



Legislation Details (With Text)

File #: 15-1457 **Version:** 1 **Name:** 12/21/15 Resolution for 220 W. Ann St. Site Plan
Type: Resolution/Public Hearing **Status:** Passed
File created: 12/21/2015 **In control:** City Council
On agenda: 12/21/2015 **Final action:** 12/21/2015
Enactment date: 12/21/2015 **Enactment #:** R-15-415
Title: Resolution to Approve 220 W. Ann St. Site Plan (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 220 W Ann Staff Report with Attachments, 2. 10-20-2015 CPC Minutes with Live Links1

| Date | Ver. | Action By | Action | Result |
|------------|------|--------------|-----------------|--------|
| 12/21/2015 | 1 | City Council | Held and Closed | |
| 12/21/2015 | 1 | City Council | Approved | Pass |

Resolution to Approve 220 W. Ann St. Site Plan (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Approval of this resolution will allow for the conversion of an existing 1,928 square foot, 3 unit rental house into a 2,752 square foot, 5 unit rental house by finishing the basement into two (2) additional rental units and raising the northern second story roof approximately 8 feet to match the existing roof line and create occupiable floor area, and approval of a new front porch facing North First Street, and construction of a covered exterior stairwell at the southeast corner of the building leading to the two (2) additional basement rental units.

Process:

The Development Review Committee Meeting met on August 19, 2015 and recommended changes to the doors and windows to the northern rental unit and screening of the existing gas meters. The petitioner addressed these comments by adding windows and 2 new doors facing N. First Ave. and added landscaping.

The petitioner addressed issues raised by Planning Commission by placing a curb and shrubs in front lawn area to prevent vehicles from parking in the front open space.

The City Planning Commission, at its meeting of 10/20/15, recommended approval of this request.

Attachments: 10/20/15 Planning Staff Report
10/20/15 Planning Commission Minutes

Prepared By: Chris Cheng, City Planner
Reviewed By: Ben Carlisle, Acting Planning Manager
Larry Collins, Interim Community Services Area Administrator

Whereas, The petitioner, Zaki Alawi, has requested site plan approval in order to develop a second story to the rear of the existing building, construct a front porch facing North First Street, and construct a covered exterior stairwell at the southeast corner of the building leading to 2 additional basement rental units;

Whereas, The Ann Arbor City Planning Commission, on October 20, 2015, recommended approval of the petition;

Whereas, The development would comply with the D2, Downtown Interface 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 220 W. Ann St. Site Plan dated October 30, 2015.