



Legislation Text

File #: 09-0093, **Version:** 1

Resolution to Approve 930 Church Street Planned Project Site Plan, 0.20 Acre (CPC Recommendation: Approval - 8 Yeas and 1 Nay)

Attached is a resolution requesting approval of the above site plan for the demolition of the existing 2,064-square foot house and construction of a new, 7,828-square foot house at 930 Church Street. A total of four units and 21 tenants are proposed as a result of the project. Six on-site parking spaces will be provided, with the option of accessing an additional two spaces from a new curb cut on Oakland Avenue.

Planned project modifications have been requested to allow the front setback along Church Street to be reduced from 28.3 to 25 feet (the average front setback along Church Street is 28.3 feet). The benefits justifying these modifications are increased usable open space (minimum 40 percent required and 61 percent proposed), installation of a green roof, a one hundred year storm detention system, and the provision of pedestrian orientation with bus and pedestrian routes fronting the site.

The City Planning Commission, at its meeting of January 22, 2009, recommended approval of the proposal, subject to providing a minimum use of open space of 60 percent, payment of street tree escrow of \$81.60 prior to issuance of permits, and mitigation of sanitary sewer flow equivalent to the disconnection of one footing drain before issuance of the first certificate of occupancy. These three conditions are contained in the attached resolution.

Prepared By: Steve Bartha, Management Assistant

Reviewed By: Mark Lloyd, Planning and Development Services Manager and Jayne Miller, Community Services Administrator

Approved By: Roger W. Fraser, City Administrator

Whereas, It Hardly Matters LLC, has requested site plan approval in order to demolish an existing 2,064-square foot house and construct a new, 7,828-square foot house at 930 Church Street;

Whereas, It Hardly Matters LLC, has also requested planned project modifications from the front building setback requirements of Chapter 55 (Zoning);

Whereas, The Ann Arbor City Planning Commission, on January 22, 2009, recommended approval of 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 930 Church Street Site Plan, subject to providing a minimum of 60 percent usable open space, payment of street tree escrow of \$81.60 prior to issuance of permits, and mitigation of sanitary sewer flow equivalent to the disconnection of one footing drain before issuance of the first certificate of occupancy.