



Legislation Details (With Text)

File #: 12-0342 **Version:** 1 **Name:** 4/02/12 Arbor Hills Crossing Elevation Modification
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Title: Resolution to Approve Arbor Hills Crossing Revised Elevations, 3100 Washtenaw Avenue

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Attachments: 1. Memorandum Describing Changes.pdf, 2. Approved Elevations.pdf, 3. Revised Elevations.pdf

| Date | Ver. | Action By | Action | Result |
|----------|------|--------------|----------|--------|
| 4/2/2012 | 1 | City Council | Approved | Pass |

Resolution to Approve Arbor Hills Crossing Revised Elevations, 3100 Washtenaw Avenue
Approval of the attached resolution will allow modifications to the building elevations for the Arbor Hills Crossing retail development as the petitioner moves forward to obtain building permits.

On November 21, 2011, City Council approved the Arbor Hills Crossing Site Plan to construct a 90,700 square foot retail center on this 7.45-acre site. The development agreement included a provision that the construction of the building be consistent with the elevation drawings approved as part of the site plan. If the petitioner were to propose material changes to the elevations, setbacks, aesthetics, or materials, City Council approval would be necessary.

On March 1, 2012, the petitioner submitted an administrative amendment to make minor changes to the site plan and revise the building elevations. Staff determined that the proposed modifications to the elevations would require City Council approval. The buildings are proposed to remain in the same configuration as previously approved, but the elevations now propose more brick and masonry surfaces and less steel. Some windows and vertical elements have been changed as well. The petitioner has provided an illustration (attached) that compares the original elevations with the proposed elevations, as well as a memo describing the modifications.

If City Council approves these proposed revisions, Planning staff will finalize the administrative amendment that reflects these changes.

Attachments: Memorandum Describing Proposed Changes, Approved Elevations Proposed Revised Elevations

Prepared by: Jeff Kahan, City Planner

Reviewed by: Wendy Rampson, Planning Manager and Sumedh Bahl, Community Services Administrator

Whereas, On November 21, 2011, City Council approved the Arbor Hills Crossing Site Plan to construct a 90,700 square foot retail center on this 7.45-acre site;

Whereas, On November 21, 2011, City Council also approved the Arbor Hills Crossing Development Agreement, which contained a provision that construction of the buildings be consistent with the approved elevation drawings, and that any changes to the elevations, setbacks, aesthetics or materials would require City Council approval; and

Whereas, RSW Washtenaw, LLC, petitioner, has requested revisions to the approved elevations for the building;

RESOLVED, That City Council approve the revised elevation drawings for Arbor Hills Crossing, as shown on the drawings dated February 29, 2012.