



Legislation Text

File #: 20-1470, **Version:** 1

Resolution to Approve Veridian at County Farm North (Avalon) Site Plan and Development Agreement, 2270 Platt Road (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of 50 affordable apartment homes in 9 two-story buildings on a 4.4-acre site.

Petition Summary:

- This site plan is part of a 3-piece project: a petition to rezone a 12.8-acre site from PL (Public Land) to PUD (Planned Unit Development) with Supplemental Regulations for a mixed-type residential development with community spaces, accessory retail, and advanced sustainable construction methods, including a significant percentage of affordable housing. [Below, “project” refers to all three components, site plan and “development” refers to only this piece.]
- The petition to rezone has been submitted to Council separately and passed first reading on September 21, 2020.
- The site plan proposes to construct 50 apartment homes in 9 buildings. The buildings include stacked flats and townhomes. Interconnected sidewalks, front porches, and front doors facing streets and greenways are examples of community-oriented design features incorporated into the development. A private main drive runs through this development and continues through the adjacent, sister development. Surface parking is provided for each dwelling unit and additional parallel parking spaces along the main drive are available. A traditional conflicting land use buffer is provided along the north and west side of this site. Stormwater management is proposed in a pipe system underneath the parking areas. A pedestrian activated crossing signal will be installed on Platt Road at the main drive (one of two for the project).
- All apartment homes in this development will be affordable housing dwelling units for households with incomes less than 60% of area median income. Note that the PUD Supplemental Regulations require a minimum of 15% of the dwelling units to be affordable for each development in the district, and this development hosts 15 affordable housing dwellings units for its sister development, Veridian at County Farm South (Thrive) Site Plan. The proposed site plan far exceeds its minimum requirement of 8 affordable housing dwelling units for itself and another 15 affordable housing dwelling units for its sister development.
- A development agreement has been prepared to address performance standards as well as construction coordination in addition to typical provisions.

The City Planning Commission, at its meeting of August 5, 2020, recommended approval of this site plan and development agreement with the condition that a land division is approved prior to issuing any permits.

Attachments: August 5, 2020 Planning Staff Report
August 5, 2020 Planning Commission Minutes
October 2, 2020 Draft Development Agreement

Prepared By: Alexis DiLeo, City Planner

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

Approved By: Tom Crawford, Interim City Administrator

Whereas, The Avalon Housing has requested site plan approval in order to develop 50 affordable apartment homes in coordination with a sister project that redevelops the former County juvenile detention site into a mixed-type residential development with community spaces, accessory retail, and advanced sustainable construction methods;

Whereas, A development agreement has been prepared to address performance standards and construction coordination with its sister development;

Whereas, The Ann Arbor City Planning Commission, on August 5, 2020, recommended approval of the site plan;

Whereas, The development would comply with the proposed PUD Supplemental Regulations 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 55; 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 October 2, 2020;

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 Veridian at County Farm North (Avalon) Site Plan dated July 24, 2020, upon the condition that 1) a land division is approved prior to the issuance of any permits, 2) the Development Agreement is signed by all parties, and 3) all terms of the Development Agreement are satisfied.