are required to be screened with a 32 masonry wall when facing a street. A 6 foot screenwall is required for parking facilities that are adjacent to residential zones, which are a school and a cemetery in this case.

Light poles 16 feet in height are proposed to illuminate the parking lot. 16 foot poles are allowed in commercial zones, however the Zoning Ordinance reduces the maximum light pole height to 13 feet for properties adjacent to single family residential zones which are adjacent to residential properties. The adjacent residential properties are a cemetery, a school, and 4 houses across the street on Melton Street.

Three monument signs are proposed for the subject site, one at the southeast entrance from 14 Mile, one at the northwest entrance from Melton, and one in the front lawn at the corner of 14 Mile and Melton. All three signs will display "Our Shepherd Lutheran Church". The sign in the front lawn will also display service times.

Brooks Cowan
Senior Planner