



Legislation Details (With Text)

**File #:** 21-1942      **Version:** 1      **Name:** 12/6/21 106 North Fourth Site Plan  
**Type:** Resolution/Public Hearing      **Status:** Passed  
**File created:** 12/6/2021      **In control:** City Council  
**On agenda:** 12/6/2021      **Final action:** 12/6/2021  
**Enactment date:** 12/6/2021      **Enactment #:** R-21-446  
**Title:** Resolution to Approve 106 North Fourth Avenue Site Plan at 106 North Fourth Avenue (CPC Recommendation: Approval - 8 Years and 0 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Fourth Ave Staff Report for October 19 2021 CPC w Maps.pdf, 2. 10-19-2021 CPC Minutes-revMG.pdf, 3. WLN clipping 106 N Fourth Ave Site Plan - Public Hearing Notice.pdf

Date	Ver.	Action By	Action	Result
12/6/2021	1	City Council	Held and Closed	
12/6/2021	1	City Council	Approved	Pass

Resolution to Approve 106 North Fourth Avenue Site Plan at 106 North Fourth Avenue (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Attached is a resolution to approve 106 North Fourth Avenue Site Plan. Approval of this resolution will allow for the construction of a 910 square foot addition to an existing building on a 2,221 square foot lot.

Petition Summary:

- The Site Plan proposes a two story, 910 square foot addition to an existing one story portion at the rear of the building for office use. The existing building is 5,247 square feet in size. Since the proposed addition exceeds 10% of the size of the existing building, a Site Plan for City Council is required. The height of the proposed addition will be 38 feet. No vehicular parking is proposed as part of this project. No changes are proposed to the façade of the building along North Fourth Avenue.
- The site is within the Fourth-Ann Historic District. The Historic District Commission determined the proposed addition to be appropriate at their March 11, 2021 meeting.

The City Planning Commission, at its meeting of October 19, 2021, recommended approval of this request.

**Attachments:** Proposed Resolution  
10/19/21 Planning Staff Report  
10/19/21 Planning Commission Minutes

**Prepared By:** Jeff Kahan, City Planner  
**Reviewed By:** Brett Lenart, Planning Manager

Derek Delacourt, Community Services Area Administrator

Approved By: Milton Dohoney Jr, Interim City Administrator

Whereas, Mystic Falls, LLC has requested site plan approval in order to build an addition to the existing building at 106 North Fourth Avenue;

Whereas, The Ann Arbor City Planning Commission, on October 19, 2021, recommended approval of the petition which allows the construction of a 910 square foot addition at the rear of the existing building;

Whereas, The development would comply with the established D1 zoning pursuant to the requirements of the Unified Development Code 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 the Unified Development Code; 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 106 North Fourth Avenue Site Plan dated August 2, 2021.