



Legislation Details (With Text)

File #: 13-0366 **Version:** 1 **Name:** 5/6/13 - Hideaway Lane Planned Project Site Plan
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Title: Resolution to Approve Hideaway Lane Planned Project Site Plan and Development Agreement, 2000 Traver Road (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 3/19/13 Planning Staff Report, 2. 3-29-13 Draft Development Agreement, 3. Site Plan Alternatives Analysis, 4. Architectural Sketches, 5. Planning Commission Minutes 03-19-13 Hideaway Lane.pdf

Date	Ver.	Action By	Action	Result
5/13/2013	1	City Council	Approved	Pass
5/6/2013	1	City Council	Continued	
5/6/2013	1	City Council	Held and Closed	

Resolution to Approve Hideaway Lane Planned Project Site Plan and Development Agreement, 2000 Traver Road (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Attached is a resolution to approve the Hideaway Lane Planned Project Site Plan and Development Agreement. Approval of this resolution will allow for the construction of 19 new single family dwellings, for a total of 20 single family dwellings and 9 townhouse dwellings on this 4.6-acre site.

Petition Summary:

- The Site Plan proposes to construct 19 new single family dwellings, final grading and natural features mitigation to complete a previously approved, unfinished and now expired site plan with the same name. The site was cleared, including removal of woodlands and wetlands; underground utilities and the storm water management system were constructed; a central driveway was installed; and one of the 18 approved single family dwellings was constructed before the all work ceased. The petitioner has proposed to reduce the number of single family dwellings and slightly reconfigure them, complete the mitigation work left undone by the previous developer and mitigate for newly proposed impacts to natural features.
- The previously approved petition included 811.5 caliper inches of mitigation trees for woodland tree removal. The previous developer removed 30 caliper inches of invasive species for mitigation credit and planted 173.5 caliper inches of replacement trees on site. The petitioner proposes to plant an additional 455 caliper inches of new trees on site and, as alternative mitigation, contribute \$12,280 to the City’s tree fund for the remaining 153 caliper inches needed to complete the mitigation plan in full. No additional woodlands are proposed to be removed by the petitioner, and all proposed woodland mitigation is related to the previously approved plan.

- The petitioner is responsible for mitigating a small amount of new wetland fill. A total of 9,400 square feet of wetland mitigation area has been or will be constructed, and over 4,000 square feet of wetland alternative mitigation will be completed by preserving, enhancing and supplementing an existing, well-vegetated wetland shelf surrounding the storm water detention pond.
- Natural features open space disturbance is proposed. in two separate areas. This disturbance was found to be reasonable and was approved by the Planning Commission.
- Planned project modifications are requested to allow the proposed single-family dwellings to be 10 feet apart rather than 20 feet apart, as required for building spacing in a multiple-family dwelling zoning district. The modifications will provide for an arrangement of buildings that provides pedestrian orientation and a reduced need for infrastructure
- A development agreement has been prepared to address a park contribution, the contribution of funds for alternative mitigation of the remaining woodland removal, footing drain disconnections, and revising the master deed and condominium associations' bylaws.

The City Planning Commission, at its meeting of March 19, 2013 recommended approval of this request. The Commission suggested that the alternatives analysis and architectural sketches of the proposed units be included in the Council packet; these are attached. The Planning Commission also asked that, if such records exist, a list of other petitions that proposed contribution of funds for alternative woodland or wetland mitigation also be included.

Attachments: March 19, 2013 Planning Staff Report
 March 19, 2013 Planning Commission Minutes
 March 29, 2013 Draft Development Agreement
 Site Plan Alternatives Analysis
 Architectural Sketches
 List of Past Alternative Natural Features Mitigation

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

Whereas, The Trowbridge Homes of Hideaway, LLC has requested site plan approval in order to develop 19 single family dwellings and complete construction of a partially finished, expired site plan;

Whereas, A development agreement has been prepared to address park contribution, alternative mitigation contribution, footing drain disconnect requirement, and revising the master deed and condominium association bylaws;

Whereas, Planned project modifications have been requested to reduce the required building spacing, and the modifications will provide for an arrangement of buildings that provides pedestrian orientation and a reduced need for infrastructure;

Whereas, The Ann Arbor City Planning Commission, on March 19, 2013, recommended approval of the planned project modifications and the site plan petition;

Whereas, The development would comply with the R4A Multiple-Family Dwelling 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 March 29, 2013;

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 Hideaway Lane Planned Project Site Plan dated January 28, 2013, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.