

M E M O R A N D U M

TO: City of Ann Arbor Planning Commission
FROM: Matt Kowalski, City Planner
SUBJECT: Maple Cove Apartments Site Plan for City Council Approval - Rehearing
File No. SP12-004
DATE: May 1, 2012

The Maple Cove Apartments Site Plan was recommended for approval by the Planning Commission at the March 20, 2012 Planning Commission meeting. A rehearing of the petition is on the Planning Commission agenda because Scio Township residents along Calvin Street were not included in the original public notice mailed out for the March meeting. In order to allow all surrounding residents opportunity to voice concerns to the Planning Commission, the project was re-advertised and notices mailed out again to all property owners (including township residents) within 500 feet. There are no changes to the project and site plan since Planning Commission action on March 20. The minutes from the March 20 meeting will be provided to City Council as part of the official record.

Subsequent to the March 20th meeting, Planning staff received several communications from the adjacent residents to the north with questions and concerns about the proposed project. Concerns were expressed that the size of the proposed single-family parcels are not consistent with the established development pattern of the neighborhood along Calvin Street, which includes large lots and significant setbacks between houses. The need for screening along Calvin was also mentioned as a concern for residents of the existing neighborhood. Planning staff has forwarded these concerns the petitioner, who will be in attendance at next week's public hearing.

As a preliminary matter, Planning staff recommend that Planning Commission take action on the following motion in order to reopen the public hearing and consideration of this item:

PROPOSED CITY PLANNING COMMISSION MOTION
The Ann Arbor Planning Commission hereby rescinds its March 20, 2012 motion regarding the Maple Cove Apartments Site Plan and Development Agreement and hereby moves to reopen the public hearing regarding the Site Plan and Development Agreement now that notice has been mailed to all required neighboring property owners and occupants.

After the public hearing, Planning staff recommend that Planning Commission take action on the following motion:

PROPOSED CITY PLANNING COMMISSION MOTION
The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Maple Cove Apartments Site Plan and Development Agreement, subject to the combination of parcels and recording of an access easement prior to issuance of building permits.

Attachment: March 20, 2012 Planning Staff Report