Legislation Details (With Text)

File #:	21-0058 **Version:** 1	**Name:**	2/1/21 - Lockwood Of Ann Arbor PUD
Type:	Resolution/Public Hearing	**Status:**	Passed
File created:	2/1/2021	**In control:**	City Council
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Title: Resolution to Approve Lockwood of Ann Arbor PUD Site Plan and Development Agreement, 2195 East Ellsworth (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Lockwood Staff Report w Attach 9-15-20 mtg.pdf, 2. 9-15-2020 CPC Approved Minutes w Links.pdf, 3. Lockwood Ellsworth DA.pdf, 4. Ltr Kowalksi.Council.1.27.2001.pdf, 5. WLN clipping Lockwood Site Plan - Public Hearing Notice.pdf

Date	Ver.	Action By	Action	Result
2/1/2021	1	City Council	Held and Closed	
2/1/2021	1	City Council	Approved	Pass

Resolution to Approve Lockwood of Ann Arbor PUD Site Plan and Development Agreement, 2195 East Ellsworth (CPC Recommendation: Approval - 7 Yeas and 0 Nays)
Approval of this resolution will allow for the construction of a three-story independent senior living residential building with associated resident service amenities.

Petition Summary:

- The site plan proposes 154 independent senior apartments, 89 one-bedroom units and 65 two -bedroom units in a single building. The building will also contain a commercial kitchen and dining area, small barber shop, activity room, movie room, fitness room and small clinic. These uses are listed in the draft supplemental regulations. All facilities are for use only by the Lockwood residents and their guests. Parking is provided in a 154-space parking lot.
- A development agreement has been prepared to address site improvements and public benefits including: construction and maintenance of a public playground, public path provided to Dolph Park, a minimum of 40% (38 units) of the units designated for households with income no higher than 50% of the Area Median Income, and construction of 495 lineal feet of public sidewalk along Jackson Road.
- New affordable and market-rate senior housing for the City. A diverse housing type(s), housing for independent seniors, a minimum of 65 units or 42% (15% Required) of total units designated for affordable housing for 99 years.
- Economical land use by reducing parking areas based on parking counts of similar facilities and demonstrated need of residents. This results in significantly less impervious surface, increased stormwater infiltration, and increased open space for residents and neighbors. Impervious fixed, no additional structures or paved expansions without additional site plan approvals.

    - Minimum of 60% open space on the site.
- Natural Features Management Plan for the northern open space that includes active removal and control of invasive species and planting of native species that encourage a healthy natural area.
- Installation of 4 Electric-Vehicle charging stations and installation of conduit to support and additional six charging stations.
- Improvements to pedestrian safety by installing sidewalk link to the east.
- Dark Sky lighting required for exterior lighting fixtures.

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

- Treatment of natural open space, removal of invasive, support of landmark trees. Petitioner has submitted a natural features management plan which has been reviewed and approved by Staff.
- Clarification of electric vehicle parking, petitioner has added 4 EV charging stations to the plan, in addition conduit will be installed in order to prep for the installation of an additional six spaces when needed.
- Exploration of additional sustainability features. The petitioner responded by making all stoves electric in all resident units. In addition, while MSHDA guidelines prefer gas heating for the units, Lockwood Companies is investigating possible electric heat alternatives for this project that will not adversely affect the affordability for its residents. Lockwood is taking required steps with MSHDA to have this incorporated as part of the development if at all possible. The main floor commercial kitchen and some common area components will need to be exempted from the all-electric request.
- Added restrictions regarding site lighting, requiring all exterior fixtures to be Dark Sky compliant and additional limitations on exterior lighting, including prohibiting light trespass within the project areas.
- Trail/open space linkages to the north and adjacent school property. Lockwood is committed to working with the AAPS and providing a path/trail connection in this area. Exact locations will be determined, AAPS has not determined a plan for the adjacent area at this time.

The City Planning Commission, at its meeting of September 15, 2020, recommended approval of this request.

Attachments: September 15, 2020 Planning Staff Report
September 15, 2020 Planning Commission Minutes
November 18, 2020 Development Agreement
Prepared By: Matt Kowalski, City Planner
Reviewed By: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator
Approved By: Tom Crawford, City Administrator

Whereas, The Lockwood Development Company, LLC has requested site plan approval in order to develop a three-story independent senior living residential building with associated resident service amenities;

Whereas, A development agreement has been prepared to address site improvements, a park contribution of $35,000, off-site sidewalk construction, Dark sky requirements and affordable housing

contribution;

Whereas, The Ann Arbor City Planning Commission, on September 15, 2020, 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 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 Development Agreement, substantially in the form of that attached, dated November 18, 2020;

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 Lockwood Ann Arbor Development PUD Site Plan dated January 5, 2021, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.