



Legislation Text

File #: 17-1541, **Version:** 1

Resolution to Approve DTE State Street Utility Substation Planned Project Site Plan, at 2551 South State Street (CPC Recommendation: Approval - 9 Yeas and 0 Nays)
Attached is a resolution to approve DTE Utility Substation Expansion on South State Street Planned Project Site Plan. Approval of this resolution will allow for the construction of an expanded substation on 2.53 acres.

Petition Summary:

- The Site Plan proposes to increase capacity of the existing substation by installing two new 120/40kV transformers with two control centers on raised concrete mats. The footprint of the facility will be expanded and surrounded by a masonry wall.
- A Planned Project Site Plan is proposed because the height of the transformer towers is proposed to be 55 feet tall with 15 foot tall lighting rods on top which brings the height of the proposed towers to 70 feet. The maximum height in the M1 zoning district is 35 feet.
- Additional landscaping is proposed to be provided to mitigate the visual impact of the substation. A total of 37 new trees will be planted in various locations around the security wall as well as a variety of grasses and shrubs.
- In response to the Planning Commission, additional trees are being proposed adjacent to South State and the petitioner is conducting conversations with Ann Arbor Public Schools regarding treatments for the wall adjacent to the School's Offices.

The City Planning Commission, at its meeting of September 5, 2017, recommended approval of this request.

Attachments: Proposed Resolution
9/5/17 Planning Staff Report
9/5/17 Planning Commission Minutes
Prepared By: Jeff Kahan, City Planner
Reviewed By: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Administrator
Approved By: Howard S. Lazarus, City Administrator

Whereas, The DTE Corporation has requested planned project site plan approval in order to expand the size of an existing substation at 2551 South State Street Main;

Whereas, The Ann Arbor City Planning Commission, on September 5, 2017, recommended approval of the planned project petition which included allowing the maximum building height to exceed the 35 foot height limitation by 35 feet;

Whereas, The petitioner attempted to address Planning Commission suggestions for enhancing landscaping to minimize the visual impact by meeting with adjacent property owners, proposing some landscaping improvements and offering a bench near an existing AAATA bus stop;

Whereas, The development would comply with the established M1 zoning district pursuant to the requirements of Chapter 55 subject to planned project approval to allow a height of 70 feet (which exceeds the 35 foot maximum height limitation) 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 the Mayor and City Council approve the DTE State Street Utility Substation Planned Project modifications to exceed the maximum required 35 foot maximum height by 35 feet, in exchange for providing additional front yard setback, providing a 164 foot front yard setback where only 15 feet is required; and

RESOLVED, That City Council approve the DTE State Street Utility Substation Planned Project Site Plan at 2551 South State Street dated September 22, 2017.