



Legislation Text

File #: 15-0699, **Version:** 1

Resolution to Approve Racquet Club of Ann Arbor Site Plan, 3010 Hickory Lane (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Approval of this resolution will allow for the demolition of the existing tennis building on this 8.86 acre athletic club site and replace it with a new tennis facility and other site improvements.

Petition Summary:

- The Site Plan proposes to demolish the existing tennis building and replace it with a single-story, 3,533 sf tennis facility, construct additions to the pool building (850 sf) and snack shack (311 sf), and install patio and pedestrian improvements and storm water detention.
- The original proposal for the tennis building required a 7-foot front yard setback variance. The Zoning Board of Appeals postponed the variance request on March 25, 2015 and denied the request on April 22, 2015. The petitioner subsequently shifted the tennis building to the west to meet the setback.

The City Planning Commission, at its meeting of March 17, 2015, recommended approval of the site plan.

As part of the site plan review, the petitioner requested a waiver of the requirement to install public sidewalk along the Hickory Lane and Geddes Avenue frontages, citing the large cost of the improvement. The City Planning Commission recommended denial of the requested sidewalk waiver. Subsequent to the Planning Commission meeting, the petitioner revised the sidewalk waiver request by proposing to construct a public sidewalk along the Hickory Lane frontage from the main entrance drive of the site north to Geddes Avenue. The sidewalk waiver resolution is provided as a separate resolution.

Attachments: 3/17/15 Planning Staff Report, 3/17/15 Planning Commission Minutes, and 5/15/15 Site Plan Submittal 3

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Whereas, The Racquet Club of Ann Arbor has requested site plan approval in order to demolish the existing tennis building and replace it with a single-story, 3,533 sf tennis facility, construct additions to the pool building (850 sf) and snack shack (311 sf), and install patio and pedestrian improvements and storm water detention;

Whereas, The Ann Arbor City Planning Commission, on March 17, 2015, recommended approval of the site plan petition;

Whereas, The development would comply with the AG, Agriculture District, 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 Racquet Club of Ann Arbor Site Plan.