



Legislation Text

File #: 13-1383, **Version:** 1

Resolution to Approve Running Fit Addition Site Plan, 121-123 East Liberty and 220 South Fourth Avenue (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Attached is a resolution to approve the Running Fit Addition Site Plan. Approval of this resolution will allow for the construction of a 6,015 square foot, three-story addition to the existing 2,515 square foot, one-story Running Fit Building, which is located in the Main Street Historic District. Retail use is proposed on the ground floor and residential use is proposed on the upper three floors.

Petition Summary:

- The Site Plan proposes six new residential units on three floors over the existing single story building, which currently contains two retail tenants. A green roof is proposed on a portion of the third floor roof, along with patios and a partial fourth floor that is set back from both street frontages.
- Approval of this site plan is subject to the construction of two Class A bicycle parking spaces in the Fourth & William parking structure or contribution of a payment to install these spaces being provided to the Downtown Development Authority, prior to the issuance of a certificate of occupancy.
- The petitioner is meeting with the adjacent property owner to address Building Code issues regarding the impact of the addition on his second story windows, which are located on the shared property line.

The Historic District Commission issued a Certificate of Appropriateness for the proposed addition on August 15, 2013. The City Planning Commission, at its meeting of October 15, 2013, recommended approval of this request.

Attachments: October 15, 2013 Planning Staff Report and October 15, 2013 Planning Commission Minutes

Prepared By: Jill Thacher, City Planner

Reviewed By: Wendy L. Rampson, Planning Manager and Sumedh Bahl, Community Services Area Administrator

Whereas, The Liberty Company LLC and Randal Step have requested site plan approval in order to develop a 6,015 square foot, three-story addition to the existing one-story building at 121-123 East Liberty and 220 South Fourth Avenue;

Whereas, the Ann Arbor Historic District Commission issued a Certificate of Appropriateness for the proposed addition on August 15, 2013;

Whereas, The Ann Arbor City Planning Commission, on October 15, 2013, recommended approval of the petition;

Whereas, The development would comply with the D1/Main Street 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 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 Running Fit Addition Site Plan dated September 19, 2013, subject to combining the tax parcels prior to issuance of any permits, and subject to the construction of two Class A bicycle parking spaces in the Fourth & William parking structure or the contribution of a payment to install these spaces being provided to the Downtown Development Authority, prior to the issuance of a certificate of occupancy.