



Legislation Details (With Text)

File #: 21-1866 **Version:** 1 **Name:** 12/20/21 Mill Creek Townhomes Site Plan
Type: Resolution/Public Hearing **Status:** Passed
File created: 12/20/2021 **In control:** City Council
On agenda: 12/20/2021 **Final action:** 12/20/2021
Enactment date: 12/20/2021 **Enactment #:** R-21-462

Title: Resolution to Approve Mill Creek Townhomes Site Plan, 3002 Chelsea Circle (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. August 17, 2021 Planning Staff Report, 2. August 17, 2021 Planning Commission Minutes, 3. September 22, 2021 ZBA Staff Report, 4. WLN clipping Mill Creek Townhomes Site Plan- Public Hearing Notice.pdf

Date	Ver.	Action By	Action	Result
12/20/2021	1	City Council	Held and Closed	
12/20/2021	1	City Council	Approved	Pass

Resolution to Approve Mill Creek Townhomes Site Plan, 3002 Chelsea Circle (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of 102 apartments in four buildings, and demolishing and rebuilding the community center.

Petition Summary:

- This development project includes two applications: a petition to rezone the site from R3 (Townhouse Dwelling) to R4B (Multiple-Family Dwelling), and site plan to construct an additional 102 apartments in four buildings, and demolish and rebuild the community center.
- The petition to rezone has been submitted to Council separately.
- The site plan proposes to construct four new apartment buildings, with an additional 106 parking spaces, in an open area south of Birch Hollow Drive. The existing clubhouse on the south side of Birch Hollow Drive will be demolished and a new community center with outdoor pool will be built on the north side of the street. A small maintenance and storage building will be installed at the northwest corner of the site.
- Upon completion, Mill Creek Townhomes will provide 383 dwelling units and 669 parking spaces with a 5,000-square foot community center for residents on a 32.6-acre site. Density will be 11 dwelling units per acre and the parking rate will be slightly more than 1½ parking spaces per apartment.
- A landscape modification petition is requested to allow the existing parking lot landscape

conditions, which do not meet the current code requirements, to remain as-is in all areas outside of the immediate work area. This is an acceptable situation for a landscape modification petition per Section 5.30.2.A.2.g.

- A variance has been granted by the Zoning Board of Appeals on September 22, 2021 for 469 EV parking spaces in total. All of the 106 newly proposed parking spaces will be some level of EV parking (24 EV-Installed, 16 EV-Ready, 66 EV-Capable), but none of the existing 563 parking spaces will be retrofitted for EV parking as normally required with the granted variance.

The City Planning Commission, at its meeting of August 17, 2021, recommended approval of this request and the Zoning Board of Appeals, at its meeting of September 22, 2021, granted a variance for EV parking spaces.

Attachments: August 21, 2021 Planning Staff Report
August 21, 2021 Planning Commission Minutes
Prepared By: Alexis DiLeo, City Planner
Reviewed By: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator
Approved By: Milton Dohoney Jr., Interim City Administrator

Whereas, The First Martin Corporation has requested site plan approval in order to construct new apartments and redevelop the community center amenities;

Whereas, The Ann Arbor City Planning Commission, on August 21, 2021, recommended approval of the site plan, including landscape modification petition to allow existing vehicular use area landscaping outside of the immediate construction limits to remain nonconforming;

Whereas, The Ann Arbor City Planning Commission, on May 5, 2020, recommended approval of the petition;

Whereas, The Zoning Board of Appeals, on September 22, 2021, granted a variance of 469 EV parking spaces so existing spaces need not be retrofitted for EV parking;

Whereas, With the landscape modifications and variance, the development would comply with the R4B 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 Mill Creek Townhomes Site Plan dated September 15, 2021.