



Legislation Text

File #: 23-1024, **Version:** 1

Resolution to Approve 999 Maiden Lane Site Plan and First Amendment to 1140 Broadway Development Agreement (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of the 999 Maiden Lane Site Plan, one of three buildings that are part of the Beekman on Broadway development (originally site planned as 1140 Broadway Planned Project Site Plan development).

- The proposed 999 Maiden Lane building is a 7-story, 181,000-square foot, 196-unit apartment building on a 1.4-acre site within the Beekman on Broadway development. The building is C-shaped, open to the south towards Maiden Lane with a pool in the center courtyard.
- The proposed building is in the same location and has the same overall exterior dimensions as the previously approved Building B of the 1140 Broadway Planned Project Site Plan. However, the previously approved building had a square one-story base (containing a parking garage) and an L-shaped tower above.
- The differences between the proposed 999 Maiden Lane Site Plan and the previously approved Building B exceed the threshold for administrative approval, a new site plan application is required.
- As a consequence, the C1A/R (Campus Business Residential) With Conditions zoning designation must be amended because a condition is that only the 1140 Broadway Planned Project Site Plan and subsequent administrative amendments may be developed in the district. A separate rezoning petition has been submitted to withdraw and remove that particular condition.

The City Planning Commission, at its meeting of May 2, 2023, recommended approval of the application subject to addressing outstanding comments from Engineering and Transportation staff. The outstanding comments from Engineering staff have been satisfactorily addressed. Transportation staff found the site plan information to be incomplete and recommends denial, their comments are attached. Planning staff considered the City Planning Commission's discussion, the comments of all 13 reviewers, including those from Transportation, and recommend City Council consider the site plan for approval because it similar to the previously approved site plan.

Attachments: May 2 Planning Staff Report and Planning Commission Minutes
June 2, 2034 Draft First Amendment to 1140 Broadway Development Agreement
June 2, 2023 Transportation Review #4

Prepared By: Alexis DiLeo, City Planner

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

Approved By: Milton Dohoney Jr., City Administrator

Whereas, Morningside Broadway, LLC has requested site plan approval in order to develop 999 Maiden Lane;

Whereas, A first amendment to the 1140 Broadway development agreement has been prepared to address the increased number of dwelling units;

Whereas, The Ann Arbor City Planning Commission, on May 2, 2023, recommended approval of the application subject to addressing outstanding Engineering and Transportation comments;

Whereas, Revised plans have been found to satisfactorily address the outstanding Engineering comments;

Whereas, The development would comply with the C1A/R WITH CONDITIONS (Campus Business Residential District with conditions) 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 55; 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 First Amendment to the 1140 Broadway Development Agreement, substantially in the form of that attached, dated June 2, 2023;

RESOLVED, That the Mayor and City Clerk are authorized and directed to sign the First Amendment to the 1140 Broadway 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 999 Maiden Lane Site Plan, upon the condition that 1) the First Amendment to the 1140 Broadway Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.