Legislation Text

File #: 24-1449, **Version:** 1

Resolution to Approve 2900 South Main Development Agreement, 2900 South Main (CPC Recommendation: Approval - 8 Yes, 0 No)
This resolution will approve a Development Agreement between the City of Ann Arbor and South Main Street Holdings, LLC, the developer of a site planned project to construct a 36,872 SF four story residential building containing 45 units.

The 36,872 square foot residential building with 45 units will contain: 30 one bedroom, 12 two bedroom and 3 studios. The proposal includes 45 vehicular parking spaces, of which 5 are Electric Vehicle (EV)-installed and 40 are EV-capable. Majority of the parking (29-spaces) will be provided at ground level underneath the building. The plan also allocates 48 Class A bicycle spaces, and 6 Class C. A dedicated bicycle storage room is provided on the first floor. A new 10-foot-wide public sidewalk will be installed along South Main; no sidewalk currently exists. The zoning designation is O (Office District). A total of 21 landmark trees will be removed for construction. Per City Code, at least 50% of the required mitigation trees shall be planted on the site. The petitioner is planting approximately 273 inches (52.6%) on site. The petitioner is permitted to contribute the remaining value of trees required ($60,024) to the Street Tree Recovery Fund to be used by the City for planting trees on public land.

A development agreement requires approval by City Council. The Development Agreement specifies requirements associated with the approved 2900 South Main Site Plan, including a voluntary parks contribution of $26,250.00 and $60,024.00 Street Tree Recovery Fund payment. The City Planning Commission, at its meeting of July 16, 2024, approved the associated Site Plan and recommended approval of this request.

Attachments: July 16, 2024 Planning Staff Report
July 16, 2024 Planning Commission Minutes
Draft Development Agreement
Prepared By: Matt Kowalski, Principal Planner
Reviewed By: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator
Approved By: Milton Dohoney Jr., City Administrator
Whereas, The 2900 South Main Site Plan was approved by City Planning Commission on July 16, 2024 in order to develop a 36,872 SF four story residential building containing 45 units; and

Whereas, A development agreement has been prepared to address the voluntary parks contribution of $26,250.00 and the $60,024.00 Street Tree Recovery Fund payment;

RESOLVED, That the Mayor and City Clerk are authorized and directed to sign the 2900 South Main Development Agreement after approval as to substance by the City Administrator and approval as to form by the City Attorney; and

RESOLVED, That the City Administrator be authorized to take the necessary actions to implement

this resolution.

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