



Legislation Details (With Text)

File #: 12-1147 **Version:** 1 **Name:** 10/1/12 - Fiat of Ann Arbor Site Plan
Type: Resolution/Public Hearing **Status:** Passed
File created: 10/1/2012 **In control:** City Council
On agenda: 10/1/2012 **Final action:** 10/1/2012
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Title: Resolution to Approve Fiat of Ann Arbor Site Plan, 2095 West Stadium Boulevard (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 8/21/12 Planning Staff Report, 2. 8/21/12 Planning Commission Minutes, 3. 8-21-2012 CPC Draft Min for Fiat of Ann Arbor.pdf

| Date | Ver. | Action By | Action | Result |
|-----------|------|--------------|-----------------|--------|
| 10/1/2012 | 1 | City Council | Held and Closed | |
| 10/1/2012 | 1 | City Council | Approved | Pass |

Resolution to Approve Fiat of Ann Arbor Site Plan, 2095 West Stadium Boulevard (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Attached is a resolution to approve the Fiat of Ann Arbor Site Plan. Approval of this resolution will allow for the construction of a 3,408-square foot auto dealership.

Petition Summary:

- The Site Plan proposes a 3,408-square foot auto dealership for one specific make of vehicles, to be constructed in place of the existing 2,505-square foot building, which will be demolished. The southern curb cut and driveway, the second serving the existing site, will be closed and the right-of-way landscape screening extended to fill the gap.
- An underground storm water management system will be installed and the existing parking lot will be restored. A total of 46 parking spaces are proposed, most for new vehicle inventory storage.
- In 1988, the Zoning Board of Appeals granted three variances: to allow 4 parking spaces to be located in the front open space, double stacked vehicle storage parking spaces, and a 20-foot aisle between the stacked parking spaces. The granted variances run with the land and continue to be used for the proposed site plan.
- The petitioners notified all property owners and residents within 500 feet of the site by mail that a petition had been submitted. No one contacted either the petitioner or staff with any questions, comments or concerns.

The City Planning Commission, at its meeting of August 21, 2012, recommended approval of this

request.

Attachments: Proposed Resolution
8/21/12 Planning Staff Report
8/21/12 Planning Commission Minutes

Prepared By: Alexis DiLeo, City Planner

Reviewed By: Wendy L. Rampson, Planning Manager
Sumedh Bahl, Community Services Administrator

Whereas, The Suburban Stadium, LLC has requested site plan approval in order to develop the Fiat of Ann Arbor Site Plan;

Whereas, The Ann Arbor City Planning Commission, on August 21, 2012, recommended approval of the petition;

Whereas, The development would comply with the C3 Fringe Commercial 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 Fiat of Ann Arbor Site Plan.