



Legislation Text

File #: 16-1085, **Version:** 1

Resolution to Approve 611 East University Site Plan and Development Agreement, (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a 13-story, 134,000 sq foot building with frontages on both East University and Church Street.

Petition Summary:

- A proposal to demolish the existing buildings at 611 and 615 East University Ave and 612 and 616 Church Street, creating a 19,500-square foot site, and construct a 134,000-square foot, 13-story building with retail on the ground floor, 2 levels of parking for 56 cars, and 90 apartments. The building has frontage on both East University and Church Street. D1 (Downtown Core) and South University Character zoning district. Ward 3.
- A development agreement has been prepared to address parks contribution and sanitary sewer mitigation.

The City Planning Commission, at its meeting of June 7, 2016, recommended approval of this request.

Attachments: 6/7/16 Planning Staff Report
6/7/16 Planning Commission Minutes
8/2/16 Draft Development Agreement

Prepared By: Chris Cheng, City Planner

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

Approved By: Howard S. Lazarus, City Administrator

Whereas, The Collegiate Development Group has requested site plan approval in order to develop 134,000 sq foot, 13-story building;

Whereas, A development agreement has been prepared to address parks contribution and sanitary sewer mitigation;

Whereas, The Ann Arbor City Planning Commission, on June 7, 2016, recommended approval of the petition;

Whereas, The development would comply with the D1, Downtown Core District, 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 August 2, 2016;

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 611 East University Site Plan dated 5/27/16, upon the condition that 1) the Development Agreement is signed by all parties, 2) all terms of the Development Agreement are satisfied, and 3) combining of the lots prior to issuance of any permits.