



Legislation Text

File #: 18-0778, **Version:** 2

Resolution to Approve 2050 Commerce Drive Site Plan and Development Agreement (CPC Recommendation: Approval - 7 Yeas and 1 Nay)

Approval of this resolution will allow for the construction of a 4-story, 267 home apartment building with 298 interior parking spaces, 67 exterior spaces (31 deferred).

Petition Summary:

- The Site Plan proposes a 4-story, 267 home apartment building totaling 327,399 sq ft on a 3.8 acre site zoned C2B, Business Service District. There will be 298 interior parking spaces, 67 exterior spaces and a drop-off area on Commerce Blvd. This development shall be constructed in one phase.
- A development agreement has been prepared to request a contribution of \$22,500 from the developer, contributing to the installation of a pedestrian activated warning system at the Pennsylvania and S. Maple intersection as recommended in the traffic impact statement. A Park contribution to improve nearby parks, such as South Maple Park, Dolph Nature Area, or Veterans Memorial Park in the amount of \$166,875 is also reflected in the Development Agreement.
- Flow equivalent to 233 GPM, will need to be removed from the sanitary sewer system in order to mitigate new flow from this proposed development. A payment may be made in lieu of performing actual flow removal.
- The petitioner addressed issues raised by Planning Commission by describing the cost of rent for the proposed units, using energy saving design, adding landscaping around the dumpster, and limiting the days of trash pick-up.

The City Planning Commission, at its meeting of April 3, 2018, recommended approval of this request.

Attachments: 4/3/18 Planning Staff Report, 4/3/18 Planning Commission Minutes, 3/23/18 Draft Development Agreement

Prepared By: Chris Cheng, City Planner

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

Approved By: Howard S. Lazarus, City Administrator

Whereas, The 2050 Commerce, LLC has requested site plan approval in order to develop a 4-story, 267 home apartment building totaling 327,399 sq ft on a 3.8 acre site zoned C2B, Business Service District. There will be 365 total spaces (31 deferred) and a drop-off area on Commerce Blvd. One landmark tree is proposed to be removed and the critical root zones of two off-site landmark trees are impacted north of the site. The petitioner proposes mitigating for these trees by planting 13 trees

along the eastern entrance drive. A 15-foot wide conflicting land use buffer is also proposed along the western property line as this site is adjacent to residential uses;

Whereas, a development agreement has been prepared to address traffic impacts and parks improvements;

Whereas, The Ann Arbor City Planning Commission, on April 3, 2018, recommended approval of the petition;

Whereas, The development would comply with the C2B, Business Service District, 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 May 31, 2018;

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 2050 Commerce Drive Site Plan dated 2/26/18, 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 and Approved by City Council on June 4, 2018