



Legislation Details (With Text)

**File #:** 22-1154      **Version:** 1      **Name:** 9/19/22 340 Depot PUD Site Plan  
**Type:** Resolution/Public Hearing      **Status:** Passed  
**File created:** 9/19/2022      **In control:** City Council  
**On agenda:** 9/19/2022      **Final action:** 9/19/2022  
**Enactment date:** 9/19/2022      **Enactment #:** R-22-309  
**Title:** Resolution to Approve 340 Depot PUD Site Plan, 340 Depot Street (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 340 Depot PUD Staff Report w Maps, Suppl Regs.pdf, 2. WLN clipping 340 Depot PUD Site Plan - Public Hearing Notice.pdf

Date	Ver.	Action By	Action	Result
9/19/2022	1	City Council	Held and Closed	
9/19/2022	1	City Council	Approved	Pass

Resolution to Approve 340 Depot PUD Site Plan, 340 Depot Street (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a three-story mixed-use building containing residential units, retail and office uses.

Petition Summary:

- The site plan proposes a primarily two-story (Rooftop access with 600 square foot penthouse) 7,830 square foot residential building with 6 vehicle parking spaces at ground level underneath part of the proposed building. The site plan proposes 4 residential units and 2,530 square feet of office/retail use in a single building.
- A small-scale mixed-use project providing a minimum of 1,300 square feet of office or retail use on the first floor.
- Economical land use by reducing the parking provided and using the floor area to provide retail and office uses to activate street frontage.
- Activation of the ground floor street level through a reduced front setback and required retail or office uses.
- Minimum 2,000 square feet of a vegetated roof to reduce the cooling & heating load on the building and therefore the carbon footprint of the occupants.
- Aesthetics consistent with the neighborhood. Building is designed using materials and forms common to and compatible with the neighborhood rather than a modern “stand-out” pallet of materials such as brightly colored corrugated metal siding.
- Environmental remediation of contaminated soils will occur in accordance with Part 201 of the Natural Resources and Environmental Protection Act. Remediation could not occur if existing building was to remain.

The Planning Commission raised the following issues, which were addressed by the petitioner and staff as described:

- Increased maximum floor area permitted to allow future infill of garage area with useable floor area.
- Added below-grade basement area to be exempt from floor area.

The City Planning Commission, at its meeting of June 7, 2022, recommended approval of this request.

Attachments: June 7, 2022 Planning Staff Report  
June 7, 2022, Planning Commission Minutes

Prepared By: Matt Kowalski, City Planner

Reviewed By: Brett Lenart, Planning Manager  
Derek Delacourt, Community Services Area Administrator

Approved By: Milton Dohoney Jr., City Administrator

Whereas, Mark Pfaff, EARMARK Consultants, Inc. has requested site plan approval in order to develop a three-story mixed use building;

Whereas, The Ann Arbor City Planning Commission, on June 7, 2022, recommended approval of the petition;

Whereas, The development would comply with the PUD (Planned Unit Development) zoning established pursuant to the requirements of Chapter 55, and with all applicable local, state, or federal laws, ordinances, standards and regulations; and,

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;

RESOLVED, That City Council approve the 340 Depot Development PUD Site Plan dated June 3, 2022, upon the condition that an additional 4 feet of right-of-way referenced in Washtenaw County Records L3978, P810 as an "Easement for Public Right-of-Way" is vacated by City Council prior to issuance of building permits.