



Legislation Details (With Text)

File #: 13-1161 **Version:** 1 **Name:** 10/21/13 U-Haul Moving and Storage of Ann Arbor
Type: Resolution/Public Hearing **Status:** Passed
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Title: Resolution to Approve U-Haul Moving and Storage of Ann Arbor Site Plan and Development Agreement, 3655 South State Street (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 9/10/13 Planning Staff Report - U-Haul, 2. U-HaulDevelopmentAgreement.pdf, 3. U-Haul Site Plan Public Hearing Notice

Date	Ver.	Action By	Action	Result
10/21/2013	1	City Council	Held and Closed	
10/21/2013	1	City Council	Approved	Pass

Resolution to Approve U-Haul Moving and Storage of Ann Arbor Site Plan and Development Agreement, 3655 South State Street (CPC Recommendation: Approval - 7 Yeas and 0 Nays)
Attached is a resolution to approve the U-Haul Moving and Storage of Ann Arbor Site Plan and Development Agreement. Approval of this resolution will allow for the construction of an addition to the existing retail building and two new storage buildings at the rear of the site.

Petition Summary:

- The Site Plan proposes a 1,246 square foot retail building addition, a new 4,994 square foot warehouse building and a 11,696 square foot, single-story self storage building
- The site currently contains one 8,861 square foot retail/service building and four self storage buildings ranging in size from 3,000 square feet to 5,250 square feet. There will be 10 vehicle parking spaces provided for the retail use and 23 parking spaces provided for rental vehicles and warehouse storage uses.
- Currently, there are no interior landscape islands on the site, and the right-of-way landscape buffer does not meet City code. The petitioner is required to bring the site up to current landscaping standards. This will result in additional right-of-way buffer vegetation and additional landscape islands and landscaping, including four new landscape islands, 22 new trees and numerous shrubs being added to the site.
- A sidewalk link will be added to connect the retail building to the South State Street public sidewalk. Bicycle parking will be provided onsite, adjacent to the sidewalk.
- A development agreement has been prepared to address off-site utility improvements and

required easements.

The City Planning Commission, at its meeting of September 10, 2013, recommended approval of this request.

Attachments: 9/10/13 Planning Staff Report, 9/03/13 Draft Development Agreement, 9/10/13 Planning Commission Minutes

Prepared By: Matt Kowalski City Planner

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

Whereas, The Twenty Five SAC Self-Storage Limited Partnership has requested site plan approval in order to develop an addition to the existing retail building and two new storage buildings at the rear of the site;

Whereas, A development agreement has been prepared to address off-site utility improvements and required easements;

Whereas, The Ann Arbor City Planning Commission, on September 10, 2013, recommended approval of the petition;

Whereas, The development would comply with the M1A (Limited Light Industrial 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 Development Agreement, substantially in the form of that attached, dated October 8, 2013;

RESOLVED, That the Mayor and City Clerk are authorized and directed to sign the Development Agreement after approval as to substance by the City Administrator and approval as to form by the City Attorney; and

RESOLVED, That City Council approve the U-Haul Moving and Storage of Ann Arbor Site Plan dated August 20, 2013, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.