



## Legislation Details (With Text)

**File #:** 15-1135      **Version:** 1      **Name:** 10/5/15 - Resolution for Davis Row Site Plan  
**Type:** Resolution/Public Hearing      **Status:** Passed  
**File created:** 10/5/2015      **In control:** City Council  
**On agenda:** 10/5/2015      **Final action:** 10/5/2015  
**Enactment date:** 10/5/2015      **Enactment #:** R-15-326  
**Title:** Resolution to Approve Davis Row Site Plan, 303 West Davis (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Davis Row Staff Report with Attachments 08-18-15, 2. Davis Row Site Plan-8-18-2015 Planning Commission Minutes.pdf

Date	Ver.	Action By	Action	Result
10/5/2015	1	City Council	Held and Closed	
10/5/2015	1	City Council	Approved	Pass

Resolution to Approve Davis Row Site Plan, 303 West Davis (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a four-unit townhome structure with eight (8) enclosed vehicle parking spaces.

**Petition Summary:**

The Site Plan proposes the combination of two (2) existing parcels (zoned R4C) and construction of a four-unit townhome development with eight (8) parking spaces located in garages under the residences.

Two variances were required from the Zoning Board of Appeals (ZBA). The first variance is to permit the west drive to line up directly with the terminus of First Street at West Davis. The second variance is to allow a tandem (front to back) parking arrangement for a total of eight (8) spaces (6 required). Both variances were granted by the ZBA on August 26, 2015.

The City Planning Commission, at its meeting of August 18, 2015, recommended approval of this request contingent upon approval of the requested variances.

**Attachments:** 8/18/15 Planning Staff Report  
8/18/15 Planning Commission Minutes  
**Prepared By:** Matt Kowalski, City Planner  
**Reviewed By:** Ben Carlisle, Senior Associate Planner  
Colin Smith, Interim Planning Manager  
Sumedh Bahl, Community Services Area Administrator

Whereas, Maven Development has requested site plan approval in order to develop a four-unit

townhome structure with eight (8) enclosed vehicle parking spaces;

Whereas, The Ann Arbor City Planning Commission, on August 18, 2015, recommended approval of the petition, contingent upon approval of the requested variances;

Whereas, The Ann Arbor City Zoning Board of Appeals, on August 26, 2015, recommended approval of the variances requested;

Whereas, With the approval of the requested variances, the development complies 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 Davis Row Site Plan dated August 14, 2015, upon the condition that all parcels are combined prior to issuance of building permits.