



Legislation Details (With Text)

**File #:** 19-0458      **Version:** 1      **Name:** 4/15/19 - 327 E. Hoover  
**Type:** Resolution/Public Hearing      **Status:** Passed  
**File created:** 4/15/2019      **In control:** City Council  
**On agenda:** 4/15/2019      **Final action:** 4/15/2019  
**Enactment date:** 4/15/2019      **Enactment #:** R-19-185  
**Title:** Resolution to Approve 327 E. Hoover Site Plan (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 327 E. Hoover Staff Report w Att for printing-3-5-2019.pdf

Date	Ver.	Action By	Action	Result
4/15/2019	1	City Council	Approved	Pass
4/15/2019	1	City Council	Held and Closed	

Resolution to Approve 327 E. Hoover Site Plan (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a 4-story apartment building with six units and 885 s.f. of retail on the first floor. Nine garage parking spaces are proposed under the dwelling units.

Petition Summary:

- The Site Plan proposes to demolish the existing two-story, storage building and construct a new four-story, 17,176-square foot six-unit condominium building including an 885-square foot ground floor retail component facing E. Hoover Ave. nine enclosed parking spaces located behind the retail component and below the residential units. Eight Class C bicycle hoop style parking spaces are proposed at the front of the building along with nine enclosed bicycle located inside the garage.
- The petitioner addressed issues raised by Planning Commission by constructing the building without impeding the neighboring property’s handicap access ramp located along the shared property line.

The City Planning Commission, at its meeting of March 5, 2019, recommended approval of this request.

**Attachments:** 3/5/19 Planning Staff Report and 3/5/19 Planning Commission Minutes

**Prepared by:** Chris Cheng, City Planner  
**Reviewed by:** Brett D. Lenart, Planning Manager

Derek Delacourt, Community Services Area Administrator

Approved by: Howard S. Lazarus, City Administrator

Whereas, The Stadium Club Properties Ann Arbor LLC has requested site plan approval in order to develop construction of a 4-story apartment building with six units and 885 s.f. of retail on the first floor;

Whereas, The Ann Arbor City Planning Commission, on March 5, 2019, recommended approval of the petition;

Whereas, The development would comply with the C2B, Business Service 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 327 E. Hoover Site Plan dated 2-21-19.