



Legislation Text

File #: 12-0670, **Version:** 1

Resolution to Approve 618 South Main Planned Project Site Plan and Development Agreement, 618 South Main Street (CPC Recommendation: Approval - 9 Years and 0 Nays)

Attached is a resolution to approve 618 South Main Planned Project Site Plan and Development Agreement. Approval of this resolution will allow for the construction of a seven-story apartment building with understructure parking.

Petition Summary:

- The site plan proposes a seven-story residential building consisting of 153,133 square feet, 121 understructure parking spaces, 89 bicycle parking spaces, and pedestrian amenities along South Main, Ashley and Mosley Street.
- The petitioner has requested a planned project modification to allow greater building height (85 feet compared to the D2 maximum of 60 feet) in exchange for creating a building setback along the South Ashley property frontage.
- A development agreement has been prepared to address a permanent access easement, parkland contribution, and energy requirements.
- The petitioner is requesting Brownfield Plan approval from City Council concurrent with the site plan.

The City Planning Commission, at its meeting of January 19, 2012, recommended approval of this request.

Attachments: 1/19/12 Planning Staff Report
1/19/12 Planning Commission Minutes
6/11/12 Draft Development Agreement

Prepared By: Jeff Kahan, City Planner

Reviewed By: Wendy L. Rampson, Planning Manager
Sumedh Bahl, Community Services Administrator

Whereas, The Urban Group Development Company has requested planned project site plan approval in order to develop the 618 South Main Planned Project Site Plan;

Whereas, A development agreement has been prepared to address a permanent access easement, parkland contribution, and energy requirements;

Whereas, The Ann Arbor City Planning Commission, on January 19, 2012, recommended approval of the planned project petition, which included modifying the maximum building height to exceed the 60 foot height limitation by 25 feet;

Whereas, The development would comply with the D2 zoning established pursuant to the requirements of Chapter 55, subject to planned project approval for allowing the height to be 85 feet, 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 June 11, 2012;

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 618 South Main Planned Project Site Plan dated December 21, 2011, upon the condition that 1) the Planned Project provides building setbacks along Main and Ashley Streets as shown on the approved Plan, 2) the Development Agreement is signed by all parties, and 3) all terms of the Development Agreement are satisfied.