



Legislation Text

File #: 15-1012, **Version:** 3

Resolution to Approve the Madison on Main Planned Project Site Plan and Development Agreement, 600 South Main Street (CPC Recommendation: Approval - 7 Yeas and 0 Nays)
Approval of this resolution will allow for the construction of a five-story, 26 unit apartment building.

Petition Summary:

- The site plan proposes to construct a five-story, 26 unit apartment building with grade-level retail and one level of structured parking containing 15 spaces on this 0.22 acre site.
- The petitioner is requesting a planned project modification to increase the streetwall height from three stories to four, and increase the lot coverage from 80% to 82.5%. The petitioner indicates there is a public benefit provided by a building setback of five feet along S. Main Street (zero is required), and 16.3% open space (10% is required).
- A development agreement has been prepared to address onsite stormwater management, verification of two LEED points, six required footing drain disconnects, future façade alterations, snow removal from the loading zone, and the contribution to Parks and Recreation Services.
- The petitioner addressed issues raised by Planning Commission by delineating the percentages of the roof that will be planted or reflective and producing a draft construction schedule.

The City Planning Commission, at its meeting of August 5, 2015, recommended approval of this request.

Attachments: August 5, 2015 Planning Staff Report
August 5, 2015 Planning Commission Minutes
September 3, 2015 Draft Development Agreement

Prepared By: Jill Thacher, City Planner

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

Whereas, Urban 600 Development LLC has requested planned project site plan approval in order to develop the Madison on Main;

Whereas, The Ann Arbor City Planning Commission, on August 5, 2015, recommended approval of the planned project modifications to allow a fourth floor streetwall height instead of third floor, and 82.5% building coverage instead of 80%, in exchange for providing a building setback of five feet along S. Main Street (zero is required), and 16.3% open space on the site (10% is required);

Whereas, A development agreement has been prepared to address onsite stormwater management,

verification of two LEED points, six required footing drain disconnects, future façade alterations, snow removal from the loading zone, and the contribution to Parks and Recreation Services;

Whereas, The Ann Arbor City Planning Commission, on August 5, 2015, recommended approval of the petition;

Whereas, With the planned project modifications, the development would comply with the D2 Downtown Interface 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 September 3, 2015;

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, with the addition of specific language which incorporates the elevation drawings, color perspective drawings and materials as part of the Site Plan, and language that requires that the building is constructed consistent with these drawings, with minor non-substantive revisions necessary for final construction drawings to be approved by the Community Services Administrator or designee;

RESOLVED, That City Council approve the Madison on Main Planned Project modifications to increase the streetwall height from three stories to four and to increase the lot coverage from 80% to 82.5% in exchange for providing a building setback of five feet along South Main Street and providing 16.3% open space; and

RESOLVED, That City Council approve the Madison on Main Planned Project Site Plan, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.

As Amended by Ann Arbor City Council on September 8, 2015