



Legislation Details (With Text)

File #: 16-0187 **Version:** 1 **Name:** 3/10/16 - Resolution for Banyan Court Site Condominium Site Plan

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Title: Resolution to Approve Banyan Court Site Condominium Site Plan and Development Agreement, 1654 South Maple Road (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. January 20, 2016 Planning Staff Report, 2. Banyan DevAgree 3-3-16.pdf

Date	Ver.	Action By	Action	Result
3/10/2016	1	City Council	Approved	Pass
3/10/2016	1	City Council	Held and Closed	

Resolution to Approve Banyan Court Site Condominium Site Plan and Development Agreement, 1654 South Maple Road (CPC Recommendation: Approval - 7 Yeas and 0 Nays)
Approval of this resolution will allow for the construction of 8 single-family homes on a private street.

Petition Summary:

- The Site Plan proposes 8 single family homes as a site condominium on a 2.75-acre parcel in the R1C (Single-Family Dwelling) district. A new private street will access the lots. An oversized stormwater management system including both detention and retention is proposed due to the poor infiltration capability of the existing soils, and the volume released to the public storm sewer system will be less than the current conditions as required by the Washtenaw County Water Resources Commissioner’s Office.
- A contribution of \$6,200.00 to Parks and Recreation Services is proposed instead of providing a playground within the development.
- A development agreement has been prepared to address the park contribution, sanitary sewer mitigation, and sequence of construction.
- The Planning Commission recommended approval of the development subject to completing some minor revisions to the plans requested by engineering and forestry staff, and receiving plan approval by the Washtenaw County Water Resources Commissioner’s office. The corrections were made and confirmed by staff, including changing a proposed tree species and clarifying the planting chart as requested by Forestry/Natural Resources and rounding the flow mitigation calculations as requested by Engineering. The WCWRC has also approved the plans.

The City Planning Commission, at its meeting of January 20, 2016, recommended approval of this request.

Attachments: January 20, 2016 Planning Staff Report
November 17, 2015 and January 20, 2016 Planning Commission Minutes
January 15, 2016 Draft Development Agreement

Prepared By: Alexis DiLeo, City Planner

Reviewed By: Benjamin Carlisle, Interim Planning Manager
Larry Collins, Interim Community Services Area Administrator

Whereas, The 1654 South Maple Road LLC has requested site plan approval in order to develop the Banyan Court Site Condominium Site Plan;

Whereas, A development agreement has been prepared to address the park contribution, sanitary sewer mitigation, and sequence of construction;

Whereas, The Ann Arbor City Planning Commission, on January 20, 2016 recommended approval of the petition;

Whereas, The development would comply with the R1C (Single-Family Dwelling 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 March 3, 2016;

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 Banyan Court Site Condominium Site Plan upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.