



## Legislation Details (With Text)

**File #:** 18-0277      **Version:** 1      **Name:** 3/19/18 - 1505 White Street Site Plan  
**Type:** Resolution/Public Hearing      **Status:** Passed  
**File created:** 3/19/2018      **In control:** City Council  
**On agenda:** 3/19/2018      **Final action:** 3/19/2018  
**Enactment date:** 3/19/2018      **Enactment #:** R-18-102  
**Title:** Resolution to Approve 1505 White Street Site Plan (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 1505 White Staff Report with Attachments.pdf

Date	Ver.	Action By	Action	Result
3/19/2018	1	City Council	Held and Closed	
3/19/2018	1	City Council	Approved	Pass

Resolution to Approve 1505 White Street Site Plan (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a single-family home.

### Petition Summary:

- The Site Plan proposes demolishing the existing 1,838 square foot duplex and constructing a new 2,502 square foot single-family residence on this 0.10-acre site. The residence will contain six bedrooms in total.
- Site plan approval is required since the single-family dwelling is on a parcel that is not zoned solely for residential purposes. This lot is zoned O (Office District) and follows the R1C, Single-family residential, zoning requirements.
- The existing driveway and drive approach are located on land owned by the City of Ann Arbor. As part of this of site plan approval, the City's Attorney's Office will draft a License Agreement allowing the driveway to remain and for the petitioner to access their parking spaces.

The City Planning Commission, at its meeting of February 6, 2018, recommended approval of this request.

**Attachments:** 2/6/18 Planning Staff Report  
2/6/18 Planning Commission Minutes  
**Prepared By:** Chris Cheng, City Planner  
**Reviewed By:** Brett Lenart, Planning Manager  
Derek Delacourt, Community Services Area Administrator

Approved By: Howard S. Lazarus, City Administrator

Whereas, 1505 White Street has requested site plan approval in order to develop a new 2,502 square foot single-family residence;

Whereas, The Ann Arbor City Planning Commission, on February 6, 2018, recommended approval of the petition;

Whereas, The development would comply with the R1C, Single-Family Residential, dimensional requirements, as specified for this use in the O - Office District, 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 1505 White Street Site Plan dated 1/17/18, upon the condition that the License Agreement allowing the driveway to remain and for the petitioner to access their parking spaces be executed before issuance of a Certificate of Occupancy for the house.