



Legislation Details (With Text)

**File #:** 17-0505      **Version:** 1      **Name:** 05/01/2017-315-317 S Main Site Plan Approval  
**Type:** Resolution/Public Hearing      **Status:** Passed  
**File created:** 4/4/2017      **In control:** City Council  
**On agenda:** 5/1/2017      **Final action:** 5/1/2017  
**Enactment date:** 5/1/2017      **Enactment #:** R-17-147

**Title:** Resolution to Approve 315-317 South Main Site Plan, 315 and 317 South Main Street (CPC Recommendation: Approval - 8 Yeas and 0 Nays).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 315-317 S Main Staff Report-CPC-with Attachments-031517.pdf, 2. August 2016 HDC Staff Report for 315-321 S Main.pdf, 3. August 2016 HDC Minutes for 315-317 S Main St Site Plan.pdf, 4. September 2016 HDC Staff Report for 315-321 S Main.pdf, 5. September 2016 HDC Minutes-315-317 S Main St Site Plan.pdf

Date	Ver.	Action By	Action	Result
5/1/2017	1	City Council	Held and Closed	
5/1/2017	1	City Council	Approved	Pass

Resolution to Approve 315-317 South Main Site Plan, 315 and 317 South Main Street (CPC Recommendation: Approval - 8 Yeas and 0 Nays).

Attached is a resolution to approve the 315-317 South Main Site Plan. Approval of this resolution will allow for the construction of a 32,813-square foot building with retail on the ground floor and office on the upper five floors.

Petition Summary:

- The Site Plan proposes to construct a new six-story building with a third-story streetwall. The ground floor is proposed as retail with office on the upper five stories. There are rooftop patios accessible from the fourth, fifth, and sixth floors.
- No vehicle parking is required; four covered spaces are proposed off the rear alley. Four class B bicycle parking spaces are also proposed off the alley.
- An underground infiltration structure will be installed below the rear of the building to accommodate first flush stormwater.

The Historic District Commission, at its meeting of September 8, 2016, granted a Certificate of Appropriateness for the project.

During Planning Commission deliberation, the following questions were raised to be addressed prior to Council approval:

- Will this project impact the pilot organics collection project? No, the proposed development is not anticipated to impact the pilot.

- What will the project's impact be to the City's Development Offset Mitigation program? If the payment-in-lieu method were selected, the payment would be \$18,000. Alternatively, the petitioner could remove an equivalent amount of flow through other methods (building demolition, footing drain disconnects, etc.)
- How will pedestrian access be maintained? The City will work with the owner to minimize pedestrian impacts to Main Street through construction of the building.
- Is the proposed development consistent with proposed improvements to the Streetscape and public alley? There are not adopted plans for specific alley improvements in this area.

The City Planning Commission, at its meeting of March 21, 2017, recommended approval of this request.

Attachments: March 21, 2017 Planning Staff Report  
March 21, 2017 Planning Commission Minutes  
Prepared By: Jill Thacher, City Planner  
Reviewed By: Brett Lenart, Planning Manager  
Derek Delacourt, Community Services Area Administrator  
Approved by: Howard S. Lazarus, City Administrator  
Whereas, The 313 SMS, LLC has requested site plan approval in order to develop a six-story building with one floor of retail and five of office;

Whereas, The Ann Arbor Historic District Commission, on September 8, 2016, granted a Certificate of Appropriateness for the project;

Whereas, The Ann Arbor City Planning Commission, on March 21, 2017, recommended approval of the petition;

Whereas, The development would comply with the D1 zoning established pursuant to the requirements of Chapter 55, and with all applicable local, state, or federal laws, ordinances, standards and regulations; 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 315-317 South Main Site Plan dated November 28, 2016.