Legislation Details (With Text)

File #:	21-1443	**Version:** 2	**Name:**	9/7/21 Ann Arbor Racquet Club Sidewalk Waiver
Type:	Resolution		**Status:**	Defeated
File created:	9/7/2021		**In control:**	City Council
On agenda:	9/7/2021		**Final action:**	9/7/2021
Enactment date:	9/7/2021		**Enactment #:**	
Title:	Resolution to Waive Sidewalks at the Racquet Club of Ann Arbor (RCAA), 3010 Hickory Lane			
Sponsors:				
Indexes:				
Code sections:				
Attachments:	1. 2021 Racquet Club Sidewalk Waiver1.pdf, 2. 2021-07-09 Racquet Club Site Plan Submi.pdf			

Date	Ver.	Action By	Action	Result
9/7/2021	2	City Council		
9/7/2021	2	City Council	Approved	Fail

Resolution to Waive Sidewalks at the Racquet Club of Ann Arbor (RCAA), 3010 Hickory Lane
Approval of this resolution would waive the required installation of sidewalks along Geddes Avenue and a portion of Hickory Lane south of the main entrance drive of RCAA.

As part of a proposed Site Plan for Administrative Approval under review, the site was evaluated to City regulations, which requires the installation of sidewalks. The petitioner is seeking waiver of this requirement as specified in the City's adopted Public Services Standards 1B, excerpted as follows:

> *". . . General revisions and major variations to these Specifications which relate to City policy aspects of these Specifications must be approved by City Council resolution. This includes revisions or major variations to the following sections of Division II-Design Standards:"*
>
> *"8B. Sidewalks - Sidewalks shall be provided on both sides of all public streets."*

The proposed site plan under review proposed the demolition and construction of a larger pool pump house, and some minor related site adjustments.

In consideration of this action, the following may be helpful or relevant to City Council determination:

- A similar waiver was granted previously by City Council at the August 5, 2015 meeting, as part of a previous site plan review.
- The City's Transportation Team recommends against the waiver based on policy adopted in the City Transportation Plan emphasizing the need for safe transportation options and the City's adopted specifications.
- As redevelopment of the site may be unlikely in the future, a waiver today may perpetually delay the completion of this sidewalk or require future City investment to complete.
- If required, the proposed segment will likely involve the relocation of obstacles such as utility

poles, hydrants, fences, and trees.
- If required, the proposed segment will involve retaining structures for much of the distance of the site.

The Planning Manager recommends the proposed waiver based on the site conditions that would likely require significant cost, in the context of a modest site development activity (replacement of a pool pump house).

Attachments: 7/9/21 Site Plan
7/23/21 Sidewalk Waiver Request Letter
Prepared By: Chris Cheng, City Planner
Reviewed By: Brett D. Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator
Approved By: John Fournier, Assistant City Administrator

Whereas, The Racquet Club of Ann Arbor has requested a City Council waiver for the installation of sidewalks along Geddes Avenue and a portion of Hickory Lane pursuant to the Public Services Specifications; and

Whereas, The Public Services Standards and Specifications require sidewalks be provided on both sides of all streets in the City of Ann Arbor;

RESOLVED, That City Council waives the installation of sidewalks along Geddes Avenue and the portion of Hickory Lane fronting the Racquet Club of Ann Arbor from the driveway to Geddes.