



Legislation Details (With Text)

**File #:** 19-2089      **Version:** 1      **Name:** 12/2/19 - 212 S. State St Site Plan  
**Type:** Resolution/Public Hearing      **Status:** Passed  
**File created:** 12/2/2019      **In control:** City Council  
**On agenda:** 12/2/2019      **Final action:** 12/2/2019  
**Enactment date:** 12/2/2019      **Enactment #:** R-19-545  
**Title:** Resolution to Approve 212 S. State Street Site Plan and Development Agreement, (CPC Recommendation: Approval - 6 Yeas and 0 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 212 State Development Agreement 11-26.pdf, 2. 212 State Development Agreement 11-26.docx, 3. 212 S STATE\_ROOF PLAN.pdf, 4. 212 S STATE\_SOLAR ARRAY VISIBILITY DIAGRAM.pdf

Date	Ver.	Action By	Action	Result
12/2/2019	1	City Council	Approved	Pass
12/2/2019	1	City Council	Held and Closed	

Resolution to Approve 212 S. State Street Site Plan and Development Agreement, (CPC Recommendation: Approval - 6 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a 6-story, 14,516-square foot residential building for a gross floor area total of 28,172-square feet, which includes the existing Sava’s restaurant and office space on site. No vehicular parking is required nor proposed as part of this development.

Petition Summary:

- The Site Plan proposes a 6-story, mid-rise building containing 19 residential units ranging in size from studios to 2 bedrooms. Residential use floor area premiums are not permitted as this site is located in the State Street Historic District.
- A Development Agreement has been prepared to address private drive easements for solid waste pick-up, ingress/egress easements for access to E. Liberty and E. Washington Streets, and for bicycle parking off-site in the 616 E. Liberty site.
- The petitioner addressed issues raised by Planning Commission by adding solar panels to the roof of the proposed development. The HDC granted a Certificate of Appropriateness for the location of the panels.

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

**Attachments:** 10/1/19 Planning Staff Report  
10/1/19 Planning Commission Minutes

10/1/19 Draft Development Agreement

Prepared By: Chris Cheng, City Planner

Reviewed By: Brett D. Lenart, Planning Manager and Derek Delacourt, Community Services Area Administrator

Approved By: Howard S. Lazarus, City Administrator

Whereas, The Cerca Trova, LLC has requested site plan approval in order to develop a 6-story, mid-rise building containing 19 residential units;

Whereas, A development agreement has been prepared to address easements for pedestrian and solid waste pick-up and off site bicycle parking spaces;

Whereas, The Ann Arbor City Planning Commission, on 10/1/19, recommended approval of the petition;

Whereas, The development would comply with the D1, Downtown Core, 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 11/26/19;

RESOLVED, That the Mayor and City Clerk be 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 212 S. State Street Site Plan dated 8/9/19, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.