



Legislation Text

File #: 18-2059, **Version:** 1

Resolution to Approve ITC Phoenix Utility Substation Planned Project Site Plan, at 2001 Dhu Varren Road (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Attached is a resolution to approve ITC Phoenix Utility Substation Planned Project Site Plan. Approval of this resolution will allow for the expansion of an existing utility substation and the construction of a 100 foot tall monopole, a 70 foot tall lighting mast, and a 65 foot tall H frame structure on 12.87 acres.

Petition Summary:

- The Site Plan proposes to expand the existing DTE substation at the southwest corner, install a 100 foot tall monopole, a 70 foot tall monopole, and a 65 foot tall H frame structure.
- The petitioner is proposing to remove a woodland west of the existing substation consisting mostly of invasive species of trees and planting 165 native trees on the site. Most of the new trees will be planted on the south and east sides. The north side of the site abuts Foxfire West Park.
- A stormwater detention system is proposed to be provided on-site to handle a 100 year storm event.

The City Planning Commission, at its meeting of November 20, 2018, recommended approval of this request.

Attachments: Proposed Resolution
11/20/18 Planning Staff Report
11/20/18 Planning Commission Minutes
7/24/18 Citizen Participation Report

Prepared By: Jeff Kahan, City Planner

Reviewed By: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator

Approved By: Howard S. Lazarus, City Administrator

Whereas, The ITC Holdings Corporation has requested planned project site plan approval in order to expand an existing DTE substation;

Whereas, The Ann Arbor City Planning Commission, on November 20, 2018, recommended approval of the planned project petition which would allow the maximum height of three utility structures to exceed the 35 foot height limitation by 65 feet, 35 feet, and 30 feet;

Whereas, The development would comply with the established M1 zoning pursuant to the requirements of the Unified Development Code subject to planned project approval to allow a height of 100 feet (which exceeds the 35 foot maximum height limitation) 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 planned project modification to increase the maximum height limit from 35 feet to 100 feet for a monopole near the southwest corner of the site and a 70 foot tall lightning mast and a 65 foot tall H frame structure within the enclosed substation in exchange for setbacks in excess of minimum requirements including a 109 foot front setback along the Dhu Varren frontage (15 feet minimum required), an 87 foot setback on the east side of the site (30 feet minimum required), a 120 foot setback on the west side of the site (none required) and 133 foot setback on the north side of the site (none required); and

RESOLVED, That City Council approve the ITC Phoenix Utility Substation Planned Project Site Plan dated October 26, 2018.