



Legislation Details (With Text)

File #: 12-1670 **Version:** 1 **Name:** 3/4/13 Blue Heron Pond Site Plan
Type: Resolution/Public Hearing **Status:** Passed
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Title: Resolution to Approve Blue Heron Pond Planned Project Site Plan, 2536 West Liberty Street (CPC Recommendation: Approval - 6 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 12/18/12 Planning Staff Report, 2. 12-18-12 Planning Commission Minutes.pdf, 3. BlueHeronDevelopment.pdf

Date	Ver.	Action By	Action	Result
3/4/2013	1	City Council	Approved	Pass
3/4/2013	1	City Council	Held and Closed	

Resolution to Approve Blue Heron Pond Planned Project Site Plan, 2536 West Liberty Street (CPC Recommendation: Approval - 6 Yeas and 0 Nays)

Attached is a resolution to approve the Blue Heron Pond Planned Project Site Plan. Approval of this resolution will allow for the construction of 53 apartment units in 9 new buildings, in addition to the 11 units in one building existing on the site, for a total of 64 units.

Petition Summary:

- The site plan proposes construction of 53 apartment units in 9 new buildings.
- The site will contain 36 surface parking spaces in 9 small parking lots, in addition to one legal garage parking space per unit for a total of 104 spaces.
- Existing infrastructure, including utilities, storm water management and wetland mitigation, were installed and accepted as part of the previously approved (2005) West Towne project. Construction on the West Towne project stopped in 2006 with one building containing 11 units completed.
- A development agreement was previously approved in 2005 to address offsite sanitary mitigation, building materials and maintenance of the wetland mitigation plan.
- The project is requesting a Planned Project modification to reduce the required building separation from 20 feet to 15.7 feet between two buildings on the site. As justification for the Planned Project, the site will provide more useable open space than required. The code requires a minimum of 55% of the site in useable open space; a minimum of 65% useable open space is proposed. No other modifications are requested.

The City Planning Commission, at its meeting of December 18, 2012, recommended approval of this request.

Attachments: 12/18/12 Planning Staff Report
12/18/12 Planning Commission Minutes

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

Whereas, The West Towne Acquisitions LLC has requested planned project site plan approval in order to develop 53 single-family apartment units in 9 new buildings;

Whereas, A development agreement has been recorded to address offsite sanitary mitigation, building materials and maintenance of the wetland mitigation plan;

Whereas, The Ann Arbor City Planning Commission, on December 18, 2012, recommended approval of the planned project modification and site plan;

Whereas, With the requested modification, the development would comply with the R4B (Multiple-Family) 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 requested Planned Project modification to reduce required building separation from 20 feet to 15.7 feet between two buildings on the site, upon the condition that the site will provide a minimum of 65% useable open space;

RESOLVED, That City Council approve the First Amendment to the West Towne Condominiums Development Agreement, substantially in the form of that attached, dated February 27, 2013.

RESOLVED, That the Mayor and City Clerk are authorized and directed to sign the First Amendment 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 Blue Heron Pond Planned Project Site Plan dated November 19, 2012, upon the condition that all terms of the previously executed Development Agreement and the First Amendment are satisfied.