



Legislation Details (With Text)

File #:	23-0125	Version:	1	Name:	4/3/23 North Maple Apartments Site Plan
Type:	Resolution/Public Hearing		Status:	Passed	
File created:	4/3/2023		In control:	City Council	
On agenda:	4/3/2023		Final action:	4/3/2023	
Enactment date:	4/3/2023		Enactment #:	R-23-113	
Title:	Resolution to Approve the North Maple Apartments Site Plan and Development Agreement, 1815, 1855, and 1875 North Maple Road and 1921 Calvin Street (CPC Recommendation: Approval - 9 Years and 0 Days)				
Sponsors:	Christopher Taylor				
Indexes:					
Code sections:					
Attachments:	1. N Maple Apts staff report.pdf, 2. 2023 3-22 North Maple Development AgreementREV.pdf, 3. 9-20-22 CPC Minutes.pdf, 4. WLN clipping ORD-23-08 North Maple Apts Zoning and Site Plan - Public Hearing Notice.pdf				

Date	Ver.	Action By	Action	Result
4/3/2023	1	City Council	Held and Closed	
4/3/2023	1	City Council	Approved	Pass

Resolution to Approve the North Maple Apartments Site Plan and Development Agreement, 1815, 1855, and 1875 North Maple Road and 1921 Calvin Street (CPC Recommendation: Approval - 9 Years and 0 Days)

Approval of this resolution will allow for the construction a 79 dwelling unit, four-story apartment building with a one-story clubhouse.

Petition Summary:

- This development project includes three petitions: Annexation (approved by the State of Michigan), a petition to rezone the site from Township and R1B to PUD, and a petition for site plan approval which includes a Brownfield plan and development agreement.
- The petition for annexation was approved by City Council. The City received notice that the annexations were approved by the State of Michigan on January 18, 2023.
- The petition to rezone to PUD has been submitted to Council separately.
- All existing structures on the site will be removed.
- The proposal includes the rezoning petition, as a separate submittal, and a site plan with a Brownfield Plan and development agreement. The petition proposes to demolish all existing structures and construct a total of 79 dwelling units in a four-story apartment building with a single-story clubhouse. The units provided will be a mixture of studio, one and two bedrooms apartments. Sixty-five off-street parking spaces are proposed, all of which will have EV infrastructure. The petitioner is proposing that 15% of the dwelling units be permanently affordable (60% or less Area Median Income). Twelve of the units have been identified as permanently affordable. Solar panels are proposed on the roof which includes a 90kW STC (Standard Test Conditions) system which is anticipated to generate approximately 112,000

kilowatt hours annually or at least 15% of annual electrical use. On-site energy storage batteries in the basement will be charged by the roof top solar panels. The project is proposed to use all electrification including HVAC systems and appliances. Building sealing and insulation exceed Building Code requirements. Triple pane windows are also proposed. An AAATA bus shelter will be provided as well as a mid-block crossing of North Maple Road.

- A total of 79 bicycle parking spaces are proposed which includes 35 Class A spaces and 44 Class C spaces.
- A development agreement has been prepared to address utility improvements, affordable housing contribution, solar energy production and transportation improvements.
- The petitioner addressed a number of sustainability goals by providing a estimated 15% solar capture, providing all electrical appliances and HVAC systems, providing an AAATA bus shelter, and providing a pedestrian crossing of North Maple Road.

The City Planning Commission, at its meeting of September 20, 2022, recommended approval of this request.

Attachments: September 20, 2022 Planning Commission Minutes
Draft Development Agreement

Prepared By: Jeff Kahan, City Planner

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

Approved By: Milton Dohoney Jr., City Administrator

Whereas, The A2 North Maple Properties, LLC has requested site plan approval in order to develop a multiple-family residential development project;

Whereas, The Ann Arbor City Planning Commission, on September 20, 2022, recommended approval of the North Maple Apartments Site Plan petition;

Whereas, A development agreement has been prepared to address utility improvements, affordable housing contribution, solar energy production, and transportation measures;

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 March 22, 2023;

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 North Maple Site Plan dated August 24, 2022, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.

Sponsored by: Mayor Taylor