



Legislation Details (With Text)

File #: 12-0369 **Version:** 1 **Name:** 5/21/12 - AAA Ann Arbor Branch Office (1100 S. Main St.) Site Plan
Type: Resolution/Public Hearing **Status:** Passed
File created: 5/21/2012 **In control:** City Council
On agenda: 5/21/2012 **Final action:** 5/21/2012
Enactment date: 5/21/2012 **Enactment #:** R-12-225
Title: Resolution to Approve the AAA Ann Arbor Branch Office Site Plan, 1100 South Main Street - CPC
Recommendation: Approval (9 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 3/6/12 Planning Staff Report - AAA Ann Arbor Branch Office, 2. 12/15/11 Citizen Participation Report - AAA Ann Arbor Branch Office

Date	Ver.	Action By	Action	Result
5/21/2012	1	City Council	Held and Closed	
5/21/2012	1	City Council	Approved	Pass

Resolution to Approve the AAA Ann Arbor Branch Office Site Plan, 1100 South Main Street - CPC
Recommendation: Approval (9 Yeas and 0 Nays)

Attached is a resolution to approve the AAA Ann Arbor Branch Office (1100 South Main Street) Site Plan. Approval of this resolution will allow for the construction of a 5,443-square foot new branch office for AAA in phase one, and a 2,230-square foot addition in phase two, and 21 off-street parking spaces.

Petition Summary:

- The Site Plan proposes to remove the existing 72-space parking lot and construct a one-story AAA branch office in two phases, and 21 off-street parking spaces. The first phase of construction will include 5,443 square feet, and the second phase will add 2,230 square feet for a total building size of 7,673 square feet. The 21 proposed parking spaces will satisfy the off-street for phase one of the development.
- A separate site plan, AAA Ann Arbor Branch Office (1200 South Main Street), is proposed to demolish the existing AAA branch office and parking lot at 1200 South Main Street and develop a new 14-space parking lot to satisfy the off-street parking requirements for phase two. In total, the petitioner is seeking 35 off-street parking spaces, four more than the maximum permitted if the parking was contained on the 1100 South Main Street site. The petitioner wishes to install all 35 parking spaces as part of phase one of the development.
- A separate petition to rezone a portion 1200 South Main Street from O (Office District) to P (Parking District) has been submitted. Parking lots as a principal use are not permitted in the O district. Approval of the proposed AAA Ann Arbor Branch (1100 South Main Street) Site

Plan and the proposed AAA Ann Arbor Branch (1200 South Main Street) Site Plan are subject to this rezoning approval.

The City Planning Commission, at its meeting of March 6, 2012 recommended approval of this request.

Attachments: March 6, 2012 Planning Staff Report
December 15, 2011 Citizen Participation Report
March 6, 2012 Planning Commission Minutes

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Reviewed By: Wendy L. Rampson, Planning Manager

Sumedh Bahl, Community Services Administrator

Whereas, The Automobile Club of Michigan has requested site plan approval in order to develop a new branch office in two phases and off-street parking;

Whereas, The Ann Arbor City Planning Commission, on March 6, 2012, recommended approval of the petition;

Whereas, The development would comply with the O (Office District) 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 AAA Ann Arbor Branch Office (1100 South Main Street) Site Plan dated February 23, 2012 upon the conditions that the petition to rezone a portion of 1200 South Main Street to P (Parking District) and the AAA Ann Arbor Branch Office (1200 South Main Street) Site Plan are approved.