



Legislation Details (With Text)

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Title: Resolution to Approve North Sky Planned Project Site Plan and Development Agreement, 31.77 Acres, West Side of Pontiac Trail, North of Skydale (CPC Recommendation: Approval - 6 Yeas and 2 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. North Sky Dev Agt REV, 2. North Sky Minutes.doc, 3. North Sky Staff Report.pdf

Date	Ver.	Action By	Action	Result
7/21/2008	1	City Council	Held and Closed	
7/21/2008	1	City Council	Approved	Pass

Resolution to Approve North Sky Planned Project Site Plan and Development Agreement, 31.77 Acres, West Side of Pontiac Trail, North of Skydale (CPC Recommendation: Approval - 6 Yeas and 2 Nays)

Attached is a resolution requesting approval to construct 196 dwelling units consisting of 92 single-family detached dwelling units, two single-family dwelling units above garages, 62 two-family dwelling units in 31 duplex buildings, and 40 multiple-family dwelling units in 10 buildings. This proposed site plan is a revision to the previously approved North Sky Planned Project Site Plan, approved by Council in June 2005, for 182 dwelling units. The current site plan expands the property through the annexation of three additional parcels and proposes 14 more units than previously approved.

Planned project modifications have been requested from the R4A height and placement standards as follows:

- 1) Allow 34 feet of height for the multiple-family buildings (30 feet maximum allowed). The increased height will allow garages to be provided underneath the buildings. Benefits justifying this modification are the reduction of impervious surface, use of land more efficiently, elimination of the need for parking lots, and increased security for residents by
- 2) Allow reduced front setbacks along the west side of Letitia Street (9 to 13 feet proposed; 40 feet required) and the north side of Mial Street (10 to 14 feet proposed; 25 feet required).
- 3) Allow 10-foot building separation between adjacent single-family and/or two-family dwellings and adjacent multiple-family dwellings (20 feet required). Benefits justifying this modification, and the setback modifications listed in #2 above, are higher efficiency of design, pedestrian orientation, and a traditional neighborhood design.

A development agreement has been prepared that addresses public and private utilities, a future special assessment district for improvements to Pontiac Trail, preservation of landmark trees,

sidewalk construction, a street tree planting escrow account, on-site storm water management, lawn care fertilizer use, footing drain disconnection, contribution to the City's Housing Trust Fund, public access and open space easements, improvements to Plymouth/Green intersection and/or Pontiac Trail, a street signage plan, and land transfers. The City Attorney's Office has reviewed the agreement and the petitioner has acknowledged concurrence with its provisions.

The City Planning Commission, at its meeting of March 18, 2008, recommended approval of this proposal.

Prepared By: Laurie Foondle, Management Assistant

Reviewed By: Mark Lloyd, Planning and Development Services Manager
Jayne Miller, Community Services Administrator

Approved By: Roger W. Fraser, City Administrator

Whereas, North Sky Neighborhood LLC has requested site plan approval in order to construct 196 dwelling units consisting of 92 single-family detached dwelling units, two single-family dwelling units above garages, 62 two-family dwelling units in 31 duplex buildings, and 40 multiple-family dwelling units in 10 buildings on the west Side of Pontiac Trail, north of Skydale;

Whereas, North Sky Neighborhood LLC has also requested planned project modifications from the R4A height and placement requirements of Chapter 55 (Zoning);

Whereas, A development agreement has been prepared to address public and private utilities, a future special assessment district for improvements to Pontiac Trail, preservation of landmark trees, sidewalk construction, a street tree planting escrow account, on-site storm water management, lawn care fertilizer use, footing drain disconnection, contribution to the City's Housing Trust Fund, public access and open space easements, improvements to Plymouth/Green intersection and/or Pontiac Trail, a street signage plan, and land transfers; and

Whereas, The Ann Arbor City Planning Commission, on March 18, 2008, recommended approval of said request;

Whereas, The contemplated development will comply with all applicable state, local and federal law, 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 or welfare;

RESOLVED, That City Council approve the Development Agreement, substantially in the form of that attached, dated June 25, 2008;

RESOLVED, That the Mayor and City Clerk are 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 North Sky Site Plan and planned project modifications from the R4A height and placement requirements of Chapter 55, upon the conditions that (1) the Development Agreement is signed by all necessary parties, and (2) all terms of the Development Agreement are satisfied.