



Legislation Details (With Text)

File #: 14-1408 **Version:** 1 **Name:** 11/6/14 MAVD Financial Institution Site Plan
Type: Resolution/Public Hearing **Status:** Passed
File created: 11/6/2014 **In control:** City Council
On agenda: 11/6/2014 **Final action:** 11/6/2014
Enactment date: 11/6/2014 **Enactment #:** R-14-368

Title: Resolution to Approve MAVD Financial Institution Site Plan, 2727 S. State Street (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 9/3/14 Planning Staff Report, 2. Planning Commission Minutes 09-03-14.pdf

| Date | Ver. | Action By | Action | Result |
|-----------|------|--------------|-----------------|--------|
| 11/6/2014 | 1 | City Council | Held and Closed | |
| 11/6/2014 | 1 | City Council | Approved | Pass |

Resolution to Approve MAVD Financial Institution Site Plan, 2727 S. State Street (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a one-story, 5,004 sf financial institution building with a drive-thru facility.

Petition Summary:

- The Site Plan proposes to construct a one-story, 5,004 sf financial institution building with a drive-thru facility at the rear of the building on an existing parking lot. Access to the building will be through an existing driveway that will be shared with the building to the rear.
- Associated with this request, the property owner is requesting a land division to create a new parcel; vacation of a public easement along S. State Street; and rezoning of a portion of the parent parcel from M1(Limited Industrial) to O (Office).

The City Planning Commission, at its meeting of September 3, 2014, approved a Special Exception Use for the drive-thru facility. At that meeting, the Planning Commission also recommended approval of the site plan request, subject to 1) recording of cross access easements; 2) approval of a land division; 3) approval of administrative amendments to the parent site plan and the State Street Commons I site plan north of this site; and 4) vacation of roadway rights across 2727 S. State Street.

Attachments: 9/3/14 Planning Staff Report
9/3/14 Planning Commission Minutes

Prepared By: Chris Cheng, City Planner
Reviewed By: Wendy L. Rampson, Planning Manager

Sumedh Bahl, Community Services Area Administrator

Whereas, MAVD has requested site plan approval in order to develop a one-story, 5,004 sf financial institution building with a drive-thru facility;

Whereas, The Ann Arbor City Planning Commission, on September 3, 2014, approved a Special Exception Use for the proposed drive-thru facility and recommended approval of the site plan petition;

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 MAVD Financial Institution Site Plan, subject to 1) recording of cross access easements; 2) approval of a land division; 3) approval of administrative amendments to the parent site plan and the State Street Commons I site plan north of this site; and 4) vacation of roadway rights across 2727 S. State Street.