



Legislation Details (With Text)

File #: 11-0334 **Version:** 2 **Name:** 5/2/11 - Packard Square Site Plan
Type: Resolution/Public Hearing **Status:** Passed
File created: 5/2/2011 **In control:** City Council
On agenda: 5/2/2011 **Final action:** 5/2/2011
Enactment date: 5/2/2011 **Enactment #:** R-11-169

Title: Resolution to Approve Packard Square Site Plan and Development Agreement, 2502-2568 Packard Street (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Planning Staff Report with Attachments, 2. CPC Minutes - 3-15-11.pdf, 3. Postcard Public Hearing Notice-Packard Square, 4. PackardSquareDevAgreement4-19

Date	Ver.	Action By	Action	Result
5/2/2011	2	City Council	Held and Closed	
5/2/2011	2	City Council	Approved	Pass
3/15/2011	1	City Planning Commission	Recommended for Approval	Pass

Resolution to Approve Packard Square Site Plan and Development Agreement, 2502-2568 Packard Street (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

Attached is a resolution to approve the Packard Square Site Plan and Development Agreement. Approval of this resolution will allow for the construction of a mixed use development project consisting of apartments and retail stores.

Petition Summary:

- The Site Plan proposes to remove the existing buildings on site and replace them with a mixed use development project consisting of 230 apartment units, 23,790 square feet of retail space, 454 parking spaces, storm water detention facilities, and required landscaping.
- A development agreement has been prepared to address off-site improvements such as sanitary sewer mitigation, park contribution, and street tree escrow.
- An application for Brownfield Plan approval for the proposed development is being considered as a separate request.

The City Planning Commission, at its meeting of March 15, 2011, recommended approval of this request, subject to the approval of variances related to three curb cuts. On March 23, 2011, the Zoning Board of Appeals approved the requested curb cut variances.

Attachments: 3/15/11 Planning Staff Report, 3/15/11 Planning Commission Minutes, 5/2/11 Draft Development Agreement

Prepared by: Jeff Kahan, City Planner

Reviewed by: Wendy L. Rampson, Planning Manager, Sumedh Bahl, Community Services Administrator

Whereas, Harbor Georgetown, LLC has requested site plan approval in order to develop the Packard Square Site Plan;

Whereas, A development agreement has been prepared to address off-site issues such as sanitary sewer system mitigation, park contribution, and street tree escrow;

Whereas, The Ann Arbor City Planning Commission, on March 15, 2011, recommended approval of the petition;

Whereas, The Zoning Board of Appeals approved necessary variances on March 23, 2011;

Whereas, The development complies 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 April 19, 2011;

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 Packard Square Site Plan dated March 8, 2011, upon the conditions that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.