



Legislation Text

File #: 12-0490, **Version:** 1

Resolution to Approve Maple Cove Apartments and Village Site Plan and Development Agreement, 1649 North Maple (CPC Recommendation: Approval - 6 Yeas and 0 Nays)

Attached is a resolution to approve the Maple Cove Apartments and Village Site Plan and Development Agreement. Approval of this resolution will allow for the construction of two 18-unit apartment buildings and the creation of seven single-family lots.

Petition Summary:

- The apartment buildings will be constructed along the half of the site adjacent to Maple Road and zoned O (Office). The single-family lots will be developed on the rear (west) portion of the parcel and are zoned R1C (Single-family residential).
- The apartment building will be served by a single curb cut on Maple Road leading to a 64-space parking lot between and to the rear of the proposed apartment buildings. The single-family lots will be served by a private street with separate access from Maple Road. No access to Calvin Street is proposed.
- A development agreement has been prepared to address footing drain disconnects, required easements, and on-site utility issues
- A review of Condominium Bylaws and Master Deed for the single-family lots will be conducted by the City Attorney's Office.

In reviewing this proposal, the Planning Commission raised concerns regarding the lack of interior sidewalks for the single-family development; the safety of having two separate curb cuts serving the development; and concerns regarding sufficient active open space on site. The petitioner has declined to provide the requested park contribution.

The petitioner has provided the attached written response to the concerns raised by Planning Commission and staff. There have been no revisions to the proposed site plan since it was reviewed by the Planning Commission.

Planning Commission recommended approval at their March 20, 2012 meeting, however Scio Township residents were excluded from the original public notice for this meeting. City staff decided to mail out a new public notice request including all township residents. Staff re-scheduled the project for the May 1, 2012 Planning Commission meeting and held a new public hearing. At this meeting, the Commission postponed action on the request in order to get additional information from the City's Traffic Engineer. The project was scheduled for June 1 and an additional traffic review was provided.

The City Planning Commission, at its meeting of June 5, 2012, recommended approval of this request.

Attachments: 6-5-12 Planning Staff Report
6-5-12 Planning Commission Minutes
5-1-12 Planning Commission Minutes
3-20-12 Planning Commission Minutes
4-3-12 Draft Development Agreement
5-24-12 Developer response to Commission
3-30-12 Developer response to Commission

Prepared By: Matt Kowalski, City Planner

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

Whereas, Dynasty Enterprises has requested site plan approval in order to develop two 18-unit apartment buildings and seven individual single-family lots;

Whereas, A development agreement has been prepared to address footing drain disconnects, required easements, and on-site utility issues;

Whereas, The Ann Arbor City Planning Commission, on June 5, 2012, recommended approval of the petition;

Whereas, The development would comply with the O Office and R1C Single-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 Development Agreement, substantially in the form of that attached, dated June 11, 2012;

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; and

RESOLVED, That City Council approve the Maple Cove Apartments and Village Site Plan dated March 12, 2012, upon the conditions that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.