



Legislation Details (With Text)

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Title: Resolution to Approve Glacier Hills Revised Planned Project Site Plan and Development Agreement, 1200 Earhart Road (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 4-20-10 Glacier Hills Staff Report, 2. 4-20-10 Revised Site Plan, 3. GlacierHillsDevAgreeFinal5-25.pdf, 4. 3-16-10 Glacier Hills Staff Report w Attachments, 5. Glacier Hills CPC Minutes.pdf

Date	Ver.	Action By	Action	Result
6/21/2010	2	City Council	Held and Closed	
6/21/2010	2	City Council	Approved	Pass
6/7/2010	2	City Council	Postponed	Pass
6/7/2010	2	City Council	Held and Continued	
6/7/2010	2	City Council		
4/20/2010	1	City Planning Commission		
4/20/2010	1	City Planning Commission	Recommended for Approval	Pass
4/20/2010	1	City Planning Commission		

Resolution to Approve Glacier Hills Revised Planned Project Site Plan and Development Agreement, 1200 Earhart Road (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Attached is a resolution to approve the Glacier Hills Skilled Nursing Facility Revised Planned Project Site Plan and Development Agreement. Approval of this resolution will allow for the construction of a 60,000 square-foot skilled nursing facility building and other site improvements.

The City Planning Commission, at its meeting of April 20, 2010, recommended approval of this request. An outstanding question at the time of the City Planning Commission recommendation, regarding identifying an unlabeled service lead, has been addressed. The lead is now labeled as a fire service lead on the proposed plans.

Petition Summary:

- The Revised Planned Project Site Plan proposes construction of a 60,000 square-foot skilled nursing facility building providing 88 beds; small additions to two existing buildings; and reconfiguration of the existing parking lot to provide 57 additional parking spaces. Upon completion, the Glacier Hills development will include 227 dwelling units, 161 nursing beds, 36 assisted living units, and 517 parking spaces on a 31-acre site.

- Planned project modifications for additional height have been approved for this development since first site planned in 1971. In 2000, City Council approved planned project modifications for an increase in height for The Meadows Senior Housing site plan, subject to providing a minimum of 67.5% open space, which is more than required in the zoning district. Because the proposed development complies with the minimum open space that was used to justify the previous planned project modifications, a new planned project petition is not necessary.
- As part of the proposed development, the existing public sidewalk, which fronts two-thirds of the site, will be extended to the south property line and just short of the north property line. A portion of the current pathway around the northern detention pond will be improved where necessary to meet ADA standards, new sidewalk will be installed where necessary, and an easement will be conveyed for public use.
- A development agreement has been prepared to address new public utilities and the public sidewalk extension, as well as sanitary sewer impact mitigation.

Prepared by: Alexis DiLeo, City Planner

Reviewed by: Wendy L. Rampson, Planning Manager and Sumedh Bahl, Interim Community Services Administrator

Whereas, Glacier Hills, Inc. has requested revised planned project site plan approval in order to construct a skilled nursing facility building, small additions to two existing buildings, and reconfigure and expand the parking lot;

Whereas, A development agreement has been prepared to address public utilities and public sidewalk easements, construction, and maintenance, and sanitary sewer impact mitigation;

Whereas, The Ann Arbor City Planning Commission, on April 20, 2010, recommended approval of said request;

Whereas, The contemplated development will comply with all applicable state, local and federal law, 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 or welfare;

RESOLVED, That City Council approve the Glacier Hills Revised Planned Project Site Plan Development Agreement, substantially in the form of that attached, dated May 25, 2010;

RESOLVED, That the Mayor and City Clerk be 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;

RESOLVED, That City Council approve the Glacier Hills Skilled Nursing Care Revised Planned Project Site Plan, subject to providing a minimum of 67.5% open space and upon condition that (1) the Development Agreement is signed by all necessary parties and (2) all terms of the Development

Agreement are satisfied.