



Legislation Details (With Text)

File #: 12-1069 **Version:** 1 **Name:** 10/1/12 922-926 Catherine Street Site Plan
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Title: Resolution to Approve 922-926 Catherine Street Site Plan (CPC Recommendation: Approval - 6 Years and 0 Days)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 7/17/12 Planning Staff Report, 2. 7/17/12 Planning Commission Minutes

Date	Ver.	Action By	Action	Result
10/1/2012	1	City Council	Held and Closed	
10/1/2012	1	City Council	Approved	Pass

Resolution to Approve 922-926 Catherine Street Site Plan (CPC Recommendation: Approval - 6 Years and 0 Days)

Attached is a resolution to approve the 922-926 Catherine Street Site Plan. Approval of this resolution will allow for the construction of a 5-unit multiple-family building.

Petition Summary:

- The site plan proposes combining two vacant lots and rezoning the lots from Planned Unit Development (PUD) to Multiple-Family Residential (R4C), consistent with surrounding zoning.
- The site plan includes a 3-story, 5-unit multiple-family building with a total of 9,760 square feet with 9 parking spaces under the building.
- The site is located in the Old Fourth Ward historic district. The building design and site layout were approved by the Historic District Commission on April 12, 2012.
- A variance from the conflicting land use buffer requirement was approved by the Zoning Board of Appeals on August 22, 2012.

The City Planning Commission, at its meeting of July 17, 2012, approved a landscape modification and recommended approval of this request, subject to the granting of the conflicting land use buffer variance and subject to combining the lots prior to issuance of building permits.

Attachments: Proposed Resolution
7/17/12 Planning Staff Report
7/17/12 Planning Commission Minutes

Prepared By: Chris Cheng, City Planner

Reviewed By: Wendy L. Rampson, Planning Manager

Sumedh Bahl, Community Services Administrator

Whereas, Huron Development, LLC has requested site plan approval in order to develop a 3-story, 5-unit multiple-family building with 9 parking spaces under the building;

Whereas, The Historic District Commission approved a Certificate of Appropriateness for the proposed building design and site layout on April 12, 2012;

Whereas, The Ann Arbor City Planning Commission, on July 17, 2012, recommended approval of the petition, subject to approval from the Zoning Board of Appeals for variances from the conflicting land use buffer requirement and subject to combining both lots before building permits are issued;

Whereas, The Zoning Board of Appeals approved a variance from the conflicting land use buffer requirement on August 22, 2012;

Whereas, The development would comply with the R4C 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 922-926 Catherine Street Site Plan dated July 11, 2012, upon the condition that the lots be combined before building permits are issued.