



Legislation Text

File #: 13-0855, **Version:** 1

Resolution to Approve 414 Main Site Plan and Development Agreement, 414 North Main Street (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

Attached is a resolution to approve the 414 Main Site Plan and Development Agreement. Approval of this resolution will allow for the construction of a 16-unit townhouse building with an underground garage, 12 carport parking spaces and 24 surface parking spaces, consistent the proposed D2 Downtown Interface zoning.

Petition Summary:

The Site Plan proposes a 16-unit townhouse building designed to have two short towers on top of a base of underground garages. A 3-story tower containing 8 dwelling units is proposed on the west side of the base, and a 4-story tower containing 8 more dwelling units is proposed on the east side of the base. The western units front North Main Street directly; the eastern units front a central courtyard between the two towers.

A landscape modification request has been submitted for this petition seeking approval for one long landscape area along the entire north side of the surface parking lot instead of several smaller landscape islands. The size of the proposed landscape area exceeds the minimum necessary to meet code requirements for the proposed parking lot size, but its location is proposed outside of, instead of within, the defined vehicular use area. The Planning Commission recommended approval of the landscape modification petition.

A development agreement has been prepared to address utility construction and a park contribution.

The project was reviewed by the Design Review Board for consistency with the Downtown Design Guidelines. All of the Design Review Board's suggested design changes, which were all relatively minor, were incorporated into the proposed design.

The two outstanding staff comments noted in the staff report have been satisfactorily addressed. The sanitary sewer mitigation calculations have been revised on the plan to include the correct peak factor, and the Solid Waste/Recycling Coordinator has completed his review with no further comments. .

The City Planning Commission, at its meeting of May 21, 2013, recommended approval of this request.

Attachments: 5/21/13 Planning Staff Report, 5/21/13 Planning Commission Minutes, 7/2/13 Draft Development Agreement

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Reviewed By: Wendy L. Rampson, Planning Manager and Sumedh Bahl, Community Services Area Administrator

Whereas, The Huron Development & Associates, LLC has requested site plan approval in order to develop a 16-unit townhouse building with underground, carport and surface parking;

Whereas, A development agreement has been prepared to address utility construction and parkland contribution;

Whereas, The Ann Arbor City Planning Commission, on May 21, 2013, recommended approval of the petition, including a Chapter 62 Landscape Modification petition to allow interior landscape islands outside of the perimeter of the vehicular use areas;

Whereas, The development would comply with the D2 (Downtown Interface base), Kerrytown Character (overlay), Secondary Street (building frontage) 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 July 23, 2013;

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 414 Main Site Plan dated July 1, 2012 upon the condition that 1) the Development Agreement is signed by all parties, 2) all terms of the Development Agreement are satisfied, and 3) the parcels are combined prior to issuance of any permits.