



Legislation Details (With Text)

File #: 16-1049 **Version:** 1 **Name:** 8/4/16 - New Farmers Market Enclosure Site Plan
Type: Resolution/Public Hearing **Status:** Passed
File created: 8/4/2016 **In control:** City Council
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Title: Resolution to Approve New Farmers Market Enclosure Site, 315 Detroit Street (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. July 12, 2016 Staff Report with Attachments, 2. farmers_market_process document update_april_2016, 3. 7-12-2016 CPC Minutes for Farmers Market.pdf, 4. June PAC Memo Farmers Market Infrastructure Project, 5. Farmers Market Access.pdf

Date	Ver.	Action By	Action	Result
8/4/2016	1	City Council	Held and Closed	
8/4/2016	1	City Council		
8/4/2016	1	City Council	Postponed	Fail
8/4/2016	1	City Council	Approved	Pass

Resolution to Approve New Farmers Market Enclosure Site, 315 Detroit Street (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a 4000 square foot building to serve the market and other events with large overhead doors and barrier free access from North Fourth Avenue.

Petition Summary:

- The Site Plan proposes a new 50 foot by 80 foot urban barn to be used by vendors on market days and for other events on non-market days. The structure will be minimally heated during the winter and large overhead doors will be opened in the summer. The parcel is zoned PL Public Land and is owned by the City of Ann Arbor Parks & Recreation.
- The project adheres to City private development standards with two exceptions: the driveway exceeds the maximum width for one-way drives, and a useless curb cut will not be eliminated until future sidewalk improvements are undertaken.

The City Planning Commission, at its meeting of July 12, recommended approval of this request. They also approved a Landscape Modification for the project for right-of-way screening and interior landscape islands.

Attachments: July 12, 2016 Planning Staff Report

July 12, 2016 Planning Commission Minutes

Prepared By: Jill Thacher, City Planner

Reviewed By: Ben Carlisle, Interim Planning Manager
Derek Delacourt, Community Services Area Administrator

Approved By: Howard S. Lazarus, City Administrator

Whereas, The City of Ann Arbor Parks & Recreation has requested site plan approval in order to develop a new 4,000 square foot market building;

Whereas, The Ann Arbor City Planning Commission, on July 12, 2016, recommended approval of the petition and approved a Landscape Modification (Chapter 62 Section 5:602);

Whereas, The development would comply with the PL zoning established pursuant to the requirements of Chapter 55, and with all applicable local, state, or federal laws, ordinances, standards and regulations to the extent possible;

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 finds that New Farmers Market Enclosure adheres to City private development standards, with the exception of the following:

- The proposed driveway width of up to 24'3" exceeds the fifteen to twenty foot width allowed for one-way drives (Chapter 47, Section 4:20(4)(c))
- Useless curb cuts must be eliminated (Chapter 47, Section 4:20(8))

RESOLVED, That City Council approve the New Farmers Market Enclosure Site Plan dated July 6, 2016.