



Legislation Details (With Text)

**File #:** 08-0719      **Version:** 1      **Name:** 8-7-08 Maple Cove Office/Residential Site Plan  
**Type:** Resolution      **Status:** Passed  
**File created:** 8/7/2008      **In control:** City Council  
**On agenda:** 8/7/2008      **Final action:** 8/7/2008  
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**Title:** Resolution to Approve Maple Cove Office/Residential Complex Site Plan and Development Agreement, 3.94 Acres, Northwest Corner of Maple and Miller Roads (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Maple Cove Dev Agt REV.doc, 2. Maple Cove Minutes.doc, 3. Maple Cove Staff Report.pdf

Date	Ver.	Action By	Action	Result
8/7/2008	1	City Council	Held and Closed	
8/7/2008	1	City Council	Approved	Pass

Resolution to Approve Maple Cove Office/Residential Complex Site Plan and Development Agreement, 3.94 Acres, Northwest Corner of Maple and Miller Roads (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Attached is a resolution requesting approval to construct an office/residential complex consisting of three buildings. Two buildings, containing 27,300 square feet each, will be located on the west side of the site fronting North Maple Road, and the third 11,454-square foot building will be located on the south side fronting Miller Road. Each building will contain two floors of medical and general office uses, one floor of residential uses, and underground parking. All existing buildings will be demolished.

A development agreement has been prepared that addresses public and private utilities, a future special assessment district for improvements to Maple and Miller Roads, preservation of landmark trees, a street tree planting escrow account, on-site storm water management, lawn care fertilizer use, traffic mitigation measures, footing drain disconnection, noise control, and elevations. The City Attorney's Office has reviewed the agreement and the petitioner has acknowledged concurrence with its provisions.

The City Planning Commission, at its meeting of February 5, 2008, recommended approval of this proposal subject to preliminary approval by the Washtenaw County Drain Commissioner. That preliminary approval has been granted.

Prepared By: Laurie Foondle, Management Assistant

Reviewed By: Mark Lloyd, Planning and Development Services Manager

Revised By: Jayne Miller, Community Services Administrator

Approved By: Roger W. Fraser, City Administrator

Whereas, Maple Cove LLC has requested site plan approval in order to construct an office/residential complex consisting of three buildings at the northwest corner of Maple and Miller Roads;

Whereas, A development agreement has been prepared to address public and private utilities, a future special assessment district for improvements to Maple and Miller Roads, preservation of landmark trees, a street tree planting escrow account, on-site storm water management, lawn care fertilizer use, traffic mitigation measures, footing drain disconnection, noise control, and elevations;

Whereas, The Ann Arbor City Planning Commission, on February 5, 2008, 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 Development Agreement, substantially in the form of that attached, dated July 9, 2008;

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; and

RESOLVED, That City Council approve the Maple Cove Office/Residential Complex Site Plan, upon the conditions that (1) the Development Agreement is signed by all necessary parties, and (2) all terms of the Development Agreement are satisfied.