



## Legislation Details (With Text)

**File #:** 13-1485      **Version:** 1      **Name:** 1/6/14 - Montgomery Building SP  
**Type:** Resolution/Public Hearing      **Status:** Passed  
**File created:** 1/6/2014      **In control:** City Council  
**On agenda:** 1/6/2014      **Final action:** 1/6/2014  
**Enactment date:** 1/6/2014      **Enactment #:** R-14-008  
**Title:** Resolution to Approve Montgomery Building Site Plan, 210-216 South Fourth Avenue (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. 11/19/13 Planning Staff Report, 2. MontgomeryBldgMinutes\_11-19-13

| Date     | Ver. | Action By    | Action          | Result |
|----------|------|--------------|-----------------|--------|
| 1/6/2014 | 1    | City Council | Held and Closed |        |
| 1/6/2014 | 1    | City Council | Approved        | Pass   |

Resolution to Approve Montgomery Building Site Plan, 210-216 South Fourth Avenue (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

Attached is a resolution to approve the Montgomery Building Site Plan. Approval of this resolution will allow the construction of four new floors over the existing two-story building. Retail use is proposed for the ground floor, and floors two through six would contain 32 residential units. The building is located in the Main Street Historic District.

### Petition Summary:

- The Site Plan proposes 32 residential units in a 21,100 square foot, four-story addition on top of an existing 17,270 square foot, two-story commercial building, which currently contains two retail tenants on the ground floor and office on the second floor. The third, fourth, and partial sixth floor are stepped back increasingly farther from Fourth Avenue.
- Approval of this site plan is subject to the disconnection of eight footing drains upstream of where the development flows connect to the High Level Trunkline prior to the issuance of a certificate of occupancy.

The Historic District Commission approved a Certificate of Appropriateness on September 12, 2013. The City Planning Commission, at its meeting of November 19, 2013, recommended approval of this request.

Attachments: 11/19/13 Planning Staff Report and 11/19/13 Planning Commission Minutes

Prepared By: Jill Thacher, City Planner

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

Whereas, 212 Fourth Avenue, LLC, has requested site plan approval in order to develop a 21,100 square foot, four-story addition to the existing two-story building at 210-216 South Fourth Avenue;

Whereas, The Historic District Commission issued a Certificate of Appropriateness for the addition on September 12, 2013;

Whereas, The Ann Arbor City Planning Commission, on November 19, 2013, recommended approval of the petition;

Whereas, The development would comply with the D1/Main Street zoning established pursuant to the requirements of Chapter 55, and with all applicable local, state, or federal laws, ordinances, standards and regulations; 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 Montgomery Building Site Plan dated November 13, 2013, upon the condition that eight footing drains are disconnected upstream of where the development flows connect to the High Level Trunkline prior to the issuance of a certificate of occupancy.