

Project Facts

Applicant

Davidson Architects & Engineers
 Mr. Keegan Amos

Address

211 Plaza Dr.
 (Directly West of Dealership)

Property ID

106-24-0-10-01-035.01-0

Zoning

B-3 – Regional Business District

Future Land Use

Commercial

Land

18,144.96 SF (0.42 acres)

Building

Existing: 2,880 SF
 Proposed: 8,920 SF

Requested Approvals

Variance Request – side setback against residential property – reduction from 10’ requirement to 6’.



Project Summary

This variance request is for the west side of the property, to reduce the required setback from ten feet (10’) that the Unified Development Ordinance requires in Section 5, Table 5-2 when B-3 abuts a residential district, to six feet (6’) to match the existing building that is on the site. This would allow the new construction to be uniform in appearance with the existing building.

The Applicant proposes to construct an addition of 6,040 S.F. on an existing 2,880 S.F. single-story building to make an automotive shop (paint shop) facility. This is an existing building site that was formally used to store vehicles and the excess ground to the south was undeveloped green space.

An overall site plan, and preliminary building plans, are attached to this report.

The timeline of the project, should this application be approved, is to proceed to construction as quickly as possible.

Summary of Five Conditions required for approval

The review criteria for variance requests is outlined in the Unified Development Ordinance (UDO) on Page 2-15, section 2.08 Item B, Review Criteria: A variance shall be reviewed and approved only on the finding that the following conditions are met (Staff's opinions for each of these items are below each):

The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or applicant.

- Because the existing building was not built by the current property owner or applicant, the condition does not arise from the action of the property owner, however it could be argued that the new section of the building is being created by the property owner and should therefore comply with the setback requirements. Staff feels it is reasonable to grant a variance for a reduction to six feet (6') in setback as there will still be separation from the residentially zoned property, and sufficient space to add landscaping to provide screening if requested or required by the Planning Commission during the site review process.

The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents

- All adjacent property owners within 200' have been notified as required, and to date Staff has not received contact from any surrounding property owners. It is Staff's opinion that this reduction of side setback will not adversely affect the rights of adjacent property owners or residents.

The strict application of the provisions of the zoning regulations of which the variance is requested will constitute unnecessary hardship upon the property owner represented in the application

- The strict application of the provision would require that the new addition be shifted to the west, adding two bend points in the west wall of the building, and thereby possibly increasing costs. It would also add two corners to the roof line, which could also increase costs. Keeping the western edge of the building uniform not only improves the aesthetics of the building, but it may also improve the property owner's ability to maintain the property in the future and potentially help reduce overall construction costs.

