



Legislation Details (With Text)

File #: 08-1163 **Version:** 1 **Name:** 1/20/09 808 Tappan Site Plan
Type: Resolution/Public Hearing **Status:** Passed
File created: 1/20/2009 **In control:** City Council
On agenda: 1/20/2009 **Final action:** 1/20/2009
Enactment date: 1/20/2009 **Enactment #:** R-09-027

Title: Resolution to Approve 808 Tappan Street Site Plan, 0.25 Acre (CPC Recommendation: Approval - 8 Years and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 808 Tappan Revised Site Plan.pdf, 2. 12-16-08 CPC Minutes (3 Site Plans).doc, 3. 808 Tappan Staff Report.pdf

Date	Ver.	Action By	Action	Result
1/20/2009	1	City Council	Held and Closed	
1/20/2009	1	City Council	Approved	Pass

Resolution to Approve 808 Tappan Street Site Plan, 0.25 Acre (CPC Recommendation: Approval - 8 Years and 0 Nays)

Attached is a resolution requesting approval of the above site plan to allow the construction of a three-story, 880-square foot addition to the rear of the existing structure at 808 Tappan Street. A total of four units and 24 tenants are proposed as a result of the addition.

The City Planning Commission, at its meeting of December 16, 2008, recommended approval of the site plan, subject to permission from the Zoning Board of Appeals to alter a nonconforming structure. On December 17, 2008, the Zoning Board of Appeals granted this permission.

The City Planning Commission also recommended approval of the site plan subject to the petitioner working with staff to provide a total of 12 bicycle parking spaces, preferably Type A or B (covered). Subsequently, the petitioner revised the site plan to include 4 covered (Type A) and 8 uncovered (Type C) bicycle parking spaces on the site (see revised site plan attached). The petitioner was unable to provide 12 covered spaces, given the site's geometry and building constraints.

Prepared By: Laurie Foondle, Management Assistant

Reviewed By: Mark Lloyd, Planning and Development Services Manager
Jayne Miller, Community Services Administrator

Approved By: Roger W. Fraser, City Administrator

Whereas, 808 Tappan, LLC, has requested site plan approval in order to allow the construction of a three-story, 880-square foot addition to the rear of the existing structure at 808 Tappan Street;

Whereas, The Ann Arbor City Planning Commission, on December 16, 2008, recommended approval of said request;

Whereas, The contemplated development will comply with all applicable state, local and federal law,

ordinances, standards and regulations;

Whereas, The development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land, applying criteria for reviewing a natural features statement of impact set forth in Chapter 57; and

Whereas, The development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety or welfare;

RESOLVED, That City Council approve the 808 Tappan Street Site Plan.