



Legislation Text

File #: 10-0539, **Version:** 2

Resolution to Approve the Heritage Row PUD (Planned Unit Development) Site Plan and Development Agreement; 407- 437 South Fifth Avenue (CPC Recommendation: Approval - 6 Ayes, 2 Nays)

Attached is a resolution to approve the Heritage Row PUD Site Plan and Development Agreement. Approval of this resolution will allow the restoration of seven existing houses and construction of three new buildings and underground parking located in the rear of the site.

The City Planning Commission recommended approval of this request at its meeting of March 16, 2010. Since then, the petitioner has proposed different exterior cladding materials for the three new buildings. This information is attached.

Petition Summary:

- The site consists of seven parcels. Each contains an existing converted single family home. The site currently contains a total of 21 dwelling units.
- PUD Zoning District is requested to allow development of multiple-family use, using a combination of existing and new structures and a below-grade parking structure.
- The total size of the buildings in square feet, the total number of dwelling units, preservation and restoration of existing houses, and the total number of bedrooms are all regulated by the proposed Supplemental Regulations. The PUD site plan proposes three new buildings of 21,536 square feet, 13,303 square feet and 13,313 square feet containing a total of 48,152 square feet and maximum 44 dwelling units with 98 total bedrooms. In addition, the seven existing houses will be restored to accommodate a maximum total of 38 units and 65 bedrooms for a total of 23,459 square feet.
- The renovated houses will contain a unit mixture of a minimum of 11 efficiency apartments, and will include one-bedroom apartments, two-bedroom apartments, three-bedroom apartments, and possibly one five-bedroom apartment.
- The new buildings will contain a mixture of 33 two-bedroom apartments and 11 three-bedroom apartments.
- The three new buildings will be 3½ stories in height and will have one level of underground parking containing 60 parking spaces located in the rear of the site underneath all three buildings.
- The new buildings will have exterior façade materials that are wood or Hardi-Plank siding and colors that are in harmony with the existing character of the surrounding residential neighborhood. Exterior siding shall be a light yellow or similar color with a 6 inch reveal. Exterior material requirements are included in the proposed Supplemental Regulations.
- 18% of the dwelling units of the total number of units must be affordable to low-income households and must be provided on-site. The mix of affordable units could include efficiency, one-, two-, or three-bedroom units.
- Energy and environmental design requirements include compliance with the Federal Energy Star Program and using renewable energy sources. Architectural design requirements include

articulated elements, materials and colors that compliment the character of the restored houses along Fifth Avenue and surrounding neighborhood.

- The development agreement will address public and private utilities, on-site storm water management, sanitary sewer mitigation, architectural design and materials, restoration of the existing houses and affordable housing.

Prepared by: Matt Kowalski, City Planner

Reviewed by: Wendy L. Rampson, Planning Manager

Sumedh Bahl, Interim Community Services Administrator

Whereas, The Fifth Avenue Limited Partnership has requested PUD site plan approval in order to develop a maximum 82-unit multiple-family development with underground parking;

Whereas, Eighteen percent of the total units will be affordable housing units for lower-income households as part of the development;

Whereas, A development agreement has been prepared to address public and private utilities, on-site storm water management, sanitary sewer mitigation, architectural design, restoration of the existing houses and affordable housing;

Whereas, The Ann Arbor City Planning Commission, on March 16, 2010, recommended approval of the petition;

Whereas, The development would comply with the PUD 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 14, 2010;

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 Heritage Row PUD Site Plan dated February 24, 2010, upon the condition that 1) the Development Agreement be signed by all parties, 2) all terms of the Development Agreement are satisfied and 3) the individual development parcels are combined into one parcel.