The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare

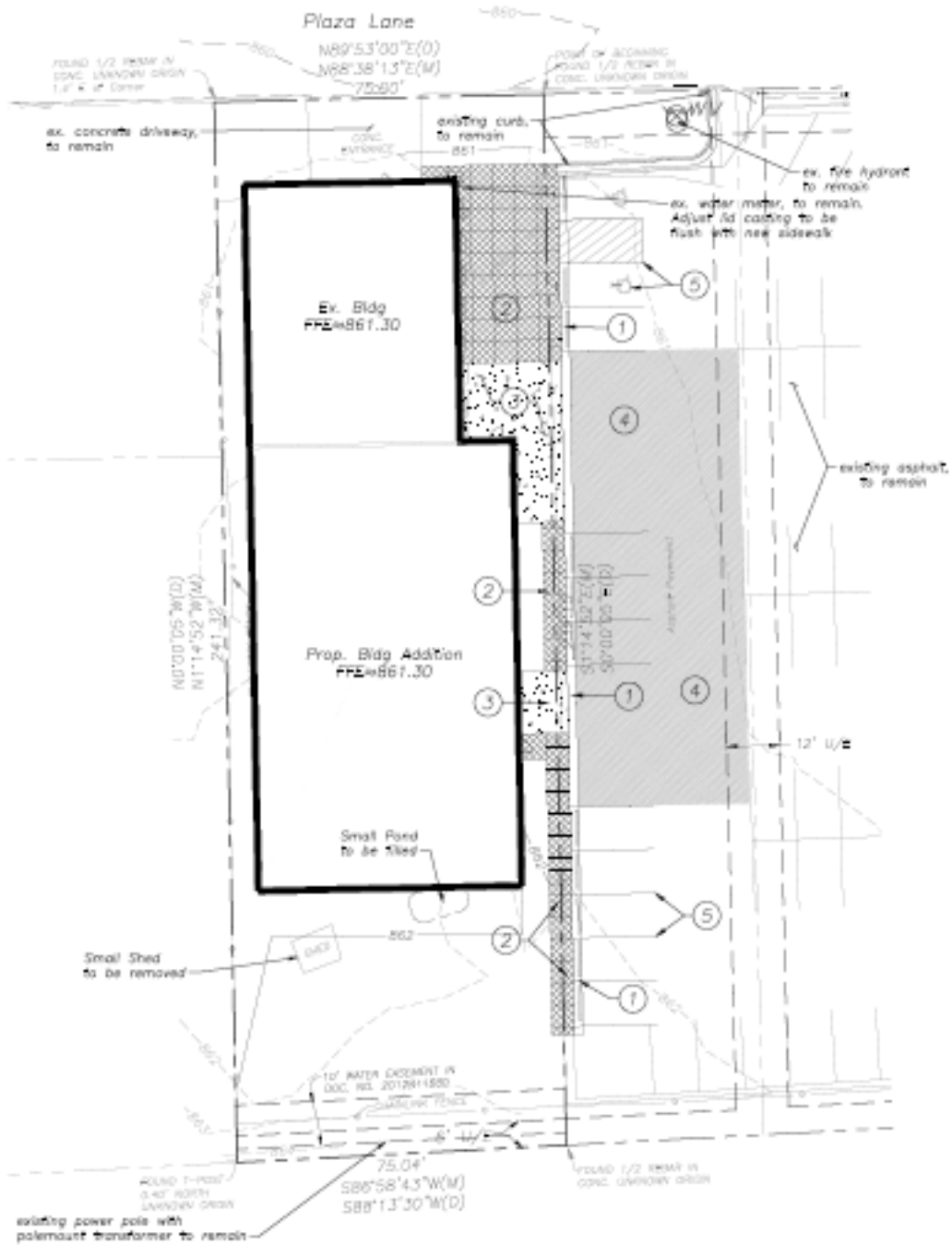
- It is Staff's opinion that this variance request will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.

The granting of the variance desired will not be opposed to the general spirit and intent of the zoning regulations

- The intent of this requirement in the zoning regulations (UDO) is to provide for separation between a business district building and a residential yard or open space. It is Staff's opinion that this request will not oppose the spirit or intent of the zoning regulation because it is not a complete removal of the requirement, only a reduction from the ten feet (10') required to six feet (6') as exists today between the existing building and the property line.

Building Plan Layout

Below is the building Site Plan that shows the location of the building on the lot:



