



Legislation Details (With Text)

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**Type:** Resolution/Public Hearing      **Status:** Passed  
**File created:** 7/1/2019      **In control:** City Council  
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**Title:** Resolution to Approve the 841 Broadway Area Plan, 841 Broadway (CPC Recommendation: Approval - 7 Yeas and 2 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. April 2, 2019 Planning Staff Report, 2. April 2, 2019 CPC Minutes.pdf

Date	Ver.	Action By	Action	Result
7/1/2019	1	City Council	Held and Closed	
7/1/2019	1	City Council		
7/1/2019	2	City Council	Amended	
7/1/2019	2	City Council	Approved as Amended	Pass

Resolution to Approve the 841 Broadway Area Plan, 841 Broadway (CPC Recommendation: Approval - 7 Yeas and 2 Nays)

This resolution will approve the area plan for a minimum of 90 residential units, parking garage, restaurant and a hotel, public open space with recreational amenities such as canoe launch, outdoor pavilion, open space and river access. A petitioner must submit an area plan with a rezoning request to show conceptual development of the area to be rezoned. Site plan approval is required before any of the development shown on the area plan may be constructed.

Petition Summary:

- The Area Plan depicts 104 dwelling units in four six-story buildings with a two-story parking deck attached and a minimum of six contiguous acres of public open space. Approximately 10,900 square feet of retail is proposed on the site. The retail space will be divided between two detached buildings containing a total of 7,700 square feet and one smaller retail unit in each of the four residential buildings. Several surface parking lots are also proposed, this parking will be provided for the retail, restaurant and recreational amenities.
- The petitioner is proposing outdoor recreation and open space on at least six acres of the site, which is a required use according to the Supplemental Regulations. Recreation opportunities provided will include: ice rink, interactive water feature, non-motorized watercraft launch area and canoe/kayak rental area. A 7,800 square foot pavilion and concession building is proposed in the recreation area.
- All of the uses described above (except the public open space) are permitted only if a

secondary emergency-only access is obtained to the site. The petitioner is currently working on obtaining the secondary access through the adjacent Broadway Park and will follow the required process for obtaining permission which includes the Parks Advisory Commission (PAC) and City Council. This emergency-only access must be obtained before submission of a site plan for the project. The requirement for secondary emergency-only access to permit mixed uses on the site is noted within the supplemental regulations for the project.

- If no secondary emergency-only access is obtained, only a maximum of 200 fire-suppressed residential units and recreational amenities (excluding the pavilion gathering space) uses will be permitted. No pavilion event space, retail, restaurant or hotel uses will be permitted.
- The entire site will have a maximum Floor Area Ratio (FAR) of 125%, for reference, the concept plan illustrates 59.5% FAR.
- The purpose of the area plan is to demonstrate how the property could be developed consistent with the requested zoning classification.

The City Planning Commission, at its meeting of April 2, 2019, recommended approval of the area plan request.

Attachments: April 2, 2019 Planning Staff Report  
April 2, 2019 Planning Commission Minutes  
Prepared By: Matt Kowalski, City Planner  
Reviewed By: Brett Lenart, Planning Manager  
Derek Delacourt, Community Services Area Administrator

Whereas, Roxbury Group has requested area plan approval in order to develop a mixed-use project located at 841 Broadway;

Whereas, The Ann Arbor City Planning Commission, on April 2, 2019 recommended approval of the petition pursuant to Chapter 55, Section 5.29.7;

Whereas, The development would comply 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;

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; and

Whereas, The proposed uses or other uses permitted under the associated PUD (Planned Unit Development) are compatible with the City's adopted plans and policies;

RESOLVED, That City Council approve the 841 Broadway Area Plan dated February 28, 2019, contingent on changes to the Area Plan consistent with the amendments to the Supplemental Regulations approved on July 1, 2019.

**As Amended and Approved by Ann Arbor City Council on July 1, 2019**