



Legislation Details (With Text)

**File #:** 15-0943      **Version:** 1      **Name:** 8/17/15 - 542-548 N. Main Condominiums Site Plan  
**Type:** Resolution/Public Hearing      **Status:** Passed  
**File created:** 8/17/2015      **In control:** City Council  
**On agenda:** 8/17/2015      **Final action:** 8/17/2015  
**Enactment date:** 8/17/2015      **Enactment #:** R-15-282

**Title:** Resolution to Approve 542-548 North Main Site Plan, (CPC Recommendation: Approval - 6 Yeas and 0 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 7/14/15 Planning Staff Report, 2. Planning Commission Minutes 07-07-15 N. Main

Date	Ver.	Action By	Action	Result
8/17/2015	1	City Council	Held and Closed	
8/17/2015	1	City Council	Approved	Pass

Resolution to Approve 542-548 North Main Site Plan, (CPC Recommendation: Approval - 6 Yeas and 0 Nays)

Approval of this resolution will allow for the demolition of residential structures at 542 and 544 N. Main, combination into a 0.3 acre parcel, and construction of a 4-unit townhouse building.

Petition Summary:

- The petitioner proposes to construct a 4-unit townhouse building totaling 8,928-square feet. A single curb cut will provide access to below-building garages on the north side of the site.
- A retaining wall is proposed to be constructed along the shared property line with North Main Park. The retaining wall was reviewed by Parks and Recreation and permission to construct has been granted, subject to restoring the grade to its original condition. The park must also remain open and be safe to the public during construction.
- One non-landmark tree is proposed to be removed from North Main Park near the north property line due to the retaining wall construction. Because this tree is located in the park, a canopy loss fee is required. Four new trees are proposed in the park to reduce this canopy loss fee.

The City Planning Commission, at its meeting of July 7, 2015, recommended approval of this request.

**Attachments:** 7/7/15 Planning Staff Report  
7/7/15 Planning Commission Minutes

Prepared By: Chris Cheng, City Planner  
Reviewed By: Wendy L. Rampson, Planning Manager  
Sumedh Bahl, Community Services Area Administrator

Whereas, The 542-544 North, LLC has requested site plan approval in order to demolish residential structures at 542 and 544 N. Main, combine them into a 0.3 acre parcel and construct a 4-unit townhouse building;

Whereas, Permission has been granted by the City to allow the petitioner to install a retaining wall adjacent to North Main Park, subject to restoring the grade to its original condition and subject to the park remaining open and be safe to the public during construction;

Whereas, The Ann Arbor City Planning Commission, on July 7, 2015, recommended approval of the petition;

Whereas, The development would comply with the R4C, Multiple-Family Dwelling 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 542-548 N. Main Street Site Plan, subject to 1) combining both lots and payment of a canopy loss fee before the issuance of building permits, and 2) planting of 4 trees and restoration of graded areas in North Main Park before issuance of any Certificate of Occupancy.