



## Legislation Details (With Text)

**File #:** 14-1101      **Version:** 2      **Name:** 8/7/14 - Delta Chi Site Plan  
**Type:** Resolution/Public Hearing      **Status:** Passed  
**File created:** 8/7/2014      **In control:** City Council  
**On agenda:** 8/7/2014      **Final action:** 8/7/2014  
**Enactment date:** 8/7/2014      **Enactment #:** R-14-283

**Title:** Resolution to Approve the Delta Chi Site Plan, 1705 Hill Street (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 7/1/14 Planning Staff Report, 2. 7-1-2014 CPC Delta Chi Fraternity SEU-SP Minutes.pdf

Date	Ver.	Action By	Action	Result
8/7/2014	2	City Council	Held and Closed	
8/7/2014	2	City Council	Approved	Pass

Resolution to Approve the Delta Chi Site Plan, 1705 Hill Street (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a new fraternity house with a 16-car parking lot on this site.

### Petition Summary:

- The Site Plan proposes to demolish the existing Delta Chi chapter house on the 0.71 acre site and construct a new 12,760 square foot house with three floors and a finished basement. A driveway and parking lot for 16 cars will be relocated from the east side to the west side of the site.
- Occupancy is proposed to increase from 23 in the current house to 34 people, which includes a mandatory resident manager.

The City Planning Commission, at its meeting of July 1, 2014, approved the special exception use request for a fraternity use and recommended approval of the site plan.

**Attachments:** 07/01/14 Planning Staff Report  
07/01/14 Planning Commission Minutes  
**Prepared By:** Jill Thacher, City Planner  
**Reviewed By:** Wendy L. Rampson, Planning Manager  
Sumedh Bahl, Community Services Area Administrator

Whereas, Delta Chi Building Corporation has requested site plan approval in order to construct a three-story, 12,760 square foot chapter house;

Whereas, The Ann Arbor City Planning Commission, on July 1, 2014, recommended approval of a special exception use for a fraternity with 34 occupants, including resident manager;

Whereas, The Ann Arbor City Planning Commission, on July 1, 2014, recommended approval of the site plan;

Whereas, 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 Delta Chi Site Plan dated June 4, 2014.