



Legislation Text

File #: 14-1022, **Version:** 1

Resolution to Approve State Street Village Site Plan and Development Agreement, 2221 & 2223 South State Street (CPC Recommendation: Approval - 6 Yeas and 0 Nays)
Approval of this resolution will allow for the construction of two new apartment buildings and a leasing office with apartments above, for an overall total of 78 dwelling units.

Petition Summary:

- The petitioner proposes rezoning the vacant rear 4.5 acre parcel of this site from M1 (Limited Industrial District) to O (Office District) and combining this parcel with the existing 0.8 acre Office-zoned parcel fronting S. State Street that is currently used as a surface parking lot. The proposed Office zoning will allow the petitioner to develop this site for multiple-family housing, which is a permitted use in the O zoning district.
- The petitioner proposes construction of a 3,975 sq ft. leasing office building with 2 apartments above on the western parcel fronting S. State St. and construction of two 4-story apartment buildings containing 38 units each on the rear parcel, for an overall total of 78 dwelling units and 112,262 sq ft. This project is to be constructed in one phase.
- A development agreement has been drafted to address the off-site sanitary mitigation and off-site utility easements.

The City Planning Commission, at its meeting of June 17, 2014, recommended approval of this request.

Attachments: 6/17/14 Planning Staff Report and 6/17/14 Planning Commission Minutes
6/11/14 Draft Development Agreement

Prepared By: Chris Cheng, City Planner

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

Whereas, The McKinley XXI. LLC & McKinley XXII LLC has requested site plan approval in order to construct two new apartment buildings and a leasing office with apartments above;

Whereas, A development agreement has been prepared to address the off-site sanitary mitigation and off-site utility easements;

Whereas, The Ann Arbor City Planning Commission, on June 17, 2014, recommended approval of the petition;

Whereas, The development would comply with the Office 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 August 14, 2014;

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 City Council approve the State Street Village Site Plan upon the condition that the two lots are combined before issuance of building permits.