



Legislation Details (With Text)

**File #:** 18-0931      **Version:** 1      **Name:** 6/18/18 - 1101 South University Site Plan  
**Type:** Resolution/Public Hearing      **Status:** Passed  
**File created:** 6/18/2018      **In control:** City Council  
**On agenda:** 6/18/2018      **Final action:** 6/18/2018  
**Enactment date:** 6/18/2018      **Enactment #:** R-18-258

**Title:** Resolution to Approve 1101 South University Site Plan, 1101 South University (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 1101 S Univ Staff Report w Attachments-Update4-17-18.pdf

Date	Ver.	Action By	Action	Result
6/18/2018	1	City Council	Held and Closed	
6/18/2018	1	City Council	Approved	Pass

Resolution to Approve 1101 South University Site Plan, 1101 South University (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a three-story 4,748 square foot addition containing 3 residential units and 16 bedrooms.

Petition Summary:

- The Site Plan proposes the construction of a three-story addition for residential use over the existing 2 story building containing retail/office use. The new addition will contain three residential units with a total of 16 bedrooms.
- After Planning Commission action, the petitioner removed approximately 50 square feet from the fifth floor to reduce the total size of the building and the corresponding FAR. With the reduction in floor area, residential premiums for the additional FAR above 400% were not required. This eliminated the requirement for one off-street vehicle parking space.
- The site is located within the special parking (DDA) district and does not require any vehicle parking. Bicycle parking will be provided in lockers on the adjacent site.

The City Planning Commission, at its meeting of April 17, 2018, recommended approval of this request.

**Attachments:** 4/17/18 Planning Staff Report  
4/17/18 Planning Commission Minutes

**Prepared By:** Matt Kowalski, City Planner

**Reviewed By:** Brett Lenart, Planning Manager

Derek Delacourt, Community Services Area Administrator

Approved By: Howard S. Lazarus, City Administrator

Whereas, South University Properties LLC, has requested site plan approval in order to develop a five-story mixed-use structure with two enclosed bicycle parking spaces;

Whereas, The Ann Arbor City Planning Commission, on April 17, 2018, recommended approval of the petition;

Whereas, the development would comply with the D1 zoning established pursuant to the requirements of Chapter 55, and with all applicable local, state, or federal laws, 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 and welfare;

RESOLVED, That City Council approve the 1101 South University Site Plan dated May 05, 2018.