



Legislation Text

File #: 16-1763, **Version:** 2

Resolution to Approve Hillside Memory Care Site Plan, 312 Glendale Drive (CPC Recommendation: Approval - 6 Yeas and 1 Nay)

Approval of this resolution will allow for the construction of a 16,743 single-story memory care facility with 24 rooms and 21 surface parking spaces.

Petition Summary:

- The Site Plan proposes to construct a 16,743 single-story memory care facility with 24 rooms and 21 surface parking spaces. The facility will operate in conjunction with the Hillside Terrace Senior Living Facility directly adjacent to the west. Access to the parking lot will be from the adjacent Hillside Terrace site and there will be no vehicular connection to Glendale Drive. Rooms will be single occupancy and reserved for memory care patients.
- During Planning Commission deliberation, there were numerous questions and concerns raised around storm water and flooding that occurs in the adjacent neighborhood. For this site, storm water management is under the jurisdiction of the Washtenaw County Water Resources Commissioner (WCWRC) and has been preliminarily approved. It will be provided in an underground storm water detention/retention system near the east and south side of the proposed building. Since the soils on the site are not conducive to infiltration, the system is designed to hold 120% of a 100-year storm event per the rules of the WCWRC. Storm water will be discharged to the City Storm water system at a much reduced rate than existing. Currently no storm water treatment exists for the site, and it is anticipated that the proposed system will improve storm water management in the area.
- The petitioner responded to issues raised by Planning Commission regarding massing of the building by providing elevation perspectives from Glendale, adding vines to the proposed retaining walls and by exceeding the minimum landscaping requirements set forth by ordinance.

The City Planning Commission, at its meeting of December 6th, 2016, recommended approval of this request. The Planning and City Attorney's Offices recommend a private pedestrian easement along the southern property edge in lieu of a public easement, as the proposed path would not connect to a completed pedestrian system on the adjacent site.

Attachments: 12-6-16 Planning Staff Report
December 2016 WCWRC Memo
12-6-16 Planning Commission Minutes

Prepared By: Matt Kowalski, City Planner

Reviewed By: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator

Approved By: Howard S. Lazarus, City Administrator

Whereas, Hillside Terrace Holdings, LLC, has requested site plan approval in order to develop Hillside Memory Care Site Plan;

Whereas, The Ann Arbor City Planning Commission, on December 6th, 2016, recommended approval of the petition;

Whereas, The development would comply with the R4B(Multiple-Family) 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 Hillside Memory Care Site Plan dated November 21, 2016, conditioned on the addition of two catch basins at the end of the Glendale driveway to be piped into the underground detention system on site, subject to the approval of the Washtenaw County Water Resources Commissioner in consultation with city staff, and upon the condition that necessary off-site easements are executed prior to the issuance of any permits including: 1) Granting of public utility easement for existing water main along Jackson Place and on development parcel; 2) Execution of private vehicular access easement to benefit development site from 1939 Jackson Avenue - Hillside Terrace property; and

RESOLVED, That necessary on-site easement are executed prior to issuance of a certificate of occupancy including: 1) Granting of public sanitary sewer easement along northern property edge as indicated on the site plan; 2) Granting public easement for pedestrian access where sidewalk adjacent to Glendale Drive crosses onto the development parcel; and 3) Execute private access easement for the benefit of pedestrian traffic from 1939 Jackson Avenue along southern boundary of property to Glendale Drive.

As Amended by Ann Arbor City Council on April 3, 2017