



Legislation Details (With Text)

File #: 16-0807 **Version:** 1 **Name:** 7/7/16 - Residences at 615 S. Main Site Plan for Council
Type: Resolution/Public Hearing **Status:** Passed
File created: 7/7/2016 **In control:** City Council
On agenda: 7/18/2016 **Final action:** 7/18/2016
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Title: Resolution to Approve Residences at 615 South Main Planned Project Site Plan and Development Agreement, at 615 South Main Street (CPC Recommendation: Approval - 8 Yeas and 0 Nays).

Sponsors:

Indexes:

Code sections:

Attachments: 1. 615 S Main Staff Report with Attachments-May 17 CPC-Final revised, 2. 615 S Main Staff Report with Attachments for 4-5-2016 CPC, 3. 615 S Main CPM report, 4. Design Review Board Report for 615 South Main-DRAFT, 5. 615 S Main Development Agreement FINA.pdf, 6. 4-5-2016 CPC Minutes for 615 S Main Site Plan, 7. 5-17-2016 CPC Minutes for 615 S Main Site Plan, 8. Revised 615 S Main Site Plan-2016-6-30.pdf

Date	Ver.	Action By	Action	Result
7/18/2016	1	City Council	Held and Closed	
7/18/2016	1	City Council	Approved	Pass
7/7/2016	1	City Council	Held and Continued	
7/7/2016	1	City Council		
7/7/2016	1	City Council	Postponed	Pass

Resolution to Approve Residences at 615 South Main Planned Project Site Plan and Development Agreement, at 615 South Main Street (CPC Recommendation: Approval - 8 Yeas and 0 Nays)
Attached is a resolution to approve Residences at 615 South Main Planned Project Site Plan and Development Agreement. Approval of this resolution will allow for the construction of a 286,079 square foot apartment building on 1.98 acres.

Petition Summary:

- The Site Plan proposes a 6-story building consisting of 286,079 square feet, 174 understructure parking spaces, 229 dwelling units, 6,200 square feet of retail space, and improved pedestrian amenities along South Main and East Mosley Streets.
- The petitioner is requesting planned project modifications to increase the maximum building height from 60 feet to 75 feet and to provide setbacks that exceed the 10 foot maximum by up to 15 feet, in exchange for preservation of architectural and historical features including the façade of the old buggy factory, providing a pedestrian pathway that will be available to the public, providing a minimum of 25% of the site as open space, and energy efficient design.
- The petitioner is requesting Brownfield plan approval from City Council for environmental

cleanup.

- A development agreement has been prepared to address a permanent access easement, public sidewalk improvements, and a park contribution.

The City Planning Commission, at its meeting of May 17, 2016, recommended approval of this request.

Attachments: 5/17/16 Planning Staff Report
4/5/16 Planning Staff Report
5/17/16 Planning Commission Minutes
4/5/16 Planning Commission Minutes
12/9/15 Citizen Participation Report
11/18/15 Design Review Board Summary
6/22/16 Draft Development Agreement

Prepared By: Jeff Kahan, City Planner

Reviewed By: Jill Thacher, City Planner
Ben Carlisle, Acting Planning Manager
Derek Delacourt, Community Services Administrator

Whereas, The Collegiate Development Group has requested planned project site plan approval in order to develop the Residences at 615 South Main Planned Project Site Plan;

Whereas, A development agreement has been prepared to address a permanent access easement, public sidewalk improvements, and park contribution;

Whereas, The Ann Arbor City Planning Commission, on May 17, 2016, recommended approval of the planned project petition which included allowing the maximum building height to exceed the 60 foot height limitation by 15 feet and the front (S. Main St.) setback to exceed the maximum 10 foot setback requirements;

Whereas, The development would comply with the established D2 zoning pursuant to the requirements of Chapter 55 subject to planned project approval to allow a height of 75 feet (which exceeds the 60 foot maximum height limitation) and allow the S. Main Street setback to be up to 24.9 feet (which exceeds the 10 foot maximum front setback limitation), 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 22, 2016;

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;

RESOLVED, That the Mayor and City Clerk approve the Residences at 615 South Main Planned Project modifications to increase the maximum building height from 60 feet to 75 feet and to provide setbacks that exceed the 10 foot maximum by up to 15 feet, in exchange for preservation of architectural and historical features including the façade of the old buggy factory, providing a pedestrian pathway that will be available to the public, providing a minimum of 25% of the site as open space, and energy efficient design that is 15% more energy efficient than ASHRAE 90.1 - 2007; and

RESOLVED, That City Council approve the Residences at 615 South Main Planned Project Site Plan dated May 27, 2016, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.