



Legislation Details (With Text)

File #:	14-1649	Version:	1	Name:	12/15/14 -- Ann Arbor Housing Commission Platt Road East Planned Project Site Plan
Type:	Resolution/Public Hearing	Status:	Passed		
File created:	12/15/2014	In control:	City Council		
On agenda:	12/15/2014	Final action:	12/15/2014		
Enactment date:	12/15/2014	Enactment #:	R-14-414		
Title:	Resolution to Approve Ann Arbor Housing Commission Platt Road East Planned Project Site Plan, 3451 Platt Road (CPC Recommendation: Approval - 6 Yeas and 0 Nays)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. 11/5/14 Planning Staff Report (Revised), 2. Planning Commission Minutes - Platt Road East 11-05-14				

Date	Ver.	Action By	Action	Result
12/15/2014	1	City Council	Held and Closed	
12/15/2014	1	City Council	Approved	Pass

Resolution to Approve Ann Arbor Housing Commission Platt Road East Planned Project Site Plan, 3451 Platt Road (CPC Recommendation: Approval - 6 Yeas and 0 Nays)
Approval of this resolution will allow for the construction of a 32-unit apartment development in four buildings, including a community center, playground and all new site infrastructure. Planned project modifications to decrease the north side setback are requested as part of the proposed development. A rezoning petition was approved by Council on October 6, 2014.

Petition Summary:

- The Site Plan proposes to demolish all existing dwelling units and construct 32 new dwelling units in 4 buildings, as well as 56 vehicle parking spaces, a playground and a community building. The apartments range from five-bedroom units to one-bedroom units.
- A planned project modification request was added to the site plan petition between the Planning Commission's postponement and recommendation for approval. The planned project modifications request a decrease to the north side setback from 28.3 feet to 23.5 feet. Two buildings originally proposed along the north side of the site were combined into one building, increasing that building's length and thereby increasing its minimum required setback. The requested decreased setback will allow for the now-longer proposed building to have the same proposed setback as the originally proposed shorter building.
- The planned project modifications are associated with three of the prescribed public benefits outlined in the Zoning Ordinance: additional open space beyond the minimum requirement; solar orientation and energy conserving design; and, affordable housing. Only one prescribed public benefit must be provided to be eligible to receive planned project modifications.

- Two of the existing dwellings are in the 100-year Floodplain. All proposed structures in the redeveloped plan are located outside of the floodplain.
- An error was discovered in the November 5, 2014 Planning Staff Report regarding required bicycle parking. Class C, not B, spaces are required for the proposed project. The staff report has been corrected and the revised copy is included with this item.
- A drain use permit was issued by the Washtenaw County Water Resources Commissioner's office on November 10, 2014, which serves as their approval for the project.

The City Planning Commission, at its meeting of November 5, 2014 recommended approval of this request.

Attachments: November 5, 2014 Planning Staff Report
November 5, 2014 Planning Commission Minutes

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

Whereas, The Ann Arbor Housing Commission has requested planned project site plan approval in order to develop the Platt Road East, a 32-unit apartment development;

Whereas, Planned project modifications have been requested to decrease the north side setback from 28.3 feet to 23.5 feet, and are associated with more than one of the prescribed public benefits required by the Zoning Ordinance, including providing affordable housing for lower income households;

Whereas, The Ann Arbor City Planning Commission, on November 5, 2014, recommended approval of the petition;

Whereas, The development would comply with the R4B Multiple-Family Dwelling District 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 Ann Arbor Housing Platt Road East Planned Project Site Plan, subject to the combination of the underlying parcels prior to the issuance of building permits.