



## Legislation Text

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**File #:** 14-0746, **Version:** 1

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Resolution to Approve 515 Oxford Planned Project Site Plan, 515 Oxford Road (CPC Recommendation: Approval - 6 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of an addition to an existing three-family residence with the intent to convert the structure to a sorority. This petition is associated with the 515 Oxford Rezoning petition, which requests rezoning from R4A (Multiple-Family Dwelling District) to R2B (Two-Family and Student Dwelling District).

### Petition Summary:

- The site plan proposes a two-story addition to be constructed to the rear of the building, for a total building size of 6,490 sf. Four parking spaces will be provided on the south side of the building, accessed from a shared driveway.
- The petitioner is requesting a planned project modification to allow the north side yard setback to remain 4.92 feet (instead of 8 feet) to accommodate the existing structure, and to allow portions of the rear yard setback to vary between 21.26 feet and 28 feet (instead of 30 feet). The petitioner states a public benefit is provided by allowing the preservation of the primary facades and existing north and central wing of the architecturally significant George Brigham house.

The City Planning Commission, at its meeting of April 15, 2014, recommended approval of this planned project site plan, subject to approval of the requested R2B zoning. The Planning Commission had previously recommended approval of the rezoning to R2B at its January 23, 2014 meeting.

At the April 15, 2014 meeting, the Planning Commission also approved a special exception use for a sorority use of the building, with a maximum occupancy of 20 persons.

Attachments: April 15, 2014 Planning Staff Report and April 15, 2014 Planning Commission Minutes  
Prepared By: Jill Thacher, City Planner  
Reviewed By: Wendy L. Rampson, Planning Manager and Sumedh Bahl, Community Services Area Administrator

Whereas, property owner Dan Pampreen has requested site plan approval in order to develop a 6,490 square foot sorority house;

Whereas, The Ann Arbor City Planning Commission, on April 15, 2014, recommended approval of the planned project modifications to allow the north side yard setback to remain 4.92 feet (instead of 8 feet) to accommodate the existing structure, and to allow portions of the rear yard setback to vary between 21.26 feet and 28 feet (instead of 30 feet), in exchange for the preservation and maintenance of the historic and architectural features of the George Brigham house, as shown in plans and elevations dated April 11, 2014;

Whereas, The Ann Arbor City Planning Commission, on April 15, 2014, recommended approval of the petition, subject to approval of the requested R2B (Two-Family and Student Dwelling District) rezoning;

Whereas, The Ann Arbor City Planning Commission, on April 15, 2014, approved a Special Exception Use for a sorority with a maximum of 20 occupants;

Whereas, With the planned project modifications, the development would comply with the R2B 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 515 Oxford Planned Project Site Plan dated April 11, 2014.