



Legislation Details (With Text)

**File #:** 11-0051      **Version:** 2      **Name:** 2/22/11 1500 Pauline Site Plan  
**Type:** Resolution/Public Hearing      **Status:** Passed  
**File created:** 2/22/2011      **In control:** City Council  
**On agenda:** 2/22/2011      **Final action:** 2/22/2011  
**Enactment date:** 2/22/2011      **Enactment #:** R-11-063

**Title:** Resolution to Approve 1500 Pauline Boulevard Site Plan (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 1500 Pauline SP - Staff Report and Plans, 2. 1500 Pauline - Citizen Participation Report, 3. CPC Minutes - 1500 Pauline - 1-20-11.pdf, 4. 1500 Pauline Blvd Site Plan Public Hearing Notice

Date	Ver.	Action By	Action	Result
2/22/2011	2	City Council	Approved	Pass
2/22/2011	2	City Council	Held and Closed	
1/20/2011	1	City Planning Commission	Recommended for Approval	Pass

Resolution to Approve 1500 Pauline Boulevard Site Plan (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Attached is a resolution to approve the 1500 Pauline Boulevard Site Plan. Approval of this resolution will allow for the construction of 32 dwelling units and 39 surface parking spaces.

Petition Summary:

- The petitioner proposes to demolish four existing apartment buildings containing 48 units on site and constructing 6 new buildings totaling 53,185-square feet.
- The proposed 32 new dwelling units will range from one- to three-bedroom apartments to three-bedroom townhomes in 5 buildings. A community center and a playground with commercial play structures will be located in the center of the site.

The City Planning Commission, at its meeting of January 20, 2011, recommended approval of this request, subject to recording of ingress/egress easements before issuance of building permits. In response to a request from the Planning Commission at this meeting, the petitioner has revised the plan to add a sidewalk connection from the public sidewalk to the playground.

Attachments: 1/20/11 Planning Staff Report  
11/24/2010 Citizen Participation Report  
1/20/11 Planning Commission Minutes

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Reviewed by: Wendy L. Rampson, Planning Manager

Sumedh Bahl, Community Services Administrator

Whereas, Avalon Housing, Inc. has requested site plan approval in order to develop 32 dwelling units and a community center at 1500 Pauline Boulevard;

Whereas, The Ann Arbor City Planning Commission, on January 20, 2011, recommended approval of the petition;

Whereas, The development would comply with the R4B, Multiple-Family 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 1500 Pauline Site Plan, subject to the recording of ingress/egress easements before issuance of building permits.