



Legislation Details (With Text)

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Title: Resolution to Approve Traverwood Apartments Site Plan, Wetland Use Permit and Development Agreement, 2225 Traverwood Drive (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 11/6/13 Planning Staff Report, 2. 11/6/13 Planning Commission Minutes, 3. Traverwood DA final 1.2.14

Date	Ver.	Action By	Action	Result
1/6/2014	1	City Council	Held and Closed	
1/6/2014	1	City Council	Approved	Pass

Resolution to Approve Traverwood Apartments Site Plan, Wetland Use Permit and Development Agreement, 2225 Traverwood Drive (CPC Recommendation: Approval - 7 Yeas and 0 Nays)
Attached is a resolution to approve the Traverwood Apartments Site Plan, Wetland Use Permit and Development Agreement. Approval of this resolution will allow for the construction of 216 apartments on this vacant parcel.

Petition Summary:

- The Site Plan proposes construction of 216 one- and two-bedroom apartments in 16 buildings, accessed from Traverwood Drive by two new driveways. A total of 152 structured parking spaces and 184 exterior spaces will be provided. A community building, pool and play areas also will be provided.
- A Wetland Use Permit is required to allow disturbance of three small wetlands, totaling 0.27 acres. The permit will allow removal of up to 1,800 square feet of wetland area and require mitigation by construction of at least 2,700 square feet of new wetland. The permit also will require restoration and monitoring of the remaining wetland area.
- Concurrent with this site plan petition, the petitioner is donating to the City the northern 2.02 acres of the site for an addition to the Stapp Nature Area. The area of land contains the highest quality natural features on the site, including significant landmark trees and a steep slope.
- A development agreement has been prepared to address utility construction and easements, park access easements and on-site improvements.

The petitioner addressed issues raised by Planning Commission by adding internal pedestrian connections and crosswalks and reconfiguring the site to preserve natural features. The City Planning Commission, at its meeting of November 6, 2013, recommended approval of the site plan and wetland use permit request.

Attachments: 11/06/13 Planning Staff Report, 11/06/13 Planning Commission Minutes and 10/30/13 Draft Development Agreement

Prepared By: Matt Kowalski, City Planner

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

Whereas, Traverwood Apartments LLC has requested site plan approval in order to develop Traverwood Apartments;

Whereas, A development agreement has been prepared to address utility construction and easements, park access easements and on-site improvements;

Whereas, The Ann Arbor City Planning Commission, on November 6, 2013, recommended approval of the site plan;

Whereas, The development would comply with the R4D 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; and

Whereas, The Ann Arbor City Planning Commission, on November 6, 2013, recommended approval of the wetland use permit because issuance of the permit is in the public interest, the permit is necessary to realize the benefits of the development, and the activity is otherwise lawful;

RESOLVED, That City Council approve the Development Agreement, substantially in the form of that attached, dated January 2, 2014;

RESOLVED, That the Mayor and City Clerk are 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;

RESOLVED, That City Council approve the wetland use permit which will allow the removal of up to 1,800 square feet of wetland area, including construction of at least 2,700 square feet of new wetland, as well as restoration and monitoring of the entire wetland area; and

RESOLVED, That City Council approve the Traverwood Apartments Site Plan dated October 30, 2013, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.