



Legislation Details (With Text)

**File #:** 13-0424      **Version:** 1      **Name:** 6/17/13 State Street Center Site Plan  
**Type:** Resolution/Public Hearing      **Status:** Passed  
**File created:** 6/17/2013      **In control:** City Council  
**On agenda:** 6/17/2013      **Final action:** 6/17/2013  
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**Title:** Resolution to Approve State Street Center Site Plan, 3945 South State Street (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 4/2/13 Planning Staff Report, 2. 3/19/13 Planning Commission Minutes, 3. 4/2/13 Planning Commission Minutes

Date	Ver.	Action By	Action	Result
6/17/2013	1	City Council	Held and Closed	
6/17/2013	1	City Council	Approved	Pass

Resolution to Approve State Street Center Site Plan, 3945 South State Street (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Attached is a resolution to approve the State Street Center Site Plan. Approval of this resolution will allow for the construction of two retail buildings totaling 8,490 square feet constructed in one phase.

Petition Summary:

- The Site Plan proposes demolishing the 840 square foot house on site and constructing a one-story, 1,700 square foot restaurant with drive-thru facilities facing South State Street and a one-story, 6,790 square foot retail building behind the restaurant.
- The petitioner addressed issues raised by the Planning Commission by showing a possible future connection with the property located south of this site and extending a standing seam roof on the rear building. These two changes have been added to the site plan.

The City Planning Commission, at its meeting of April 2, 2013, recommended approval of the proposed rezoning to C3 and this site plan request.

**Attachments:** 4/2/13 Planning Staff Report  
3/19/13 Planning Commission Minutes  
4/2/13 Planning Commission Minutes

**Prepared By:** Chris Cheng, City Planner

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

Whereas, The JAG Briarwood, LLC, has requested site plan approval in order to develop two single-story retail buildings totaling 8,490 square feet with the retail building facing South State Street

having a single lane drive thru;

Whereas, The Ann Arbor City Planning Commission, on April 2, 2013, recommended approval of the petition;

Whereas, The development would comply with the C3 (Fringe Commercial) 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 State Street Center Site Plan dated April 9, 2013 upon the condition that the 50-foot South State Street right-of-way (as shown on the Site Plan) be granted to the City as public right-of-way prior to the issuance of any permits, with the form of the grant subject to the approval of the City Attorney.