



Legislation Text

File #: 14-1278, **Version:** 1

Resolution to Approve 121 Kingsley West Site Plan and Development Agreement, 121 West Kingsley Street (CPC Recommendation: Technical Denial - 5 Yeas and 0 Nays)

Approval of this resolution will allow for the renovation of an existing two-story brick building on the site and construction of two new buildings above a common parking deck for the development of residential condominiums.

Petition Summary:

- The Site Plan proposes to renovate an existing two-story brick building on the site and construct two new buildings. The project will result in 22 housing units, 36 covered parking spaces, and three at-grade parking spaces. The east building is proposed to be three stories above grade with a partial fourth story, and the west building is proposed to be five stories with a partial sixth story, and a maximum height of 60' above the averaged grade.
- Residential use premiums are being utilized to attain the proposed 247% floor area ratio. As a prerequisite to the premiums, the project must achieve a minimum of two LEED points, which will be verified prior to the issuance of building permits.
- A development agreement has been prepared to address installation of a fire hydrant, work in public streets and sidewalks, on-site stormwater management, verification of LEED points, required footing drain disconnects, future façade alterations, and the contribution to Parks and Recreation Services.

The City Planning Commission, at its meeting of July 15, 2014, unanimously voted in favor of the site plan. Since Planning Commission bylaws require six votes to make a recommendation to City Council, the vote is considered a technical denial since only five members were present at the meeting.

Attachments: July 15, 2014 Planning Staff Report
July 15, 2014 Planning Commission Minutes
August 14, 2014 Draft Development Agreement

Prepared By: Jill Thacher, City Planner
Reviewed By: Wendy L. Rampson, Planning Manager
Sumedh Bahl, Community Services Area Administrator

Whereas, Huron Kingsley LLC has requested site plan approval in order to develop 22 housing units on this site;

Whereas, A development agreement has been prepared to address installation of a fire hydrant, work in public streets and sidewalks, on site stormwater management, verification of LEED points, required footing drain disconnects, future façade alterations, and the contribution to Parks and Recreation Services;

Whereas, The Ann Arbor City Planning Commission, on July 15, 2014, unanimously voted in favor of the site plan;

Whereas, The development would comply with the D2 Downtown Interface zoning with Secondary Street frontage 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 11, 2014;

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 121 Kingsley West Site Plan, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.