



Legislation Details (With Text)

File #: 08-0848 **Version:** 1 **Name:** 9/22/08 133 Hill Street Site Plan
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Title: Resolution to Approve 133 Hill Street Site Plan, 0.20 Acre (CPC Recommendation: Denial - 3 Yeas, 2 Nays and 1 Abstention)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 133 Hill Street Minutes.doc, 2. 133 Hill Staff Report.pdf

Date	Ver.	Action By	Action	Result
9/22/2008	1	City Council	Held and Closed	
9/22/2008	1	City Council	Approved	Pass

Resolution to Approve 133 Hill Street Site Plan, 0.20 Acre (CPC Recommendation: Denial - 3 Yeas, 2 Nays and 1 Abstention)

Attached is a resolution requesting approval of the above site plan for the construction of an 8,150-square foot, three-unit residential building. The existing structure on the site will be demolished. Five parking spaces, one Class A bicycle space and ten Class C bicycle spaces are proposed, as well as a rain garden at the rear of the site to collect first-flush storm water.

The City Planning Commission, at its meeting of August 19, 2008, recommended denial of the site plan. As contained in the attached minutes, concerns expressed in support of the denial recommendation involve the number of tenants that would occupy the building and differing points of view as to developer and neighborhood communication about the proposal.

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, Dan Williams has requested site plan approval in order to construct an 8,150-square foot, three-unit residential building at 133 Hill Street;

Whereas, The Ann Arbor City Planning Commission, on August 19, 2008, reviewed 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 133 Hill Street Site Plan.