



Legislation Details (With Text)

**File #:** 11-0333      **Version:** 1      **Name:** 4/19/11 215 N. Fifth Ave Site Plan for Council Approval  
**Type:** Resolution/Public Hearing      **Status:** Passed  
**File created:** 4/19/2011      **In control:** City Council  
**On agenda:** 4/19/2011      **Final action:** 4/19/2011  
**Enactment date:** 4/19/2011      **Enactment #:** R-11-145

**Title:** Resolution to Approve 215 North Fifth Avenue Site Plan, 215 North Fifth Avenue (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. CPC Minutes - 3-15-11.pdf, 2. 215 N Fifth Ave-Staff Report with Attachments

Date	Ver.	Action By	Action	Result
4/19/2011	1	City Council	Held and Closed	
4/19/2011	1	City Council	Approved	Pass
3/15/2011	1	City Planning Commission	Recommended for Approval	Pass

Resolution to Approve 215 North Fifth Avenue Site Plan, 215 North Fifth Avenue (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

Attached is a resolution to approve the 215 North Fifth Avenue Site Plan. Approval of this resolution will allow for the construction of a single-family dwelling in the D2 Downtown Interface zoning district.

Petition Summary:

The Site Plan proposes to demolish an existing commercial structure (most recently occupied by the Bessenberg Bindery) and construct a two-story single-family dwelling.

Site plan approval is required because the single-family dwelling is on a parcel that is not zoned solely for residential purposes (per Section 5:122 Site Plans of Chapter 57).

No footing drain disconnects are required, nor are there any other City requirements that would necessitate a development agreement.

The Historic District Commission issued a certificate of appropriateness for the project on February 10, 2011. The City Planning Commission recommended approval of this request at its meeting of March 15, 2011.

Attachments: 3/15/2011 Planning Staff Report and 3/15/2011 Planning Commission Minutes

Prepared by: Jill Thacher, City Planner

Reviewed by: Wendy L. Rampson, Planning Manager and Sumedh Bahl, Community Services Administrator

Whereas, Mitchell & Mouat Architects, Inc., has requested site plan approval in order to develop the 215 North Fifth Avenue Site Plan;

Whereas, The Historic District Commission issued a certificate of appropriateness for the project on February 10, 2011;

Whereas, The Ann Arbor City Planning Commission recommended approval of the petition on March 15, 2011;

Whereas, The development would comply with the D2 Downtown Interface 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 215 North Fifth Avenue Site Plan dated February 23, 2011.