



Legislation Text

File #: 14-0861, **Version:** 1

Resolution to Approve Bank of Ann Arbor Headquarters Addition Site Plan, 125 South Fifth Avenue (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a third-story addition and a relocated, expanded new front entrance at the corner of Fifth and Washington for the current two-story bank.

Petition Summary:

- The Site Plan proposes a 9,179-square foot third-story addition over the rear half of the building, as well as relocating and expanding the front entrance to the existing building. Underground storm water management and a relocated landscape island in the parking lot also are proposed for compliance with current codes.
- The proposed design was presented to the Design Review Board on January 15, 2014 and a Citizens Participation Meeting was held on February 4, 2014.
- The site has included a drive-thru window since the original portion of the bank was built in 1965. In 2009, the site was zoned D1 (Downtown Core base zoning district), which requires special exception use approval for drive-thru facilities. The zoning ordinance requires a special exception use application for uses that have not previously received special exception use approval and are proposing modifications as part of a site plan. The Planning Commission reviewed the application for continuation of the existing drive-thru at its meeting of May 20, 2014 and approved a special exception use permit for a financial institution-only drive-thru facility.

Subsequent to the Planning Commission meeting, the petitioner addressed an outstanding staff comment by moving the required landscape island so it no longer is above the underground stormwater storage tanks and has indicated on the plan a metal wall to screen the rooftop mechanical equipment.

The City Planning Commission, at its meeting of May 20, 2014, recommended approval of this request.

Attachments: 5/20/14 Planning Staff Report
5/20/14 Planning Commission Minutes

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Whereas, The Bank of Ann Arbor has requested site plan approval in order to develop a third-story addition and a relocated, expanded front entry;

Whereas, The Ann Arbor City Planning Commission, on May 20, 2014, recommended approval of the

petition;

Whereas, The Ann Arbor City Planning Commission, on May 20, 2014, approved the special exception use request for a financial institution-only drive-thru facility;

Whereas, The development would comply with the D1 (Downtown Core base) and Midtown character overlay district 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 Bank of Ann Arbor Headquarters Addition Site Plan dated May 21, 2014.