



## Legislation Details (With Text)

**File #:** 13-0326      **Version:** 1      **Name:** 4/15/13 Theta Delta Chi  
**Type:** Resolution/Public Hearing      **Status:** Passed  
**File created:** 4/15/2013      **In control:** City Council  
**On agenda:** 5/13/2013      **Final action:** 5/13/2013  
**Enactment date:** 5/13/2013      **Enactment #:** R-13-134  
**Title:** Resolution to Approve Theta Delta Chi Site Plan, 700 South State Street (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. 2/21/13 Planning Staff Report, 2. 2/21/13 Planning Commission Minutes

Date	Ver.	Action By	Action	Result
5/13/2013	1	City Council	Approved	Pass
5/6/2013	1	City Council	Continued	
4/15/2013	1	City Council	Held and Closed	
4/15/2013	1	City Council	Postponed	Pass

Resolution to Approve Theta Delta Chi Site Plan, 700 South State Street (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Attached is a resolution to approve the Theta Delta Chi Site Plan. Approval of this resolution will allow for the construction of a 2,366 square foot addition to the existing fraternity house.

### Petition Summary:

- The Site Plan proposes to construct a 2,366 square foot addition to the rear of the existing fraternity building, and adds bike storage, dumpster screening, and a patio area to the site. No change in the current occupancy of 33 residents is proposed. The site is .40 acres.
- The site plan was revised to meet a City Planning Commission request that the petitioner work out the Monroe Street driveway configuration to avoid interfering with on-street metered parking. The petitioner worked with the Downtown Development Authority to arrive at a mutually agreeable drive opening location.
- Permission to alter a nonconforming structure, and variances for the proposed number of parking spaces, the driveway width, and the width of the conflicting land use buffer were granted by the Zoning Board of Appeals at its meeting of March 27, 2013.

The City Planning Commission, at its meeting of February 21, 2013, recommended approval of this request. At the same meeting, the City Planning Commission approved continuation of the fraternity special exception use.

Attachments: 02/21/13 Planning Staff Report  
02/21/13 Planning Commission Minutes

Prepared By: Jill Thacher, City Planner

Reviewed By: Wendy L. Rampson, Planning Manager  
Sumedh Bahl, Community Services Area Administrator

Whereas, Gamma Deuteron Building Association has requested site plan approval in order to build a 2,366 square foot addition on the existing Theta Delta Chi fraternity house;

Whereas, The Ann Arbor City Planning Commission, on February 21, 2013, recommended approval of the petition;

Whereas, the Zoning Board of Appeals approved necessary variances on March 27, 2013;

Whereas, The development would comply with the R2B 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 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 Theta Delta Chi Site Plan dated March 12, 2013.