



Legislation Details (With Text)

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Title: Resolution to Approve Germain Motors Site Plan, 2575 South State Street (CPC Recommendation: Approval - 7 Years and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 12/17/13 Planning Staff Report

| Date | Ver. | Action By | Action | Result |
|----------|------|--------------|-----------------|--------|
| 2/3/2014 | 1 | City Council | Held and Closed | |
| 2/3/2014 | 1 | City Council | Approved | Pass |

Resolution to Approve Germain Motors Site Plan, 2575 South State Street (CPC Recommendation: Approval - 7 Years and 0 Nays)

Attached is a resolution to approve the Germain Motors Site Plan. Approval of this resolution will allow for the construction of building additions to two of the three existing buildings on the site and construction of 224 additional parking spaces.

Petition Summary:

- The three buildings on site are composed of auto showrooms and service functions for Porsche/Audi, Volkswagen and Honda. The Site Plan proposes a 4,877 sf addition to the Volkswagen building and a 6,429 sf addition to the Porsche/Audi building. The Honda building will not have any building additions.
- The site is zoned M1A (Limited Light Industrial) and auto sales are a permitted principal use with no parking maximum established by code.
- The site currently contains 791 vehicle parking spaces, with an additional 224 parking spaces proposed for a total of 1,015 parking spaces. The majority of vehicle spaces are used for storage of new and in-service vehicles.
- The project was postponed by Planning Commission at its November 19, 2013 meeting to give the petitioner time to address concerns regarding the expansion of the proposed parking areas and additional impervious surface added to the site.
- The petitioner met with staff and revised plans to add all required landscape islands, eliminating the need for one variance, and add porous pavers to the site, resulting in a

reduction of 8,095 square feet of impervious surface.

The City Planning Commission, at its meeting of December 17, 2013, recommended approval of this request. On January 22, 2014, the Zoning Board of Appeals approved variances for parking lot modifications including: reduced aisle widths, tandem parking and exceeding the maximum number of small car spaces permitted.

Attachments: 12/17/13 Planning Staff Report, 12/17/13 Planning Commission Minutes

Prepared By: Matt Kowalski City Planner

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

Whereas, Car Ger MI Ann Arbor LLC has requested site plan approval in order to develop the Germain Motors site plan;

Whereas, The Ann Arbor City Planning Commission, on December 17, 2013, recommended approval of the petition;

Whereas, The development would comply with the M1A 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 Germain Motors Site Plan dated December 2, 2013.