



Legislation Text

File #: 13-0177, **Version:** 1

Resolution to Approve 544 Detroit Street Planned Project Site Plan, 544 Detroit Street (CPC Recommendation: Approval - 6 Yeas and 0 Nays)

Attached is a resolution to approve the 544 Detroit Street Planned Project Site Plan. Approval of this resolution will allow for the construction of a three-story mixed use building. The property is zoned C1 (Local Business District) and is located in the Old Fourth Ward Historic District.

The site plan proposes to demolish an existing former gas station structure on this 0.10 acre site and construct a 4,077 square foot, three-story mixed-use building with four covered and one uncovered parking spaces on the ground level. The first floor will be office use; the second and third floors will be residential use.

Planned project modifications are requested to exceed the 35 foot height limit by 3 feet 6 inches; to reduce the front setback requirement along Detroit and Division Streets from 10 feet to 5 feet; and to reduce the rear setback from 30 feet to 7.5 feet. The lot's configuration would render it unbuildable without setback modifications. A landscape modification is requested to reduce the conflicting land use buffer along the rear property line.

The City Planning Commission, at its meeting of December 18, 2012, recommended approval of the planned project modifications, the landscape modification and the site plan request. The Brownfield Review Committee recommended approval of a Brownfield Plan at its meeting of May 28, 2013.

Attachments: December 18, 2012 Planning Staff Report
December 18, 2012 Planning Commission Minutes
Prepared By: Jill Thacher, City Planner
Reviewed By: Wendy L. Rampson, Planning Manager
Sumedh Bahl, Community Services Area Administrator

Whereas, Maven Development has requested site plan approval in order to develop the 544 Detroit Street Planned Project Site Plan;

Whereas, The Historic District Commission, on October 11, 2012, approved a Certificate of Appropriateness for the demolition of the existing building and construction of the proposed new building;

Whereas, The Ann Arbor City Planning Commission, on December 18, 2012, recommended approval of the planned project modifications to exceed the 35 foot height limit by 3 feet 6 inches; to reduce the front setback requirement along Detroit and Division Streets from 10 feet to 5 feet; and to reduce the rear setback from 30 feet to 7.5 feet, to provide a building arrangement that provides the public benefits of transit access and pedestrian orientation and a reduced need for infrastructure;

Whereas, The Ann Arbor City Planning Commission, on December 18, 2012, recommended approval of a landscape modification to reduce the conflicting land use buffer along the rear property line;

Whereas, The Ann Arbor City Planning Commission, on December 18, 2012, recommended approval of the site plan;

Whereas, With the requested planned project modifications, the development would comply with the C1 Local Business 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 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 544 Detroit Street Planned Project Site Plan dated December 13, 2012, subject to providing a road restoration plan for the brick replacement in Detroit Street for approval by the Systems Planning Unit prior to the issuance of right-of-way permits.