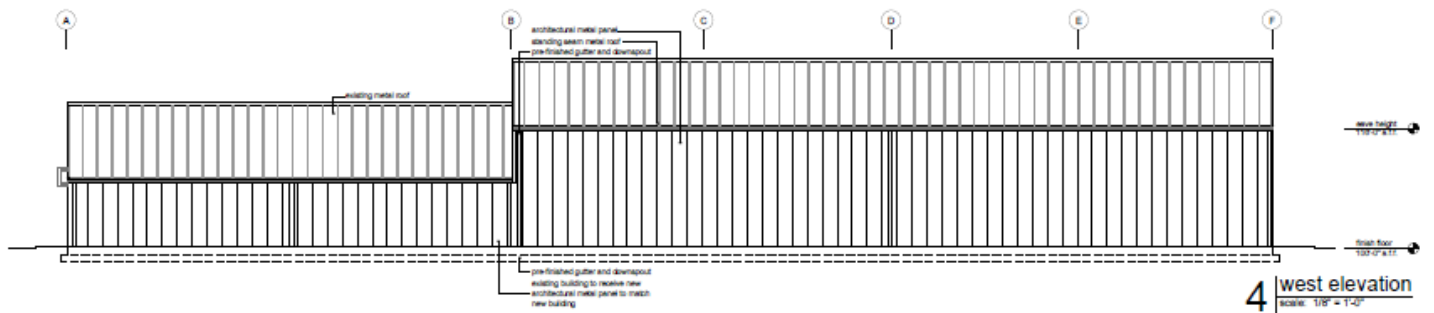
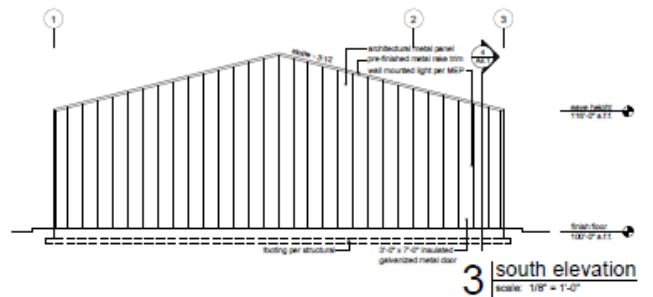
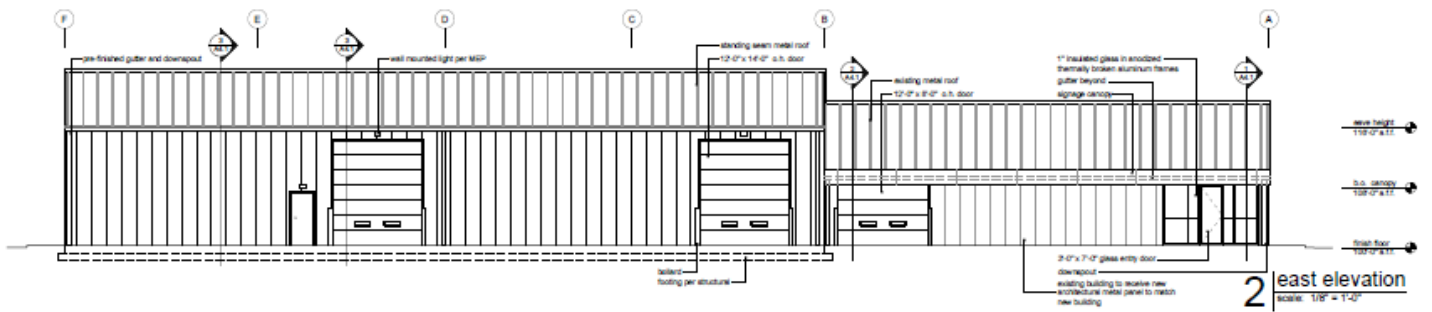
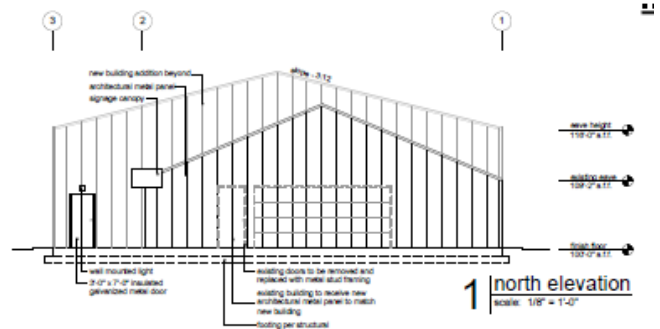
Construction Notes:

1. Construct standard 18" ribbed curb & gutter adjacent to existing asphalt parking lot pavement, where indicated (see legend).
2. Construct standard 4" concrete sidewalk where indicated (see legend)
3. Construct heavy-duty concrete pavement of overhead door access aprons where indicated, (see legend)
4. Construct standard duty asphalt pavement where indicated (see legend).
5. Proposed pavement striping per architectural site plan A1.1. typ.



Building Elevations

Below are the building elevations:



Acknowledgments

The following City of Lansing staff members and consultants reviewed this project and provided information for this report:

- Matthew R. Schmitz, MPA – Director, Community & Economic Development

Notice of City Codes

The Applicant is subject to all applicable City codes within the Municipal Code – whether specifically stated in this report or not – including, but not limited to, Zoning, Buildings and Construction, Subdivisions, and Sign Code. The Applicant is also subject to all applicable Federal, State, and local laws.

Recommendation

Staff recommends approval of Case #VR-2022-01, a variance request for Mainstreet Chrysler Dodge Jeep Ram – Paint Shop at 211 Plaza Dr. which reduces the existing western side setback from the required ten feet (10') to six feet (6') to match the existing conditions on the site.