



Legislation Text

File #: 18-0903, **Version:** 1

Resolution to Approve the 151 East Hoover Site Plan and Development Agreement on a Site Bounded by Brown Street, East Hoover Street, Greene Street, and East Davis Avenue (CPC Recommendation: Approval - 6 Yeas and 0 Nay)

Attached is a resolution to approve the 151 E. Hoover Site Plan and Development Agreement. Approval of this resolution will allow for the construction of 171 apartments, a 2,460 square foot retail space, and 179 below-grade parking spaces.

On June 18, 2018, the Planning Commission recommended approval of the site plan, C2B conditional zoning, and development agreement.

The petitioner has proposed that the rezoning of 7 parcels (.76 acres) on the west side of the site should be conditioned on the construction of the 151 E. Hoover development project and if the project is not constructed, the zoning will revert back to R4C.

Petition Summary:

- The Site Plan proposes the construction of 171 apartment units in one building with a 2,460 square foot retail space near the corner of E. Hoover and Greene Streets. 171 below-grade parking spaces are proposed. The petitioner is also proposing to contribute \$50,000 for nearby park improvements.
- The petitioner is proposing to install a large solar array on most of the roof surface to which will result in approximately a 15% energy offset. The development agreement requires that this system be installed prior to the request for or issuance of the first certificate of occupancy.
- A conditional rezoning from R4C (Multiple-Family Dwelling) to Conditional C2B (Business Service) Zoning for 7 parcels on the west side of the site. The zoning will revert back to R4C if the 151 E. Hoover development project is not constructed.
- A development agreement has been prepared to address off-site pedestrian safety improvements, solar panel installation, and the park contribution.

The City Planning Commission, at its meeting of June 19, 2018, recommended approval of this site plan request.

Attachments: 6/18/18 Planning Staff Report
6/18/18 Planning Commission Minutes
7/10/18 Draft Development Agreement

Prepared By: Jeff Kahan, City Planner
Reviewed By: Brett Lenart, Planning Manager

Derek Delacourt, Community Services Area Administrator

Approved By: Howard S. Lazarus, City Administrator

Whereas, REDICO, LLC, has requested site plan approval in order to develop 171 apartment units, a 2,460 square foot retail space, and 179 surface parking spaces in one building;

Whereas, REDICO, LLC has also requested conditional zoning for the C2B that would require the R4C zoning district to be restored if the 151 E. Hoover development project is not constructed;

Whereas, A development agreement has been prepared to address off-site pedestrian safety improvements, solar panel installation, and a \$50,000 park contribution;

Whereas, The Ann Arbor City Planning Commission, on June 19, 2018 recommended approval of the petition;

Whereas, The development would comply with the C2B 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 4, 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 151 E. Hoover Site Plan dated 6/14/18, upon the condition that 1) all lots are combined prior to the issuance of building permits, 2) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.