



Legislation Details (With Text)

File #: 08-1108 **Version:** 1 **Name:** 12/15/08 523 Packard Addition Planned Project Site Plan

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Title: Resolution to Approve 523 Packard Street Addition Planned Project Site Plan, 0.29 Acre (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Sponsors:

Indexes:

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Attachments: 1. 523 Packard Storm Water Information.pdf, 2. 523 Packard Staff Report.pdf, 3. 523 Packard Minutes

Date	Ver.	Action By	Action	Result
12/15/2008	1	City Council	Held and Closed	
12/15/2008	1	City Council	Approved	Pass

Resolution to Approve 523 Packard Street Addition Planned Project Site Plan, 0.29 Acre (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Attached is a resolution requesting approval of the above site plan for the construction of a 3,000-square foot addition to the rear of the existing house at 523 Packard Street. A total of five units and 26 tenants are proposed as a result of the addition and interior renovations. Eight on-site parking spaces will be provided, six of them located under the addition.

Planned project modifications have been requested to allow the height of the addition to exceed the 30-foot maximum by approximately seven feet and to allow the total side setback requirement of 63 feet to be reduced to 32 feet. The benefits justifying these modifications are increased usable open space (minimum 40 percent required and 50 percent proposed) and the provision of pedestrian orientation with bus and pedestrian routes fronting the site.

The City Planning Commission, at its meeting of November 18, 2008, recommended approval of the proposal, subject to providing a minimum use of open space of 50 percent and mitigation of sanitary sewer flow equivalent to the disconnection of one footing drain before issuance of the first certificate of occupancy. These two conditions are contained in the attached resolution. The Planning Commission also asked that the bicycle parking be increased from four to 18 spaces (the site plan has been revised to reflect this increase). In addition, the Planning Commission requested additional information about the difference of the cleanliness of storm water between the tank system and a Stormceptor system (see attached).

Prepared By: Laurie Foondle, Management Assistant

Reviewed By: Mark Lloyd, Planning and Development Services Manager
Jayne Miller, Community Services Administrator

Approved By: Roger W. Fraser, City Administrator

Whereas, Packard 523, LLC, has requested site plan approval in order to construct a 3,000-square

foot addition to the rear of the existing house at 523 Packard Street;

Whereas, Packard 523, LLC, has also requested planned project modifications from the building height and side setback requirements of Chapter 55 (Zoning);

Whereas, The Ann Arbor City Planning Commission, on November 18, 2008, recommended approval of said request;

Whereas, The contemplated development will comply with all applicable state, local and federal law, 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 or welfare;

RESOLVED, That City Council approve the 523 Packard Street Addition Planned Project Site Plan, subject to providing a minimum use of open space of 50 percent and mitigation of sanitary sewer flow equivalent to the disconnection of one footing drain before issuance of the first certificate of occupancy.