



Legislation Details (With Text)

File #: 17-0259 **Version:** 1 **Name:** 3/20/17 2255 & 2275 W. Stadium
Type: Resolution/Public Hearing **Status:** Passed
File created: 3/20/2017 **In control:** City Council
On agenda: 3/20/2017 **Final action:** 3/20/2017
Enactment date: 3/20/2017 **Enactment #:** R-17-089
Title: Resolution to Approve the Reinhart Building Site Plan, located at 2255 & 2275 W. Stadium (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2255-2275 W Stadium Staff Report with Attachments-rev-final

Date	Ver.	Action By	Action	Result
3/20/2017	1	City Council	Held and Closed	
3/20/2017	1	City Council	Approved	Pass

Resolution to Approve the Reinhart Building Site Plan, located at 2255 & 2275 W. Stadium (CPC Recommendation: Approval - 8 Yeas and 0 Nays)
Approval of this resolution will allow for the construction of an 18,200- square foot, two-story office building.

Petition Summary:

- The Site Plan proposes to redevelop a 2.3-acre site at 2255 and 2275 W. Stadium Blvd that contains an existing 5,400-sq. ft. restaurant and vacant gas station. The gas station is to be demolished, replaced with a new 2-story, 18,200-sq ft. office building. The existing rear parking lot will be reconfigured and 112 spaces accessed from a shared driveway between the existing restaurant and proposed office building.
- Planning Commission asked city staff if the existing sidewalk fronting W. Stadium could be widened to accommodate pedestrians. The petitioner declined expanding this sidewalk width as it is currently 8-foot wide (city standard is 5-foot) and would intrude on the street tree planting area.

The City Planning Commission, at its meeting of February 7, 2017, recommended approval of this request.

Attachments: 2/7/17 Planning Staff Report
2/7/17 Planning Commission Minutes
Prepared By: Chris Cheng, City Planner
Reviewed By: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator

Approved By: Howard S. Lazarus, City Administrator

Whereas, Onyx Management has requested site plan approval in order to develop a 2.3-acre site by demolishing an existing gas station at 2275 W. Stadium and constructing an 18,200-sq ft., two-story office building in its place. This site shares a curb cut off W. Stadium and leads to shared parking lot on the western portion of the sites;

Whereas, The Ann Arbor City Planning Commission, on February 7, 2017, recommended approval of the petition;

Whereas, The development would comply with the C3, Fringe Commercial 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 Reinhart Building Site Plan dated February 2, 2017, upon the condition that 1) recording of cross access, cross parking, and storm water detention easements in an acceptable form by the City, and 2) approval of an administrative land transfer between the two parcels.