



Legislation Details (With Text)

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Title: Resolution to Approve White/State/Henry Apartments PUD Site Plan, 701 Henry Street (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 7/21/15 Planning Staff Report, 2. 7/21/15 Planning Commission Minutes, 3. 8/27/15 Draft Development Agreement, 4. White-State-Henry PUD Memo, 5. White-State-Henry Development Agreement.pdf

Date	Ver.	Action By	Action	Result
9/21/2015	1	City Council	Held and Closed	
9/21/2015	1	City Council	Approved	Pass

Resolution to Approve White/State/Henry Apartments PUD Site Plan, 701 Henry Street (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a 32-unit apartment complex that will meet the affordability guidelines defined by the Department of Housing and Urban Development (HUD).

Petition Summary:

- The petitioner proposes to demolish the existing 28-unit apartment building and construct a new 32-unit, three-story apartment building with community center on the site. Access to the parking lot will be provided from existing curb cuts on South State Street and White Street. Stormwater detention will be provided under the parking lot.
- The petitioner is requesting a rezoning of this site from R4C (Multiple-Family Dwelling District) to PUD (Planned Unit Development).
- Proposed PUD public benefits include providing dwelling units affordable to lower income households, increased open space, improved housing stock, and pedestrian connections within the complex and to public transportation. These public benefits are offered in exchange for increased residential density, reduced front, side and rear building setbacks, reduced parking and reduced conflicting land use buffer and landscape screening along the north property line
- Public benefits are incorporated into the supplemental regulations for the site.

The City Planning Commission, at its meeting of July 21, 2015, recommended approval of this request.

Attachments: 7/21/15 Planning Staff Report
7/21/15 Planning Commission Minutes
8/27/15 Draft Development Agreement

Prepared By: Chris Cheng, City Planner

Reviewed By: Wendy L. Rampson, Planning Manager and Sumedh Bahl, Community Services Area Administrator

Whereas, The Ann Arbor Housing Commission has requested PUD site plan approval in order to develop a 3-story, 35,592-square foot, 32-unit apartment complex that meets affordability guidelines as defined by HUD;

Whereas, A development agreement has been prepared to address utility installation and sanitary sewer offset mitigation;

Whereas, The Ann Arbor City Planning Commission, on July 21, 2015, recommended approval of the PUD project modifications to allow this site to exceed allowable density, reduce front, rear and side setback requirements, reduce required parking and modify the landscape screening to provide affordable housing units on this site;

Whereas, The PUD Supplemental Regulations have been prepared to address density, setbacks, landscaping/screening and conflicting land use buffer width and parking reductions;

Whereas, The Ann Arbor City Planning Commission, on July 21, 2015, recommended approval of the petition;

Whereas, The development would comply with the PUD Zoning and Supplemental Regulations 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 Development Agreement, substantially in the form of that attached, dated August 27, 2015;

RESOLVED, That the Mayor and City Clerk be authorized and directed to sign the Development Agreement after approval as to substance by the City Administrator and approval as to form by the City Attorney; and

RESOLVED, That City Council approve the White/State/Henry Apartments PUD Site Plan, upon the condition that 1) the Development Agreement be signed by all parties, and 2) all terms of the Development Agreement are satisfied.