



Legislation Details (With Text)

**File #:** 14-0504      **Version:** 1      **Name:** 4/21/14 278-280 Collingwood Site Plan  
**Type:** Resolution/Public Hearing      **Status:** Passed  
**File created:** 4/21/2014      **In control:** City Council  
**On agenda:** 4/21/2014      **Final action:** 4/21/2014  
**Enactment date:** 4/21/2014      **Enactment #:** R-14-131

**Title:** Resolution to Approve 278-280 Collingwood Site Plan, 278-280 Collingwood Drive (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 3/18/14 Planning Staff Report

Date	Ver.	Action By	Action	Result
4/21/2014	1	City Council	Approved	Pass
4/21/2014	1	City Council	Held and Closed	

Resolution to Approve 278-280 Collingwood Site Plan, 278-280 Collingwood Drive (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a second story addition to this office building and add landscaping and storm water detention facilities to the site.

Petition Summary:

- The Site Plan proposes removing the second floor of the eastern portion of this office building and constructing a 2,451 square foot full second floor over the entire building, for a new total of 4,645 square feet. A curb cut on the north side of the building will be removed.
- A Landscape Modification is requested to modify the required interior parking lot landscaping and right-of-way landscaping requirements to protect the critical root zones of 2 landmark trees. The petitioner proposes to relocate proposed plantings from the critical root zones of the trees to areas south of the driveway and along the edge of the proposed entry walkway to meet the intent of the Landscape Ordinance.

The City Planning Commission, at its meeting of March 18, 2014, recommended approval of the site plan and landscape modification request.

**Attachments:** 3/18/14 Planning Staff Report and 3/18/14 Planning Commission Minutes

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

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

Whereas, The Triple Z Holding, LLC has requested site plan approval in order to develop a 2,451 square foot second story addition on the existing office building;

Whereas, a Landscape Modification is requested to protect the critical root zones of 2 landmark trees;

Whereas, The Ann Arbor City Planning Commission, on March 18, 2014, recommended approval of the petition and the requested landscape modification;

Whereas, The development would comply with the O (Office) 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 278-280 Collingwood Landscape Modification, subject to planting of the required landscaping materials in alternative locations, as recommended by the Urban Forest and Natural Resources Planning Coordinator; and

RESOLVED, That City Council approve the 278-280 Collingwood Site Plan dated 3/20/14.