



Legislation Details (With Text)

File #: 22-2500 **Version:** 1 **Name:** 2/6/23 Resolution to Approve 530 N. Division St. PUD Site Plan, 530 N. Division Street (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Type: Resolution/Public Hearing **Status:** Passed

File created: 2/6/2023 **In control:** City Council

On agenda: 2/6/2023 **Final action:** 2/6/2023

Enactment date: 2/6/2023 **Enactment #:** R-23-035

Title: Resolution to Approve 530 N. Division St. PUD Site Plan (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 530 N. Division Staff Report.pdf, 2. 530 N Division St Zoning Map.pdf, 3. 530 N Division St Aerial Map.pdf, 4. 530 N Division Site Plan.pdf, 5. 530 N Division Archictural Plans.pdf, 6. 530 N Division Citizen Participation Mtg.pdf, 7. 530 N Division CPC Staff Report.pdf, 8. 11-15-22 CPC Minutes.pdf, 9. WLN clipping 530 N. Division PUD Site Plan - Public Hearing Notice.pdf

Date	Ver.	Action By	Action	Result
2/6/2023	1	City Council	Approved	Pass
2/6/2023	1	City Council	Held and Closed	

Resolution to Approve 530 N. Division St. PUD Site Plan (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a three-story, four-residential-unit building.

Petition Summary:

- The site plan proposes a primarily three-story, 9,956-square-foot residential building with 6 vehicle carport parking spaces at the east end of the site.
- Activation of the ground floor street level through a reduced front setback and required retail or office uses.
- Solar panels on both the residential and carport roofs. An all-electric building with no natural gas connections proposed.
- Aesthetics consistent with the neighborhood. This is a non-contributing structure in the Old Fourth Ward Historic District and approved by the Historic District Commission.
- The proposed Supplemental Regulations include reduced front and side setbacks, reduced conflicting land use buffer screening along the east and south property lines, reduced open space, and reduced driveway width.

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

- Adjusted the front setback to a minimum of 10 ft and maximum of 25 ft.

- Updated the Supplemental Regulations to include no natural gas connection may be maintained or established for heating, cooling, ventilation, or appliance use.
- The structure shall meet passive house (PHIUS) zero standards at the time the Certificate of Occupancy is issued.

The City Planning Commission, at its meeting of November 15, 2022, recommended approval of this request.

Attachments: November 15, 2022 Planning Staff Report
November 15, 2022, Planning Commission Minutes
Prepared By: Chris Cheng, City Planner
Reviewed By: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator
Approved By: Milton Dohoney Jr., City Administrator

Whereas, Doug & Jennifer Selby, owners, have requested site plan approval in order to develop a three-story residential building;

Whereas, The Ann Arbor City Planning Commission, on November 15, 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 approves the 530 N. Division Street PUD Site Plan, dated September 14, 2022.