



Legislation Details (With Text)

File #: 14-0862 **Version:** 1 **Name:** 6/16/14 116-120 West Huron Site Plan
Type: Resolution/Public Hearing **Status:** Passed
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Title: Resolution to Approve 116-120 West Huron Street Site Plan and Development Agreement, 116-120 W. Huron St. (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 5/20/14 Planning Staff Report, 2. 06/11/14 Draft Development Agreement

Date	Ver.	Action By	Action	Result
6/16/2014	1	City Council	Held and Closed	
6/16/2014	1	City Council	Approved	Pass

Resolution to Approve 116-120 West Huron Street Site Plan and Development Agreement, 116-120 W. Huron St. (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a six-story retail/hotel building on this 0.48 acre site.

Petition Summary:

- The Site Plan proposes demolition of a one-story building and partial demolition of another one story building in order to construct a 6-story, 88,570 sf building containing a restaurant and retail on the ground floor and an extended stay hotel on the upper five floors.
- The historic Greyhound bus depot façade will be incorporated into the building design, remaining in place during construction. The petitioners propose to use the historic preservation premium to provide for the proposed 4,352 sf floor area bonus.
- The proposal was presented to the Design Review Board on January 15, 2014 and a Citizen Participation Meeting was held on February 5, 2014.
- A development agreement has been prepared to address the use of a car-sharing service to satisfy off-street parking requirements; required sanitary sewer offset mitigation; off-site sanitary sewer capacity improvements; street lighting; alley improvements; and documentation of required energy prerequisites.

The City Planning Commission, at its meeting of May 20, 2014, recommended approval of this request.

Attachments: 5/20/14 Planning Staff Report
5/20/14 Planning Commission Minutes
5/22/14 Draft Development Agreement

Prepared By: Alexis DiLeo, City Planner

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

Whereas, The First Martin Corporation has requested site plan approval in order to develop the 116-120 West Huron Street Site Plan;

Whereas, A development agreement has been prepared to address the use of a car-sharing service to satisfy off-street parking requirements; required sanitary sewer offset mitigation; off-site sanitary sewer capacity improvements; street lighting; alley improvements; and documentation of required energy prerequisites;

Whereas, The Ann Arbor City Planning Commission, on May 20, 2014, recommended approval of the petition;

Whereas, The development would comply with the D1 Downtown Core base district and the Main Street character overlay 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;

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; and

Whereas, There is sufficient space in the N. Ashley Street and W. Huron Street public rights-of-way and the Ann Ashley Parking Structure for required bicycle parking, and the location will be convenient to users;

RESOLVED, That City Council approve the Development Agreement, substantially in the form of that attached, dated June 11, 2014;

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 116-120 West Huron Street Site Plan dated May 7, 2014, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.