



Legislation Details (With Text)

File #: 14-0601 **Version:** 1 **Name:** 05/19/14 - Ruth's Chris Site Plan
Type: Resolution/Public Hearing **Status:** Passed
File created: 6/2/2014 **In control:** City Council
On agenda: 6/2/2014 **Final action:** 6/2/2014
Enactment date: 6/2/2014 **Enactment #:** R-14-180
Title: Resolution to Approve Ruth's Chris Site Plan, 314 S. Fourth Avenue (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 4/1/14 Planning Staff Report, 2. Ruths Chris Minutes 04-01-14.pdf

Date	Ver.	Action By	Action	Result
6/2/2014	1	City Council	Held and Closed	
6/2/2014	1	City Council	Approved	Pass

Resolution to Approve Ruth's Chris Site Plan, 314 S. Fourth Avenue (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of 2,165 square feet of building additions to convert this former nightclub into a restaurant use.

Petition Summary:

- The Site Plan proposes two additions to the existing building: a 222-square foot addition to the first floor and a new, 1,943-square foot mezzanine level.
- The petitioner will construct a storm water management system and will construct required bicycle parking in the adjacent Fourth and William parking structure.

The City Planning Commission, at its meeting of April 1, 2014, recommended approval of this request, subject to 1) resolution of the discrepancy in the property legal description, prior to issuance of building permits; 2) an executed license agreement for emergency egress across the Fourth and William parking structure frontage prior to issuance of building permits; and 3) construction of one Class A bicycle parking space in the Fourth and William parking structure prior to the issuance of a certificate of occupancy.

Attachments: April 1, 2014 Planning Staff Report and April 1, 2014 Planning Commission Minutes
Prepared By: Matt Kowalski, City Planner
Reviewed By: Wendy L. Rampson, Planning Manager and Sumedh Bahl, Community Services Area Administrator

Whereas, RCAA development LLC, has requested site plan approval in order to develop Ruth's Chris site plan;

Whereas, The Ann Arbor City Planning Commission, on April 1, 2014, 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;

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;

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; and

Whereas, There is sufficient space in the Fourth and William parking structure for a bicycle parking space, and the location will be convenient to users;

RESOLVED, That City Council approve the Ruth's Chris Site Plan dated March 24, 2014, subject to:
1) resolution of the discrepancy in the property legal description, prior to issuance of building permits;
2) an executed license agreement for emergency egress across the Fourth and William parking structure frontage prior to issuance of building permits; and 3) construction of one Class A bicycle parking space in the Fourth and William parking structure prior to the issuance of a certificate of occupancy.