



Legislation Details (With Text)

File #: 14-1052 **Version:** 1 **Name:** 9/2/14 - Gift of Life Site Plan
Type: Resolution/Public Hearing **Status:** Passed
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Title: Resolution to Approve the Gift of Life Site Plan and Development Agreement, 3861 and 3869 Research Park Drive (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Gift of Life Staff Report w Attachments 07-01-14REV.pdf, 2. GiftOfLife Dev Agreement 8-19-14.pdf

Date	Ver.	Action By	Action	Result
9/2/2014	1	City Council	Held and Closed	
9/2/2014	1	City Council	Approved	Pass

Resolution to Approve the Gift of Life Site Plan and Development Agreement, 3861 and 3869 Research Park Drive (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

Attached is a resolution to approve the Gift of Life Site Plan. Approval of this resolution will allow for the construction of a 40,786 square foot addition that would connect two existing Gift of Life buildings on Research Park Drive.

Petition Summary:

- The Site Plan proposes a three-story, 34 foot tall, 40,786 square foot addition that will connect two existing buildings. The new addition will consist of offices, surgical units, and special events space.
- One curb cut will be closed, new storm water detention will be provided and a new sidewalk along Research Park Drive will be constructed.
- A development agreement has been drafted to address the construction of water main through the site to complete a loop between Research Park Drive and the U-Haul site to the north.
- The Washtenaw County Water Resources Commission has reviewed and approved the proposed stormwater facility plan.

The City Planning Commission, at its meeting of July 1, 2014, recommended approval of this request.

Attachments: July 1, 2014 Planning Staff Report
July 1, 2014 Planning Commission Minutes

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

Whereas, the Gift of Life has requested site plan approval in order to construct an addition to their existing two buildings for new office, surgical and special events space;

Whereas, A development agreement has been prepared to address construction of public utilities;

Whereas, The Ann Arbor City Planning Commission, on July 1, 2014, recommended approval of the Site Plan;

Whereas, The development would comply with the ORL 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 19, 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 Gift of Life 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.