



Legislation Details (With Text)

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Title: Resolution to Approve Ann Arbor City Apartments PUD Site Plan and Development Agreement, 0.57 Acre, Southeast Corner of West Washington and South First Streets (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ann Arbor City Apartments Amended Development Agreement, 2. AA City Apartments Dev Agt REV 11-24.doc, 3. AA City Apartments Dev Agt.doc, 4. AA City Apartments Minutes.doc, 5. AA City Apartments Staff Report.pdf, 6. LTR-color-clarification-112408

Date	Ver.	Action By	Action	Result
12/1/2008	1	City Council	Approved	
12/1/2008	1	City Council	Amended	Pass
12/1/2008	1	City Council	Amended	Pass
12/1/2008	1	City Council	Approved as Amended	Pass

Resolution to Approve Ann Arbor City Apartments PUD Site Plan and Development Agreement, 0.57 Acre, Southeast Corner of West Washington and South First Streets (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Attached is a resolution requesting approval to construct a 156-unit apartment building above a 244-space, four-level parking garage. The upper seven levels of the building will consist of private apartments, owned and managed by the petitioner. Sixteen of the units will be affordable to those earning between 60 and 80 percent of the Area Median Income (AMI). A terrace will be provided on the roof of the parking garage on the east portion of the building. The parking will be owned and operated by the Downtown Development Authority.

A development agreement has been prepared that addresses public and private utilities, special assessment district for future improvements to Washington and First Streets, contribution for improvements to nearby parks, installation and maintenance of street trees, on-site storm water management, affordable housing, public alley loading zone, footing drain disconnections, noise control, and elevations. The City Attorney's Office has reviewed the agreement and the petitioner has acknowledged concurrence with its provisions.

The City Planning Commission, at its meeting of October 7, 2008, recommended approval of this proposal.

Prepared By: Laurie Foondle, Management Assistant

Reviewed By: Mark Lloyd, Planning and Development Services Manager
Jayne Miller, Community Services Administrator

Approved By: Roger W. Fraser, City Administrator

Whereas, Village Green Companies has requested site plan approval in order to construct a 156-unit apartment building above a 244-space, four-level parking garage at the southeast corner of West Washington and South First Streets;

Whereas, A development agreement has been prepared to address public and private utilities, special assessment district for future improvements to Washington and First Streets, contribution for improvements to nearby parks, installation and maintenance of street trees, on-site storm water management, affordable housing, public alley loading zone, footing drain disconnections, noise control, and elevations;

Whereas, The Ann Arbor City Planning Commission, on October 7, 2008, recommended approval of said request;

Whereas, The contemplated development will comply with all applicable state, local and federal law, 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 or welfare;

RESOLVED, That City Council approve the Development Agreement, substantially in the form of that attached, dated September 23, 2008;

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 Ann Arbor City Apartments PUD Site Plan, upon the conditions that (1) the Development Agreement is signed by all necessary parties and (2) all terms of the Development Agreement are satisfied.