



Legislation Details (With Text)

File #: 16-0369 **Version:** 1 **Name:** 04/18/16 - Sun Baths Site Plan
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Title: Resolution to Approve Sun Baths Site Plan, 319 North Main (CPC Recommendation: Denial - 5 Years and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report for Sun Baths (3-1-2016), 2. 04-06-16 REVISED Sun Baths site plan

Date	Ver.	Action By	Action	Result
4/18/2016	1	City Council	Held and Closed	
4/18/2016	1	City Council	Approved	Pass

Resolution to Approve Sun Baths Site Plan, 319 North Main (CPC Recommendation: Denial - 5 Years and 0 Nays)

Approval of this resolution will allow for the construction of a new 12,398 square foot two-story community bath house building.

Petition Summary:

- The Site Plan proposes construction of a 12,398 square foot two-story community bath house building located in the D2(Downtown Interface) zoning district. The building will contain a mixture of common bath and sauna areas and smaller private bath spaces. There will be a larger 'pool' area that is the "Main Waters" area for bathers to rest and relax in between other bath areas. There will be three private spas that fit 1 to 8 people along with supportive function area such as restrooms, offices, staff break room and storage.
- The building is proposed to be net zero energy certified and is targeting LEED Platinum certification. Environmental benefits include a roof that is designed to harvest most of the rain water for re-use within the building and solar panels on the roof that will provide the building with its yearly energy requirements. The building will be designed so that all of the energy needs on an annual basis will be supplied by on-site renewable energy.
- The plan that was reviewed by the Planning Commission required a permit from the Michigan Department of Transportation for approval of a front deck, bike parking and rain garden extending into the North Main right of way which is under the jurisdiction of MDOT. After the Planning Commission meeting MDOT has denied the requested encroachments, and as a result the plan has been modified to remove all encroachments into the MDOT Right of Way.

- The plan was slightly modified as a result of the MDOT permit denial. The changes are minor and do not affect the floor area or design of the building. The revised plans have been reviewed and approved by all appropriate City Staff. The changes are as follows: The front rain garden has been moved back within the property line; Bike hoops have been relocated to within the property boundary; The suspended metal grate and concrete walkway has been reconfigured so that the metal grate is within the property boundary; Concrete piers for the metal grate and concrete walkway have been replaced with concrete retaining walls.
- The site is currently vacant and is composed of two parcels, the parcels will be combined prior to issuance of Building permits.

The City Planning Commission, at its meeting of March 1, 2016, recommended denial of this request. The petition did receive a unanimous vote for approval from the Commission however, there were only 5 members present for voting. Any recommendation for approval from Planning Commission requires 6 votes, therefore with only 5 commissioners present the recommendation must be for denial.

Attachments: 03-01-16 Planning Staff Report
03-01-16 Planning Commission Minutes
Revised 04-06-16 Sun Baths Site Plan

Prepared By: Matt Kowalski, City Planner

Reviewed By: Benjamin Carlisle, Interim Planning Manager
Derek Delacourt, Community Services Area Administrator

Whereas, The Moving on Main LLC has requested site plan approval in order to develop Sun Baths Site Plan;

Whereas, The Ann Arbor City Planning Commission, on March 1, 2016, recommended denial of the petition due to the lack of 6 members voting;

Whereas, The development would comply with the D2 (Downtown Interface 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 Sun Baths Site Plan, upon the condition that both parcels are combined prior to issuance of Building Permits.