



Legislation Details (With Text)

File #: 17-1750 **Version:** 1 **Name:** 12/18/17 - The Glen Mixed Use Development PUD Site - The Glen Mixed Use Dev't PUD Site Plan
Type: Resolution/Public Hearing **Status:** Passed
File created: 12/18/2017 **In control:** City Council
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Title: Resolution to Approve The Glen Mixed Use Development PUD Site Plan and Development Agreement, 201, 213, 215, 217 Glen Avenue and 1025 East Ann Street (CPC Recommendation: Approval - 6 Yeas and 1 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Glen Agreement AS AMENDED AND APPROVED.pdf, 2. The Glen Staff Report w Attachments 091517.pdf, 3. The Glen Devt Agreement DRAFT 102317.docx, 4. Final Glen Agreement.pdf

Date	Ver.	Action By	Action	Result
12/18/2017	1	City Council	Held and Closed	
12/18/2017	1	City Council		
12/18/2017	1	City Council	Amended	Pass
12/18/2017	1	City Council	Approved as Amended	Pass

Resolution to Approve The Glen Mixed Use Development PUD Site Plan and Development Agreement, 201, 213, 215, 217 Glen Avenue and 1025 East Ann Street (CPC Recommendation: Approval - 6 Yeas and 1 Nays)

Approval of this resolution will allow for the construction of a 9-story mixed-use hotel/residential/retail building..

Petition Summary:

- The petitioner proposes a 162-room hotel, 24 apartments, a restaurant, and 5,181 square feet of retail. These uses are listed in the draft supplemental regulations.
- A development agreement has been prepared to address site improvements, a park contribution of \$14,880, the cost of traffic mitigation measures on Glen Avenue of up to \$43,540, sanitary flow mitigation, the attainment of the equivalent of LEED Silver, documentation of the removal of environmental contamination, and a voluntary contribution of \$500,000 to the City affordable housing fund for the benefit of the residents of Ann Arbor.

The Planning Commission raised the following issues, which were addressed by the petitioner and staff as described:

- CPC asked why the parking entrance is located on Glen instead of East Ann Street. Traffic staff responded that no left turns could be permitted from Glen Street into The Glen due to

stacking problems at the Catherine Street & Glen intersection. Right turns out of the development onto Glen will also be difficult given current conditions and backups. As the drive was proposed off Glen in earlier versions of the site plan it did not meet code. Staff felt that having access off Glen is more adverse than routing traffic through the neighborhood to reach an East Ann entrance.

- The width available for the sidewalk and vehicular pullout/dropoff on Glen Street is 20'. Eight feet is proposed for the sidewalk and twelve feet for vehicles. The sidewalk is the designated bike route for this block. The Planning Commission expressed reservations about the possibly inadequate proposed sidewalk width in front of the hotel entrance. The 2013 Nonmotorized Transportation Plan includes in-road bicycle lanes on Glen on their list of long term improvements.
- Valet parking is intended to be available at the vehicular pullout on Glen Street. It is undesirable for persons to pick up cars from valets at the pullout because the valet would be forced to drive the vehicle through the Old Fourth Ward neighborhood to get to Glen Street. A performance standard has been added to the supplemental regulations restricting the pullout to valet drop-offs only.
- The supplemental regulations, at the request of the Planning Commission, now include a provision that the project may not apply for a brownfield plan. This formalizes petitioner statements that brownfield tax increment financing will not be requested.

The City Planning Commission, at its meeting of September 19, 2017, recommended approval of this request.

Attachments: September 19, 2017 Planning Staff Report
September 19, 2017 Planning Commission Minutes
October 23, 2017 Development Agreement

Prepared By: Jill Thacher, City Planner

Reviewed By: Brett Lenart, Planning Manager
Derek Delecourt, Community Services Area Administrator

Approved By: Howard S. Lazarus, City Administrator

Whereas, The Catherine Ann Development Company, LLC has requested site plan approval in order to develop a nine-story mixed use hotel, residential, and retail building;

Whereas, A development agreement has been prepared to address site improvements, a park contribution of \$14,880, the cost of traffic mitigation measures on Glen Avenue of up to \$43,540, sanitary flow mitigation, the attainment of the equivalent of LEED Silver, documentation of the removal of environmental contamination, and a voluntary contribution of \$500,000 to the City affordable housing fund for the benefit of the residents of Ann Arbor;

Whereas, The Ann Arbor City Planning Commission, on September 19, 2017, recommended approval of the petition;

Whereas, The development would comply with the PUD (Planned Unit Development) 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 October 23, 2017 (**as amended by City Council on December 18 2017*);

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 Glen Mixed Use Development PUD Site Plan dated October 9, 2017, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.