



## Legislation Details (With Text)

**File #:** 15-1136      **Version:** 1      **Name:** 10/5/15 - Resolution to Approve 410 First Site Plan  
**Type:** Resolution/Public Hearing      **Status:** Passed  
**File created:** 10/5/2015      **In control:** City Council  
**On agenda:** 10/5/2015      **Final action:** 10/5/2015  
**Enactment date:** 10/5/2015      **Enactment #:** R-15-327

**Title:** Resolution to Approve 410 First Site Plan and Development Agreement, 408 N First Street (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 410 First Dev Agree.docx, 2. 410 First Staff Report with Attachments 08-18-15, 3. 410 First redevelopment\_flood fringe outline, 4. 410 First - on site and off site drainage, 5. Notice of Intent to Build 410 First Condominiums.pdf

| Date      | Ver. | Action By    | Action          | Result |
|-----------|------|--------------|-----------------|--------|
| 10/5/2015 | 1    | City Council | Held and Closed |        |
| 10/5/2015 | 1    | City Council | Approved        | Pass   |

Resolution to Approve 410 First Site Plan and Development Agreement, 408 N First Street (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a 47,140 square foot residential building.

### Petition Summary:

- The Site Plan proposes the demolition of two (2) residential buildings and the construction of a 47,140 square foot residential building with 25 dwelling units. Parking for 35 vehicles will be provided in a parking garage under the dwellings.
- A development agreement has been prepared to address the water main construction and parkland contribution.
- The petitioner addressed an issue raised by Planning Commission by amending the site plan, and including the construction of rooftop hookups to facilitate future solar panels.
- City Council will consider the vacation of a public right-of-way across a portion of the lot at 412 North First Street at a subsequent meeting. The right-of-way must be vacated before permits will be issued.

The City Planning Commission, at its meeting of August 18, 2015, recommended approval of this request.

**Attachments:** August 18, 2015 Planning Staff Report  
August 18, 2015 Planning Commission Minutes

September 8, 2015 Draft Development Agreement  
Prepared By: Jill Thacher, City Planner  
Reviewed By: Ben Carlisle, Senior Associate Planner  
Colin Smith, Interim City Planning Manager  
Sumedh Bahl, Community Services Area Administrator

Whereas, The Huron Development Associates LLC has requested site plan approval in order to develop 410 First Site Plan;

Whereas The petitioner amended the site plan to include the construction of rooftop hookups to facilitate future solar panels;

Whereas, The Ann Arbor City Planning Commission, on August 18, 2015, recommended approval of the petition;

Whereas, The development would comply with the D2 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 September 8, 2015;

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 410 First Site Plan dated August 17, 2015, upon the condition that 1) the Development Agreement is signed by all parties, 2) all terms of the Development Agreement are satisfied, and 3) all parcels are combined prior to issuance of building permits, and 4) City Council vacates the right-of-way on the 412 North First parcel prior to the issuance of building permits.