Legislation Details (With Text)

File #:	18-1693 **Version:** 2	**Name:**	11/8/18 - Midtown Ann Arbor Condominium Site Plan for City Council
Type:	Resolution/Public Hearing	**Status:**	Passed
File created:	11/8/2018	**In control:**	City Council
On agenda:	11/8/2018	**Final action:**	11/8/2018
Enactment date:	11/8/2018	**Enactment #:**	R-18-450

Title: Resolution to Approve Midtown Ann Arbor Condominium Site Plan and Development Agreement, 1420 South Maple Road (CPC Recommendation: Approval - 6 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Midtown Condominium SR 080218 and maps for CC.pdf, 2. Midtown Development Agreement DRAFT 080118.docx, 3. Midtown Development Agreement 110818.pdf, 4. Midtown Development Agreement 110818.docx, 5. Notice to City Council - Surrey Park Apartments (003).pdf

Date	Ver.	Action By	Action	Result
11/8/2018	2	City Council	Held and Closed	
11/8/2018	2	City Council		
11/8/2018	2	City Council	Postponed	Fail
11/8/2018	2	City Council	Approved	Pass

Resolution to Approve Midtown Ann Arbor Condominium Site Plan and Development Agreement, 1420 South Maple Road (CPC Recommendation: Approval - 6 Yeas and 0 Nays)
Approval of this resolution will allow for the construction of 256 dwelling units with 600 bedrooms in 17 buildings.

Petition Summary:

- The Site Plan proposes a density of 12.51 dwelling units per acre on this 20.46 acre site. Two existing single-family houses will be demolished. 28 woodland trees would be removed and mitigated; none of the 109 landmark trees will be removed. No public or private streets are proposed. There are 360 indoor parking spaces and 134 exterior spaces. A public water booster station will be located on site. Four storm water detention systems will be sized for 100-year storms.
- A development agreement has been prepared to address the construction of a water pump station, sanitary sewer mitigation, easements related to the shared storm water detention system, sanitary and water easements, crosswalk improvements, costs of equipment for traffic signalization changes, parks contribution, street tree escrow, and other site improvements.
- No issues were raised by Planning Commission.

The City Planning Commission, at its meeting of August 8, 2018, recommended approval of this request.

Attachments: August 8, 2018 Planning Staff Report
August 1, 2018 Draft Development Agreement
Prepared By: Jill Thacher, City Planner
Reviewed By: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator
Approved By: Howard S. Lazarus, City Administrator

Whereas, Midtown Ann Arbor, LLC has requested site plan approval in order to develop 256 dwelling units in 17 buildings;

Whereas, A development agreement has been prepared to address the construction of a water pump station, sanitary sewer mitigation, easements related to the shared storm water detention system, sanitary and water easements, crosswalk improvements, costs of equipment for traffic signalization changes, parks contribution, street tree escrow, and other site improvements;

Whereas, The Ann Arbor City Planning Commission, on August 8, 2018, recommended approval of the petition;

Whereas, 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 55; 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 Midtownn Ann Arbor Condominium Development Agreement, substantially in the form of that attached, dated August 1, 2018;

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 Midtown Ann Arbor Condominium Site Plan dated September 24, 2018, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.