



Legislation Details (With Text)

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Title: Resolution to Approve 132 Hill Street Site Plan (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 132 Hill Staff Report1.pdf, 2. 132 Hill Revised SP 10-5-18.pdf

Date	Ver.	Action By	Action	Result
11/8/2018	1	City Council	Held and Closed	
11/8/2018	1	City Council	Approved	Pass

Resolution to Approve 132 Hill Street Site Plan (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of an 11,653 sq. foot, 5-unit multiple-family dwelling unit.

Petition Summary:

- The Site Plan proposes demolishing the existing 4,200-square foot home and constructing a new 11,653-square foot five-unit apartment building. The site is zoned R4C, Multiple Family Residential.

The building may be constructed in two phases, as the City anticipates upgrading the existing water main in Hill Street in 2019. The petitioner proposes constructing the first phase (two units) while the existing water main is in place, and completing the second phase once the water main upgrades are completed. If the City does not complete the water main project, the developer will be responsible for upsizing the water main prior to pulling any permits to construct the second phase. The site plan proposes closing the western curb cut and moving the driveway to the east sharing the driveway with the neighbor. This shared drive leads to eight parking spaces located behind the new building.

- The petitioner addressed issues raised by Planning Commission by using water tolerant vegetation for the proposed rain gardens and relocated the air conditioning units from the southeast corner of the building to provide adequate egress from the window well.

The City Planning Commission, at its meeting of October 2, 2018, recommended approval of this request. The Plan is conditioned upon issuance of a Variance from the Zoning Board of Appeals,

scheduled for consideration on October 24th.

Attachments: 10/2/18 Planning Staff Report
Prepared By: Chris Cheng, City Planner
Reviewed By: Brett D. Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator
Approved By: Howard S. Lazarus, City Administrator

Whereas, The Miller Building Company has requested site plan approval in order to develop an 11,653 sq. foot, 5-unit multiple-family dwelling unit;

Whereas, The Ann Arbor City Planning Commission, on October 10, 2018, recommended approval of the petition;

Whereas, The development would comply with the R4C, Multiple-Family Dwelling District, 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 55; 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 132 Hill Street Site Plan, dated October 5, 2018, upon condition that 1) an access easement for the shared driveway in a form acceptable to the City is recorded prior to the issuance of building permits, and 2) the 12-inch water main in Hill Street is extended from east of the railroad to the west property line of the site by the City in its planned water main construction project, or by the developer, prior to the issuance of any certificate of occupancy.