



Legislation Details (With Text)

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Title:	Resolution to Approve Knight's Market and Spring Street Properties Site Plan, 418 Miller Avenue, 306-38 and 310 Spring Street (CPC Recommendation: Approval - 6 Yeas and 1 Nay)				

Sponsors:

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Attachments: 1. 6/19/12 Planning Staff Report, 2. 5/15/12 Planning Commission Minutes, 3. 6/19/12 Planning Commission Minutes

Date	Ver.	Action By	Action	Result
9/4/2012	1	City Council	Held and Closed	
9/4/2012	1	City Council	Approved	Pass

Resolution to Approve Knight's Market and Spring Street Properties Site Plan, 418 Miller Avenue, 306-38 and 310 Spring Street (CPC Recommendation: Approval - 6 Yeas and 1 Nay)

Attached is a resolution to approve the Knight's Market and Spring Street Properties (418 Miller Avenue, 306-308 and 310 Spring Street) Site Plan. Approval of this resolution will allow for the construction of an addition to the existing market, conversion of a single-family dwelling into a bakery and improvements to the existing parking lot, including providing required landscaping and storm water management.

Petition Summary:

- The Site Plan proposes a 1,200-square foot addition to the existing grocery store, conversion of 306 Spring Street into a bakery, expansion and reconfiguration of the existing parking lot, including installing required landscaping and installing a rain garden for storm water management of the bankfull storm volume. A temporary storage trailer next to the market will be removed.
- A separate petition to rezone the site from R2A (Two-Family Dwelling) and M1 (Light Industrial) to C1 (Local Commercial) has been submitted. Approval of the proposed Knight's Market and Spring Street Properties is subject to rezoning approval.
- A separate administrative land transfer has been requested to shift the shared lot line between 310 Spring Street and 314 Spring Street north eight feet to provide space for the full width of the required conflicting land use buffer between the existing parking lot and the adjacent vacant residentially zoned land to the north. The proposed site plan, and the separate petition to rezone the site to C1, includes the land transfer area but other than the eight-foot portion to

be transferred, 314 Spring Street will remain unaffected by the site plan or rezoning petitions.

- The Zoning Board of Appeals granted permission to alter a nonconforming structure (the existing grocery store, because of insufficient front setback from both Miller Avenue and Spring Street) and a variance to allow storm water management within a floodplain on June 26, 2012. Approval of the proposed Knight's Market and Spring Street Properties Site Plan is subject to granting of these necessary variances.

The City Planning Commission, at its meeting of June 19, 2012, recommended approval of this request.

Attachments: 6/19/12 Planning Staff Report, 5/15/12 Planning Commission Minutes and 6/19/12 Planning Commission Minutes

Prepared By: Alexis DiLeo, City Planner

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

Whereas, The Knight's have requested site plan approval to construct an addition to their existing market, convert a single-family dwelling they own into a bakery, and improve an existing parking lot;

Whereas, The Ann Arbor City Planning Commission, on June 19, 2012, recommended approval of the petition;

Whereas, The Ann Arbor Zoning Board of Appeals, on June 26, 2012, granted permission to alter a nonconforming structure and a variance to allow storm water management facilities in a floodplain;

Whereas, A request for an administrative land transfer to shift the shared lot line between 310 and 314 Spring Street eight feet north has been approved;

Whereas, The development would comply with the C1 (Local Commercial 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 Knight's Market and Spring Street Properties (418 Miller Avenue, 306-308 and 310 Spring Street) Site Plan dated May 8, 2012 upon the condition that 1) the petition to rezone the site to entirely C1(Local Commercial District) is approved.