



Legislation Details (With Text)

File #: 11-1340 **Version:** 1 **Name:** 12/19/11 University Bank PUD Site Plan
Type: Resolution **Status:** Passed
File created: 12/19/2011 **In control:** City Council
On agenda: 12/19/2011 **Final action:** 12/19/2011
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Title: Resolution to Approve University Bank PUD Site Plan, 2015 Washtenaw Avenue (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 10-04-11 University Bank Staff Report.pdf, 2. 10-04-11 Commission Minutes.pdf, 3. 09-08-11 University Bank Staff Report.pdf, 4. 09-08-11 Commission Minutes.pdf

| Date | Ver. | Action By | Action | Result |
|------------|------|--------------|-----------------|--------|
| 12/19/2011 | 1 | City Council | Approved | Pass |
| 12/19/2011 | 1 | City Council | Held and Closed | |

Resolution to Approve University Bank PUD Site Plan, 2015 Washtenaw Avenue (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Attached is a resolution to approve the University Bank PUD Site Plan. Approval of this resolution will allow for the construction of a new 14-space surface parking lot.

Petition Summary:

- This petition is associated with the University Bank Revised PUD zoning petition, which creates supplemental regulations for a PUD that was originally approved in the 1970's to convert an historic house to office use.
- The proposed parking lot is to be set back 24-feet from the eastern property line. A continuous six-foot tall wall is proposed along the eastern and southern property lines screening the parking lot from adjacent neighbors.
- Two landmark trees and 19 woodland trees are proposed to be removed for the drive and parking lot with mitigation trees in excess of the requirement to be planted throughout the site.

The City Planning Commission, at its meeting of October 4, 2011, recommended approval of this request.

Attachments: 10/4/11 Planning Staff Report
10/4/11 Planning Commission Minutes
9/8/11 Planning Staff Report
9/8/11 Planning Commission Minutes

Prepared By: Chris Cheng, City Planner

Reviewed By: Wendy L. Rampson, Planning Manager

Sumedh Bahl, Community Services Administrator

Whereas, The University Bank has requested site plan approval in order to develop a 14 space surface parking lot;

Whereas, The Ann Arbor City Planning Commission, on October 4, 2011, recommended approval of the petition;

Whereas, The development would comply with the PUD 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 University Bank PUD Site Plan dated September 13, 2011.