



Legislation Details (With Text)

File #: 14-1100 **Version:** 1 **Name:** 8/7/14 The Mark Condominiums Site Plan
Type: Resolution/Public Hearing **Status:** Passed
File created: 8/7/2014 **In control:** City Council
On agenda: 8/7/2014 **Final action:** 8/7/2014
Enactment date: 8/7/2014 **Enactment #:** R-14-282
Title: Resolution to Approve The Mark Condominium Site Plan and Development Agreement, 318 W. Liberty Street (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 7/1/14 Planning Staff Report, 2. 7/22/14 MarkCondoDevAgree.pdf, 3. 7-1-2014 CPC The Mark Condominiums SP Minutes.pdf

Date	Ver.	Action By	Action	Result
8/7/2014	1	City Council	Held and Closed	
8/7/2014	1	City Council	Approved	Pass

Resolution to Approve The Mark Condominium Site Plan and Development Agreement, 318 W. Liberty Street (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

Approval of this resolution will allow the construction of a new multiple-family building on this D2-zoned site, located in the Old West Site Historic District.

Petition Summary:

- The Site Plan proposes demolition of an existing carwash and construction of a 11,910 sf, seven-unit residential condominium building. Fourteen tandem parking spaces will be provided in garages on the lower level.
- A development agreement has been prepared to provide for replacing a segment of water main in West Liberty Street and to require private stormwater maintenance provisions to be included in the condominium master deed.
- The Historic District Commission issued a Certificate of Appropriateness for this project on March 13, 2014.

The City Planning Commission, at its meeting of July 1, 2014, recommended approval of this request.

Attachments: July 1, 2014 Planning Staff Report
July 1, 2014 Planning Commission Minutes
July 1, 2014 Draft Development Agreement

Prepared By: Jill Thacher, City Planner

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

Area Administrator

Whereas, Ann Arbor Builders has requested site plan approval in order to develop The Mark Condominiums;

Whereas, A development agreement has been prepared to address infrastructure and master deed requirements;

Whereas, The Historic District Commission issued a Certificate of Appropriateness for this project on March 13, 2014;

Whereas, The Ann Arbor City Planning Commission, on July 1, 2014, recommended approval of the petition;

Whereas, The development would comply with the D2/First Street 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 July 22, 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; and

RESOLVED, That City Council approve The Mark Condominiums Site Plan dated April 28, 2014, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.