



Legislation Details (With Text)

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Title: Resolution to Approve Riverview of Ann Arbor Nursing Facility Addition Site Plan and Development Agreement, 355 Huron View Boulevard, (CPC Recommendation: Approval - 8 Ayes and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. RiverviewDevAgree8-25FINAL.doc, 2. Riverview Staff Report.pdf, 3. Site Plan & Development Agreement Public Hearing Notices

Date	Ver.	Action By	Action	Result
9/8/2009	1	City Council	Held and Closed	
9/8/2009	1	City Council	Approved	Pass

Resolution to Approve Riverview of Ann Arbor Nursing Facility Addition Site Plan and Development Agreement, 355 Huron View Boulevard, (CPC Recommendation: Approval - 8 Ayes and 0 Nays) Attached is a resolution to approve the Riverview of Ann Arbor Nursing Facility Addition Site Plan and Development Agreement. Approval of this resolution will allow for demolition of one wing of the existing building and reconstruction of a new, larger wing. Approval of this resolution will also approve an alternate method of storm water detention by donating land to the City; approximately 1.1 acres of land is proposed to be donated for expansion of Bluffs Nature Area.

The City Planning Commission recommended approval of this request at its meeting of May 5, 2009, subject to granting three variances related to the number of driveways permitted and the width of curb cut openings. The Zoning Board of Appeals postponed the request for the three variances on June 24, 2009 and granted one variance on July 22, 2009 to allow three driveway openings instead of two as normally permitted. The remaining two variance requests were withdrawn by the petitioner and the proposed site plan was revised to comply with the maximum width of curb cut openings standard.

Petition Summary:

- In addition to the new, larger wing of the building, a complete interior renovation is planned which will result in a 36,245-square foot building able to care for 71 persons in private rooms.
- The existing front driveway loop will be widened to meet current code requirements and the existing parking lot will be reconfigured and expanded to also meet current code requirements. A public sidewalk will be provided fronting the site along Huron View Boulevard.
- As much on-site storm water management as can be accommodated within the already developed portion of the site has been proposed. Additional surface storm water management would require removal of steep-sloped woodlands. An alternate method of storm water

management has been proposed, in accordance with Chapter 63 (Storm Water Management), in the form of land donation at least equal in value to the cost of the undetained volume.

- With approval of the alternate storm water management method, no protected natural features will be impacted by the proposed development.
- The parkland donation will enable a vehicle-accessible entrance to Bluffs Nature Area where there is currently none. This vehicle-accessible entrance will greatly assist Natural Area Preservation Unit staff in their work inside the park. It will also provide safer and easier public access to the nature area.

Attachments: 5/5/09 Planning Commission Minutes
8/10/09 Draft Development Agreement
Planning Staff Report

Prepared by: Alexis DiLeo, City Planner

Reviewed by: Wendy Rampson, Interim Planning & Development Services Manager and Jayne Miller, Community Services Area Administrator

Whereas, Riverview Acquisition Company, LLC has requested site plan approval in order to redevelop an existing nursing facility into a 36,245-square foot building with 71 private rooms and related site improvements at 355 Huron View Boulevard;

Whereas, An alternate method of storm water detention is proposed by donating land to the City that is equal in value and as beneficial as the required volume not provided on site, as provided for in Chapter 63, Section 5:654;

Whereas, Approximately 1.1 acres of land is proposed to be donated to the City for addition to Bluffs Nature Area;

Whereas, A development agreement has been prepared to address public and private utilities, landmark tree and woodland preservation, parkland contribution, street tree planting escrow, on-site storm water management, and sanitary sewer mitigation;

Whereas, The Ann Arbor City Planning Commission, on May 5, 2009, recommended approval of said request subject to granting of necessary variances;

Whereas, The Ann Arbor Zoning Board of Appeals, on July 22, 2009, granted a variance of one driveway opening to allow a total of three driveway openings;

Whereas, The contemplated development will comply with all applicable state, local and federal law, ordinances, standards and regulations;

Whereas, The contemplated 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 25, 2009;

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 Riverview of Ann Arbor Nursing Facility Addition Site Plan, upon the conditions that (1) the Development Agreement is signed by all necessary parties, (2) all terms of the Development Agreement are satisfied, and (3) City Council approves and accepts a 1.1 acres land donation as an alternative method of storm water detention.