



Legislation Text

File #: 14-1044, **Version:** 1

Resolution to Approve Ann Arbor Housing Commission North Maple Road Site Plan and Development Agreement, 701 North Maple Road (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a 42-unit apartment development in eight buildings, including a community center, playground and all new site infrastructure. A rezoning petition and street vacation request have also been submitted for separate, but simultaneous, approval.

Petition Summary:

- The Site Plan proposes to demolish all 20 existing dwelling units and construct 42 new dwelling units in 8 buildings, as well as 73 vehicle parking spaces, a playground and a community building. The apartments range from five-bedroom units to one-bedroom units.
- The petitioners have requested the 4.8-acre site be rezoned from R1C Single-Family Dwelling to R4B Multiple-Family Dwelling and for two encroaching portions of Seybold Drive (a platted but unimproved right-of-way) to be vacated.
- A development agreement has been prepared to constructing Seybold Drive between Dexter Road and the site, including sidewalks along both sides of Seybold and across 2250 Dexter Road and provisions for maintaining the new public street and sidewalk.
- The petitioner addressed all outstanding issues identified by staff. To address one particular issue, the petitioner has proposed to combine the 4.8-acre North Maple Estates site with a 0.4 acre site immediately adjacent that is also owned and operated by the Ann Arbor Housing Commission and contains two duplex buildings. Combining the sites eliminates the need to provide for separate access and utility easements for the two duplexes. The proposed site plan now encompasses a larger amount of land than when reviewed by the Planning Commission, but the total number of existing and proposed dwelling units and the placement of all proposed buildings and site improvements remains exactly as presented to the Planning Commission.

The City Planning Commission, at its meeting of June 17, 2014 recommended approval of this request.

Attachments: June 13, 2014 Draft Development Agreement
June 17, 2014 Planning Staff Report
June 17, 2014 Planning Commission Minutes

Prepared By: Alexis DiLeo, City Planner

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

Whereas, The Ann Arbor Housing Commission has requested site plan approval in order to develop the North Maple Estates, a 42-unit apartment development;

Whereas, A development agreement has been prepared to address the construction of Seybold Drive south of the site;

Whereas, The Ann Arbor City Planning Commission, on June 17, 2014, recommended approval of the petition;

Whereas, The development would comply with the R4B Multiple-Family Dwelling District 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 13, 2014;

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;

RESOLVED, That City Council approve the Ann Arbor Housing Commission North Maple Road Site Plan upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.