Legislation Details (With Text)

File #:	16-0474	**Version:** 1	**Name:**	4/18/16 - Bais Jewish Resource Center PUD Site Plan
Type:	Resolution/Public Hearing		**Status:**	Passed
File created:	4/18/2016		**In control:**	City Council
On agenda:	4/18/2016		**Final action:**	4/18/2016
Enactment date:	4/18/2016		**Enactment #:**	R-16-141

Title: Resolution to Approve Bais Jewish Resource Center PUD Site Plan, 1335 Hill Street (CPC Recommendation: Approval - 6 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Bais JRC Staff Report with Attachments 2-17-2016

Date	Ver.	Action By	Action	Result
4/18/2016	1	City Council	Approved	Pass
4/18/2016	1	City Council	Held and Closed	

Resolution to Approve Bais Jewish Resource Center PUD Site Plan, 1335 Hill Street (CPC Recommendation: Approval - 6 Yeas and 0 Nays)
Approval of this resolution will allow demolition of a small rear addition and construction of an approximately 3,227 square foot rear addition, resulting in a 6,400 square foot building.

Petition Summary:

- The Site Plan proposes to demolish an existing 400 square foot rear addition and replace it with a larger one. The first floor of the building will continue to be used for religious instruction and assembly. Three dwelling units will be located on the second and third floors. Required parking will remain at eight.

- PUD rezoning is required to address changes to setbacks, an increase in the number of dwelling units from two to three, and the addition of three rooms for overnight guests in the basement.

- A variance from the Zoning Board of Appeals for the drive approach width, as referenced in the City Planning Commission motion, was determined to be unnecessary based on a review of additional documentation for establishment of the 1996 PUD on the same site.

The City Planning Commission, at its meeting of February 17, 2016, recommended approval of this request.

Attachments: 02/17/16 Planning Staff Report
02/17/16 Planning Commission Minutes
Prepared By: Jill Thacher, City Planner

Reviewed By: Ben Carlisle, Interim Planning Manager
Derek Delacourt, Community Services Area Administrator

Whereas, The Bais Jewish Resource Center has requested site plan approval in order to construct an addition to the rear of their building, add a dwelling unit, and add three guest rooms;

Whereas, The Ann Arbor City Planning Commission, on February 17, 2016, recommended approval of the petition;

Whereas, The development would comply with the PUD 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 Bais Jewish Resource Center PUD Site Plan dated February 2, 2016.

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