Legislation Details (With Text)

File #:	19-2110	**Version:** 1	**Name:**	12/16/19 - Hideaway Lane Planned Project Site Plan
Type:	Resolution/Public Hearing		**Status:**	Passed
File created:	12/16/2019		**In control:**	City Council
On agenda:	12/16/2019		**Final action:**	12/16/2019
Enactment date:	12/16/2019		**Enactment #:**	R-19-576

Title: Resolution to Approve Hideaway Lane Planned Project Site Plan and Development Agreement at 2000 Traver Road (CPC Recommendation: Approval - 6 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Hideaway Lane Staff Report w Attachments-9-4-2019 .pdf, 2. Hideaway Lane Staff Report w Site Plan Oct 1 2019.pdf, 3. 11-6-19 DRAFT Hideaway Lane Development Agreement.pdf, 4. 9-4-2019 CPC Minutes for Hideaway Lane.pdf, 5. 10-1-2019 CPC Minutes for Hideaway Lane.pdf

Date	Ver.	Action By	Action	Result
12/16/2019	1	City Council	Held and Closed	
12/16/2019	1	City Council	Approved	Pass

Resolution to Approve Hideaway Lane Planned Project Site Plan and Development Agreement at 2000 Traver Road (CPC Recommendation: Approval - 6 Yeas and 0 Nays)
Attached is a resolution to approve the Hideaway Lane Planned Project Site Plan and Development Agreement. Approval of this resolution will allow for the construction of 34 new duplex units in 17 buildings and a single family home on a 4.57 acre site.

Petition Summary:

The proposed development, zoned R4A Multiple-Family Residential, reconfigures a previously-conceived single-family development into a series of duplexes.

- The Site Plan proposes the construction of 34 new duplex units in 17 buildings and a single family home. Most units will be provided with a 2-car garage. A new, enclosed solid waste area will be provided on the north side of the site. Two wetlands are proposed to be enhanced. The project will also provide an expanded access easement to the property east of the site.

- A development agreement has been prepared to address a park contribution and easements.

- The petitioner is seeking planned project modifications to the site as follows:

    - A ten feet reduction in rear yard setback from 30 to 20 feet where the site abuts the adjacent railroad ROW.
    - A reduced building separation requirement from 20 to 10 feet.

The petitioner is proposing a slight increase in the provision of open space 65.5% rather than the minimum 65% (5,141 square feet). Staff notes that this increase is very minor, however, the proposed reduction in building separation is reasonable and consistent with the character of the neighborhood. The reduced building separation applied to the smaller duplex structures (rather than larger apartment block buildings) further responds to the surrounding neighborhood character.

The City Planning Commission, at its meeting of October 1, 2019, recommended approval of this request.

Attachments: Proposed Resolution
10/1/19 Planning Staff Report
10/1/19 Planning Commission Minutes
9/25/18 Citizen Participation Report
11/6/19 Draft Development Agreement
Prepared By: Jeff Kahan, City Planner
Reviewed By: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Administrator
Approved By: Howard Lazarus, City Administrator

Whereas, Trowbridge Homes of Hideaway, LLC has requested planned project site plan approval in order to develop the Hideaway Lane Planned Project Site Plan;

Whereas, A development agreement has been prepared to address easements and park contribution;

Whereas, The Ann Arbor City Planning Commission, on October 1, 2019, recommended approval of the planned project petition which allowed the building separation to be reduced from the required 20 feet to 10 feet and for the rear setback to be reduced from 30 feet to 20 feet;

Whereas, The developer attempted to address Planning Commission recommendations regarding traffic calming and bicycle parking by proposing speed bumps along the main access drive to slow traffic and providing a new hoop style bicycle rack;

Whereas, The development would comply with the established R4A zoning pursuant to the requirements of the Unified Development Code subject to planned project approval to allow a building separation of 10 feet (which exceeds the 20 foot minimum building separation requirement) and allow a portion of one duplex to be set back from the rear property line by 20 feet (30 feet minimum required) 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 the Unified Development Code; 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 November 6, 2019;

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;

RESOLVED, That City Council approve Planned Project Modifications to allow a decrease in building separation to 10 feet (20 feet required) and to allow a portion of one of the buildings to encroach into the rear setback (30 feet required; 20 feet provided) based on a commitment to provide open space in excess (65.5%) of what code requires (65%); and

RESOLVED, That City Council approve the Hideaway Lane Planned Project Site Plan dated November 1, 2019, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.