



Legislation Text

File #: 16-1547, **Version:** 1

Resolution to Approve 2250 Ann Arbor-Saline Road Site Plan, Development Agreement and Wetland Use Permit, 2250 Ann Arbor-Saline Road (CPC Recommendation: Approval - 7 Yeas and 0 Nays) Approval of this resolution will allow for the construction of an 86,576 square foot multiple-family building with 79 underground parking spaces and 51 surface parking spaces.

Petition Summary:

- The Site Plan proposes one residential building that will be a mix of twenty (20) one-bedroom, fifty-three (53) two-bedroom, and two (2) three-bedroom units that will range in size from 785 square feet to 2,098 square feet. The building will be marketed to active adults and will contain a community gathering area, exercise room and outdoor pool. Outdoor amenities will also be provided including a water feature, fire pit, walking paths and outdoor seating areas. There will be a total of 130 parking spaces provided on the site. 79 of these spaces are enclosed underneath the building, with the remaining 51 spaces provided in an exterior parking lot. The site is proposed to be accessed only from Ann Arbor-Saline Road. No vehicular connection is proposed from the Lambeth street stub. A new sidewalk will be constructed that will connect the existing neighborhood to the west to the non-motorized path along Ann Arbor-Saline Road.
- Storm water management will be provided in a detention basin in the southwest corner of the site. Currently no storm water treatment exists for the site. The petitioner and property owner have worked with the City in order to engineer a much larger storm water facility than is required for the impervious surface on the site alone. The extra capacity will provide additional storm water management opportunity, that will benefit the surrounding area. The City and the owner will enter into an easement agreement that covers the construction and management of the regional detention basin.
- A wetland use permit is also required for the removal of up to 1,728 square feet of wetland area, and mitigation plan, including construction of at least 2,735 square feet of new wetland, restoration and monitoring of the remaining wetland area.
- The parcel annexation was completed January 28, 2016.
- A development agreement has been prepared to address construction and maintenance of the regional detention basin.
- The petitioner addressed issues raised by Planning Commission by removing any vehicular connection to the adjacent neighborhood, adding increased buffer landscaping along the south and western edges and deferring 24 surface parking spaces.
- On October 20, 2015, the current site plan and wetland use permit were unanimously recommended for approval by the Planning Commission. However, due to a potential issue with public notice the petitioner requested an additional public hearing to ensure adequate notification. After the annexation was completed the petitioner then proceeded to the August 3, 2016 meeting for an additional public hearing and consideration of the same plan that was recommended for approval October 20, 2015.

The City Planning Commission, at its meeting of August 3, 2016, recommended approval of this request.

Attachments: August 3, 2016 Planning Staff Report
August 3, 2016 and October 20, 2015 Planning Commission Minutes
June 4, 2016 Draft Development Agreement

Prepared By: Matt Kowalski, City Planner

Reviewed By: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator

Approved By: Howard S. Lazarus, City Administrator

Whereas, The Mirafzali Family LLC has requested site plan approval in order to develop an 86,576 square foot multiple-family building with 79 underground parking spaces and 51 surface parking spaces;

Whereas, A development agreement has been prepared to address installation and maintenance of the regional detention basin;

Whereas, The Ann Arbor City Planning Commission, on August 3, 2016, recommended approval of the petition;

Whereas, The development would comply with the R4B 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 June 4, 2016;

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 2250 Ann Arbor-Saline Road Site Plan and Wetland Use Permit dated October 8, 2015, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.