



Legislation Text

File #: 19-0017, **Version:** 1

Resolution to Approve 830 Henry Street Site Plan and Development Agreement, 814-830 Henry Street (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a new three-story, 26,000-square foot eleven-unit apartment building built in one phase. Four lots are to be combined for a lot area of 25,235-square feet and 18 parking spaces are located below the units.

Petition Summary:

- The Site Plan proposes to demolish three rental structures totaling approximately 5,975-square feet and construct a new three-story, 26,000-square foot eleven-unit apartment building built in one phase. Four lots are to be combined for a lot area of 25,235-square feet and are zoned R4C, Multiple-Family Residential. The eleven proposed units would each have six bedrooms.
- A development agreement has been prepared to use the Parks contribution for improvements to Rose White and/or Frisinger Park.
- The petitioner addressed on-street parking issues raised by Planning Commission by committing to purchasing vehicles to be utilized by the residents as a ride/share program and providing a shuttle service for residents.

The City Planning Commission, at its meeting of December 18, 2018, recommended approval of this request.

Attachments: 12/18/18 Planning Staff Report
12/18/18 Planning Commission Minutes
12/14/18 Draft Development Agreement

Prepared By: Chris Cheng, City Planner

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

Approved By: Howard S. Lazarus, City Administrator

Whereas, Prentice Partners of Ann Arbor LLC has requested site plan approval in order to construct a new three-story, 26,000-square foot eleven-unit apartment building built in one phase;

Whereas, A development agreement has been prepared to address off-site improvements to a local city park;

Whereas, The Ann Arbor City Planning Commission, on 12/18/18, recommended approval of the petition;

Whereas, The development would comply with the R4C, Multiple-Family Dwelling, 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 January 3, 2019;

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 Site Plan dated 12/7/18, upon the condition that 1) the Development Agreement be signed by all parties, and 2) all terms of the Development Agreement be satisfied.