



Legislation Details (With Text)

File #:	16-0445	Version:	1	Name:	4/18/16 - 603 East Huron Street Site Plan and Development Agreement
Type:	Resolution/Public Hearing	Status:	Passed		
File created:	4/18/2016	In control:	City Council		
On agenda:	4/18/2016	Final action:	4/18/2016		
Enactment date:	4/18/2016	Enactment #:	R-16-149		
Title:	Resolution to Approve 603 East Huron Street Site Plan and Development Agreement, 603 East Huron Street (CPC Recommendation: Approval - 6 Yeas and 0 Nays)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. March 1, 2015 Planning Staff Report, 2. Revised Elevations 603 East Huron Street Site Plan, 3. April 15, 2016 603 E. Huron St. Development Agreement.pdf, 4. March 18, 2016 Draft Development Agreement				

Date	Ver.	Action By	Action	Result
4/18/2016	1	City Council	Held and Closed	
4/18/2016	1	City Council	Approved	Pass

Resolution to Approve 603 East Huron Street Site Plan and Development Agreement, 603 East Huron Street (CPC Recommendation: Approval - 6 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a 12-story residential building with underground and surface parking on a site that currently contains a surface parking lot.

Petition Summary:

- The Site Plan proposes a 12-story, 133,000-square foot residential building with 85 parking spaces in an underground garage and an additional 23 parking spaces in the rear of the lot. The site is 25,833 square feet and is currently used for parking by the adjacent Graduate Ann Arbor (formerly The Campus Inn) hotel. The proposed building has a two-story base, set back 6 inches from the side lot lines, and a cross-shaped tower that is set back a minimum of 10 feet from the side lot lines. Access to the site is proposed by a shared driveway with the Graduate Ann Arbor hotel to North State Street. The proposed development has an FAR of 515%, utilizing the residential use premium option.
- A development agreement has been prepared to address public utility mains, sanitary sewer mitigation, park contribution, floor area premium option requirements, and architectural design commitments.
- The petitioner addressed issues raised by Planning Commission, including privacy concerns of the adjacent Sloan Plaza residential building at 505 East Huron Street, by modifying the floor plan and east and west elevations so that studio living rooms now face east toward the Graduate Ann Arbor and bedrooms now face toward Sloan Plaza. The wing walls of the

building base podium have also been changed, from solid to transparent to allow for a visual connection from the street.

The City Planning Commission, at its meeting of March 1, 2016 recommended approval of this request.

Attachments: March 1, 2016 Planning Staff Report
 March 1, 2016 Planning Commission Minutes
 March 18, 2016 Draft Development Agreement
 April 15, 2016 Development Agreement

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Reviewed By: Benjamin Carlisle, Interim Planning Manager
 Derek Delacourt, Community Services Area Administrator

Whereas, The Core Ann Arbor, LLC has requested site plan approval in order to develop a 12-story residential building with underground parking garage;

Whereas, A development agreement has been prepared to address public utility mains, sanitary sewer mitigation, park contribution, floor area premium option requirements, and architectural design commitments;

Whereas, The Ann Arbor City Planning Commission, on March 1, 2016, recommended approval of the petition;

Whereas, The development would comply with the D1 (Downtown Core) and East Huron 1 Character (Overlay) 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 dated April 15, 2016, substantially in the form of that attached;

RESOLVED, That the Mayor and City Clerk be 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 603 East Huron Street Site Plan, dated March 18, 2016, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.