



Legislation Details (With Text)

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File created:	3/6/2017	In control:	City Council		
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Title:	Resolution to Approve the South Maple Apartments by Avalon (Hickory Way Apartments) Planned Project Site Plan, 1110 and 1132 South Maple Road (CPC Recommendation: Approval - 7 Yeas and 0 Nays)				

Sponsors:

Indexes:

Code sections:

Attachments: 1. November 1, 2016 Planning Staff Report, 2. 10-18-2016 CPC Minutes, 3. 11-1-2016 CPC Minutes

Date	Ver.	Action By	Action	Result
3/6/2017	1	City Council	Held and Closed	
3/6/2017	1	City Council	Approved	Pass

Resolution to Approve the South Maple Apartments by Avalon (Hickory Way Apartments) Planned Project Site Plan, 1110 and 1132 South Maple Road (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of two 3-story residential buildings containing a total of 70 apartments. The development is proposed by, and will be owned and managed by, Avalon Housing, Inc. and will be affordable to lower income households. All units will be restricted for households at or below 60% of Area Median Income (AMI), with up to half of the units potentially available for lower income households (30% AMI). With this range, all units would be consistent with the City's adopted affordable housing targets. Planned project modifications are requested to reduce the south side setback and increase the front setback. A landscape modification is requested to reduce the width of the conflicting land use buffer for a short stretch.

The site was recently annexed from Scio Township. A separate petition to zone the site R4B (Multiple-Family Dwelling District) is also before City Council.

Petition Summary:

- The site plan proposes two 3-story residential buildings containing a total of 70 apartments and a 105-space parking lot (of which 40% will be deferred). The apartments will be owned and managed by Avalon Housing, Inc. and will be affordable to lower income households.
- The petitioner is requesting planned project modifications to decrease the south side setback and increase the front setback.
 - Additional side setback is required because each building exceeds 50 feet in length. With

the additional requirement, the south side setback for Building 1 is 35 feet, 4 inches and 32 feet, 5 inches for Building 2. The requested modification will reduce the south side setback to 12 feet, the base requirement without any additional distance due to building length.

- The maximum permitted front setback is 40 feet. Building 1 has a proposed front setback of 55 feet. The buildings are optimally proposed to minimize noise impacts from both I-94 and South Maple Road as required by outside funding sources for affordable housing projects. The requested modification will increase the maximum front setback by 15 feet to 55 feet.
- A landscape modification is requested to reduce the width for some portions of the conflicting land use buffer along the north side of the site due to the proposed parking lot. All required plantings and the required fence will be provided. At the west end of the parking lot, the buffer width is 13.5 feet. A minimum of 15 feet is required.
- The site is covered by trees, brush and vegetation. It does not meet the definition of a woodland but does contain 23 landmark trees. Six of the landmark trees are proposed to be removed and 27 replacement trees (providing 66 caliper inches) will be provided.
- A combination of underground storage pipes, rain gardens and a bioretention area will manage all storm water on the subject site. No storm water from this site will flow to the public storm sewer system.
- The petitioner addressed issues raised by Planning Commission by reducing the size of the covered front porch and adding a front setback modification to their planned project request, as suggested.

The City Planning Commission, at its meeting of November 1, 2016, recommended approval of this request.

Attachments: November 1, 2016 Planning Staff Report
October 18, 2016 and November 1, 2016 Planning Commission Minutes
Prepared By: Alexis DiLeo, City Planner
Reviewed By: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator
Approved By: Howard S. Lazarus, City Administrator
Whereas, Avalon Housing, Inc. has requested planned project site plan approval in order to develop the South Maple Apartments by Avalon;

Whereas, The Ann Arbor City Planning Commission, on November 1, 2016, recommended approval of the planned project modifications to reduce the south side setback from 35 feet, 4 inches for Building 1 and 32 feet 5 inches for Building 2 to 12 feet, and to increase the maximum front setback from 40 feet to 55 feet;

Whereas, The Ann Arbor City Planning Commission, on November 1, 2016, recommended approval of the landscape modification to reduce the width of a portion of the conflicting land use buffer from 15 feet to 13.5 feet;

Whereas, The Ann Arbor City Planning Commission, on November 1, 2016, recommended approval of the petition;

Whereas, With the planned project modifications, the development would comply with the R4B 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 South Maple Apartments by Avalon Planned Project modifications to decrease the south side setback to 12 feet and increase the maximum front setback to 55 feet, and landscape modification to reduce a portion of the conflicting land use buffer width to 13.5 feet in exchange for the creation of affordable housing for lower income households; providing open space in excess of 60%, exceeding the minimum requirement of the R4B district; and preservation of natural features that exceeds ordinance requirements;

RESOLVED, That City Council approve the South Maple Apartments by Avalon Planned Project Site Plan.