



Legislation Text

File #: 09-0139, **Version:** 2

Resolution to Approve South Fifth Avenue Parking Garage and Street Improvements Site Plan (319 South Fifth Avenue)

Attached is a resolution requesting approval of the above site plan for the construction of a four-story underground garage housing 785 parking spaces. In addition, the surface of the site will be improved to include 38 surface parking spaces, stairs and elevators serving the underground garage, and a new public street and right-of-way (Library Lane), extending from the west side of Fifth Avenue through to Division Street, for a total of 823 parking spaces.

On October 21, 2008, the City Planning Commission passed a resolution finding that the above project adheres to City private development standards. Attached are the minutes from the Planning Commission meeting and the Planning staff report.

Prepared By: Steve Bartha, Management Assistant

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

Approved By: Roger W. Fraser, City Administrator

Whereas, The Downtown Development Authority has requested site plan approval in order to allow the construction of a four-story underground garage housing 785 parking spaces at 319 South Fifth Avenue;

Whereas, The Ann Arbor City Planning Commission, on October 21, 2008, reviewed 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; and

Whereas, The portion of the parking garage located under Fifth Avenue between the southern edge of the current library parking lot and the western edge of William Street, consisting of approximately 100 parking spaces, (the "Southern Section") may provide future benefit to the city;

RESOLVED, That City Council approve the South Fifth Avenue Parking Garage and Street Improvements Site Plan with the condition that the site plan be amended to show that construction of the Southern Section will be deferred; and

RESOLVED, That City Council directs the Downtown Development Authority to construct the South Fifth Avenue Parking Garage and Street Improvements Site Plan in a manner that facilitates the

future construction of the Southern Section upon approval by City Council.

As amended by Ann Arbor City Council on February 17, 2009.