



Legislation Details (With Text)

**File #:** 23-2010      **Version:** 1      **Name:** 1/22/24 - 121 Catherine Street Development Agreement

**Type:** Resolution      **Status:** Passed

**File created:** 1/22/2024      **In control:** City Council

**On agenda:** 1/22/2024      **Final action:** 1/22/2024

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**Title:** Resolution to Approve the 121 Catherine Street Development Agreement (CPC Recommendation: Approval - 8 Yes, 0 No)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. March 21, 2023 Planning Staff Report (121 Catherine Site Plan), 2. March 21, 2023 Planning Commission Minutes, 3. 12-5-23\_121 CATHERINE STREET DEVELOPMENT AGREEMENT - INTERNAL.pdf

| Date      | Ver. | Action By    | Action   | Result |
|-----------|------|--------------|----------|--------|
| 1/22/2024 | 1    | City Council | Approved | Pass   |

Resolution to Approve the 121 Catherine Street Development Agreement (CPC Recommendation: Approval - 8 Yes, 0 No)

This resolution will approve a Development Agreement between the City of Ann Arbor and Ann Arbor Housing Development Corporation, the developer of a site planned project to construct a six-story residential building at the northwest corner of North Fourth Avenue and Catherine Street.

The 52,414-square foot building will contain 63 dwelling units on upper floors. The ground floor will have some retail space as well as support services for tenants. All apartments will be affordable to lower income households, managed and supported by Avalon Housing. The development also includes 18 public parking spaces with access from North Fourth Avenue and the rear alley. The 16,700-square foot site is in the D2 Downtown Interface zoning district and Kerrytown Character overlay district, and has Secondary frontage street type designation. The site plan utilized the affordable housing residential unit premium option per Section 5.18.6 and the affordable housing development exception to height limits per Section 5.18.4.

A Development Agreement requires approval by City Council. The Development Agreement specifies requirements associated with the approved 121 Catherine Street Site Plan, including granting an easement for pedestrian access across the private portions of the sidewalk along Catherine Street.

**Attachments:** March 21, 2023 Planning Staff Report  
March 21, 2023 Planning Commission Minutes

**Prepared by:** Alexis DiLeo, City Planner  
**Reviewed by:** Brett Lenart, Planning Manager  
Derek Delacourt, Community Services Area Administrator  
**Approved by:** Milton Dohoney Jr., City Administrator

Whereas, Avalon Nonprofit Housing Corporation applied for site plan approval with authorization from owner Ann Arbor Housing Development Corporation for a development at 121 Catherine Street;

Whereas, On March 21, 2023, the City Planning Commission approved with conditions the 121 Catherine Street Site Plan; and

Whereas, a Development Agreement has been prepared to address granting a pedestrian easement across the Catherine Street frontage of the site;

RESOLVED, That the Mayor and City Clerk are authorized and directed to sign the 121 Catherine Street Development Agreement after approval as to substance by the City Administrator and approval as to form by the City Attorney; and

RESOLVED, That the City Administrator be authorized to take the necessary actions to implement this resolution.