



Legislation Details (With Text)

File #: 16-0629 **Version:** 1 **Name:** 7/18/16 - Balfour Senior Living
Type: Resolution/Public Hearing **Status:** Passed
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Enactment date: 7/18/2016 **Enactment #:** R-16-298
Title: Resolution to Approve Balfour Senior Living Center Site Plan, 2830 S. Main Street (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Balfour Senior Center Staff Report with Attachments

Date	Ver.	Action By	Action	Result
7/18/2016	1	City Council	Held and Closed	
7/18/2016	1	City Council	Approved	Pass

Resolution to Approve Balfour Senior Living Center Site Plan, 2830 S. Main Street (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a 4-story senior living facility totaling approximately 188,000 -sq ft (154 total rooms) on a 6.45 acre site.

Petition Summary:

- The Site Plan, which was recommended for approval by City Planning Commission, proposes to construct a 4-story, 182,996 square foot senior housing building with underground parking offering 154 total units consisting of 97 independent, 38 assisted, and 16 memory care units. Since this approval the Planning Commission recommendation, the petitioner proposes adding 4,300-sq feet distributed over 3 floors. This is less than a 3% increase in building area. No natural features or additional parking is required from this proposed addition.
- Two (2) wetlands are located in the southwest portion of the site. A low quality wetland located along the western property line will be impacted by construction of the proposed driveway. To mitigate for this wetland impact the petitioner proposes to create 1,000 sq ft of wetland adjacent to an adjacent wetland and improve the habitat of this wetland with invasive species removal and planting native species.
- A Landscape Modification is requested to utilize existing trees and vegetation along the west side of the site to meet the conflicting land use buffer (CLUB) to screen the proposed parking lot from the adjacent parcel. Sufficient existing landscape screening exists along the property line to meet CLUB requirements.

The City Planning Commission, at its meeting of April 5, 2016, recommended approval of this request.

Attachments: 5/5/16 Planning Staff Report
5/5/16 Planning Commission Minutes

Prepared By: Chris Cheng, City Planner

Reviewed By: Ben Carlisle, Interim Planning Manager
Derek Delacourt, Community Services Area Administrator

Whereas, The Balfour Senior Living Center has requested site plan approval in order to develop a 4 story, 182,996 square foot senior housing building with underground parking offering 154 total units;

Whereas, The Balfour Senior Living Center has requested a landscape modification to use existing trees and vegetation along the west side of the site to meet conflicting land use buffer requirements;

Whereas, The Ann Arbor City Planning Commission, on April 5, 2016, recommended approval of the petition;

Whereas, The development would comply with the O, Office 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 landscape modification request; and

RESOLVED, That City Council approve the Balfour Senior Living Center Site Plan dated May 18, 2016.