



Legislation Details (With Text)

File #: 21-0248 **Version:** 1 **Name:** 3/15/21 - Lewis Jewelers Site Plan
Type: Resolution/Public Hearing **Status:** Passed
File created: 3/15/2021 **In control:** City Council
On agenda: 3/15/2021 **Final action:** 3/15/2021
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Title: Resolution to Approve Lewis Jewelers Site Plan, 300 South Maple (CPC Recommendation: Approval - 7 Years and 0 Days)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report return 1-21 Lewis Jewlers.pdf, 2. Lewis Jewelers Staff Report w Attach12-15-2020.pdf, 3. 1-21-2021 CPC Meeting Minutes w Links1.pdf, 4. WLN clipping Lewis Jewelers 300 S Maple - Public Hearing Notice.pdf

Date	Ver.	Action By	Action	Result
3/15/2021	1	City Council	Held and Closed	
3/15/2021	1	City Council	Approved	Pass

Resolution to Approve Lewis Jewelers Site Plan, 300 South Maple (CPC Recommendation: Approval - 7 Years and 0 Days)

Approval of this resolution will allow for the construction of a one-story, 24,529-square foot retail building.

Petition Summary:

- The Site Plan proposes demolishing the existing building, constructing a new 24,529-square foot retail building. The new building will contain one suite for a Lewis Jewelers store, the remaining suites will be divided for future retail tenants. There are 81 parking spaces proposed, just above the minimum required which is 79 spaces.
- A new sidewalk connection will be provided from the public sidewalk along South Maple through the site to the Westgate Shopping Center to the west. There is currently no pedestrian connection from South Maple to the Westgate Shopping Center.
- The petitioner addressed issues raised by Planning Commission by revising the location of several trees, adding a sidewalk connection to the building and removing a drive-through use that was proposed.
- Planning Commission approval subject to obtaining the required off-site private storm sewer easement and the off-site public water main easement prior to the issuance of any building permit.

- The site plan does comply with the proposed EV parking ordinance recently approved by City Council.
- The presented site plan does not include a drive through after modifications by the petitioner based upon traffic circulation concerns from City review.

The City Planning Commission, at its meeting of January 21, 2021, recommended approval of this request.

Attachments: January 21, 2021 Planning Staff Report
January 21, 2021 Planning Commission Minutes
Prepared By: Matt Kowalski, City Planner
Reviewed By: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator
Approved By: Tom Crawford, City Administrator

Whereas, DNL Holdings, LLC has requested site plan approval in order to develop a one-story, 24,529-square foot retail building;

Whereas, The Ann Arbor City Planning Commission, on January 21, 2021, recommended approval of the petition;

Whereas, The development would comply with the C3 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 Lewis Jewelers Site Plan dated January 27, 2021; and

RESOLVED, That this approval is conditioned upon obtaining the required off-site private storm sewer easement and the off-site public water main easement prior to the issuance of any building permit.