



Legislation Details (With Text)

**File #:** 23-1522      **Version:** 1      **Name:** 10/16/23- Platt Road Townhomes Development Agreement  
**Type:** Resolution      **Status:** Passed  
**File created:** 10/16/2023      **In control:** City Council  
**On agenda:** 10/16/2023      **Final action:** 10/16/2023  
**Enactment date:** 10/16/2023      **Enactment #:** R-23-370

**Title:** Resolution to Approve the Platt Road Townhomes Development Agreement , 3680, 3696, 3746 & 3788 Platt (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 2023 10-16 3680 Platt Road Townhomes DA - City Council Agenda.pdf, 2. 3680 3696 3746 and 3788 Platt Rd Aerial.pdf, 3. Platt Rd Townhomes Staff Rpt2.pdf, 4. 3-21-2023 CPC Approved Meeting Minutes.pdf

Date	Ver.	Action By	Action	Result
10/16/2023	1	City Council	Approved	Pass

Resolution to Approve the Platt Road Townhomes Development Agreement , 3680, 3696, 3746 & 3788 Platt (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

This resolution will approve the Development Agreement for 78 dwelling units proposed at these sites in an R3 - Townhouse Dwelling District. A site plan was submitted and approved by the City Planning Commission on March 21, 2023.

Petition Summary:

The 3680 Platt Road Townhomes site plan provides for the combination of four parcels, to create an 8.1 acre site. The approved plan depicts 78 townhomes. The development will be accessed by two curb cuts from Platt Road. Sidewalks are provided throughout the development, and 4 of 10 landmark trees are being retained. 27 mitigation trees are provided on site. The presence of a wetland on site is reflected by no structures being included within, or within 25 feet of the wetland.

A Development Agreement requires approval by City Council. The Development Agreement specifies requirements associated with development of the approved site plan, including a \$48,750.00 parks contribution by the petitioner to provide benefits to the residents of the development.

**Attachments:** March 21, 2023 Planning Staff Report  
March 21, 2023 Planning Commission Minutes  
**Prepared By:** Chris Cheng, City Planner  
**Reviewed By:** Brett Lenart, Planning Manager  
Derek Delacourt, Community Services Area Administrator  
**Approved By:** Milton Dohoney Jr., City Administrator

Whereas, The Ann Arbor City Planning Commission, on March 21, 2023 approved the 3680-3788 Platt Road Site Plan petition; and

Whereas, A development agreement has been prepared to address a parks contribution and other aspects of construction of the development;

RESOLVED, That City Council approve the 3680 Platt Road Townhomes Development Agreement dated October 16, 2023;

RESOLVED, That the Mayor and City Clerk are authorized and directed to sign the 3680 Platt Road Townhomes 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 Council approve the 3680 Platt Road Townhomes Development Agreement upon the conditions that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.