Legislation Details (With Text)

File #:	21-0342	**Version:**	1	**Name:**	4/19/21 - Near North Site Plan with Planned Project Modifications and Development Agreement
Type:	Resolution/Public Hearing			**Status:**	Passed
File created:	4/19/2021			**In control:**	City Council
On agenda:	4/19/2021			**Final action:**	4/19/2021
Enactment date:	4/19/2021			**Enactment #:**	R-21-139

Title: Resolution to Approve Near North Site Plan with Planned Project Modifications and Development Agreement, 700 North Main Street (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. January 5, 2021 Planning Staff Report, 2. January 5, 2021 Planning Commission Meeting Minutes, 3. Near North DA 11-12-20.pdf, 4. WLN clipping Near North Resolution - Public Hearing Notice.pdf

Date	Ver.	Action By	Action	Result
4/19/2021	1	City Council	Held and Closed	
4/19/2021	1	City Council	Approved	Pass

Resolution to Approve Near North Site Plan with Planned Project Modifications and Development Agreement, 700 North Main Street (CPC Recommendation: Approval - 9 Yeas and 0 Nays)
Approval of this resolution will allow for the construction of 22 townhouses.

Petition Summary:

- This development project includes two petitions: a petition to rezone the site from PUD (Near North Planned Unit Development) to R4C (Multiple-Family Dwelling) and a site plan with planned project modifications.
- The petition to rezone has been submitted to Council separately.
- The site plan proposes to construct 22 townhouses.
- The petitioner is requesting a planned project modification to increase the maximum height to 33 feet 6 inches (from 30 feet), decrease the south side setback to 15 feet (from 19 feet 3 inches), and decrease the rear setback to 22 feet (from 47 feet 3 inches). These modifications will enable increased open space, increased setback, and pedestrian orientation.
- A development agreement has been prepared to address typical construction items as well as architectural elevations and roof mounted solar panels.
- The issues and comments expressed by Planning Commission following its first public hearing on November 17, 2020, such as additional renderings, solid waste/recycling operations, zoning history, analysis, and resident engagement, in the January 5, 2021 Planning Staff Report.

The City Planning Commission, at its meeting of January 5, 2021, recommended approval of this request.

Attachments: January 5, 2021 Planning Staff Report
January 5, 2021 Planning Commission Minutes
November 20, 2020 Draft Development Agreement
Prepared By: Alexis DiLeo, City Planner
Reviewed By: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator
Approved By: Tom Crawford, City Administrator

Whereas, The Trowbridge Companies has requested site plan approval in order to develop townhouses;

Whereas, The Ann Arbor City Planning Commission, on January 5, 2021, recommended approval of the planned project modifications to increase the maximum height from 30 feet to 33 feet 6 inches, reduce the south side setback for the proposed building from 19 feet 3 inches to 15 feet, and reduce the rear setback for the proposed building from 47 feet 3 inches to an average of 27 feet 5 inches, for maintaining at least 43% open space, maintaining 132 feet north side setback, and having front doors facing North Main Street, and garages underneath and accessible only from the interior of the site;

Whereas, A development agreement has been prepared to address a park contribution, alternative natural feature mitigation, elevation drawings, and FEMA approval timing;

Whereas, The Ann Arbor City Planning Commission, on January 5, 2021, recommended approval of the site plan;

Whereas, With the planned project modifications, the development would comply with the R4C 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 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 20, 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;

RESOLVED, That the City Council approve the Planned Project Modifications to increase the maximum height from 30 feet to 33 feet 6 inches, reduce the south side setback for the proposed building from 19 feet 3 inches to 15 feet, and reduce the rear setback for the proposed building from 47 feet 3 inches to an average of 27 feet 5 inches; and

RESOLVED, That City Council approve the Near North Site Plan with Planned Project Modifications dated January 11, 2021, upon the condition that 1) a least 43% open space is maintained, 2) at least 132 feet north side setback is maintained, 3) front doors face North Main Street, garages are

underneath and only accessible from the interior, 4) the Development Agreement is signed by all parties, and 5) all terms of the Development Agreement are satisfied.