



Legislation Details (With Text)

File #:	10-0294	Version:	1	Name:	04/19/10 Plymouth Green Crossings Amended PUD Site Plan
Type:	Resolution/Public Hearing	Status:	Passed		
File created:	4/19/2010	In control:	City Council		
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Title: Resolution to Approve Plymouth Green Crossings Amended PUD Site Plan, Northwest Corner of Plymouth and Green Roads (CPC Recommendation: Technical Denial - 5 Yeas, 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Plymouth Green Staff Report.pdf, 2. Plymouth Green Phasing Diagram.pdf, 3. Plymouth Green - CPC Minutes.pdf, 4. Site Plan Public Hearing Notices

Date	Ver.	Action By	Action	Result
5/17/2010	1	City Council	Approved	Pass
4/19/2010	1	City Council	Postponed	Pass
4/19/2010	1	City Council	Held and Closed	
4/19/2010	1	City Council		

Resolution to Approve Plymouth Green Crossings Amended PUD Site Plan, Northwest Corner of Plymouth and Green Roads (CPC Recommendation: Technical Denial - 5 Yeas, 0 Nays)
Attached is a resolution to approve the Plymouth Green Crossings Amended PUD Site Plan. The project proposes to provide phase lines and to install 26 temporary parking spaces on the portion of the site previously planned for a free-standing restaurant. Approval of this resolution approves amended PUD site plan, dated January 23, 2006.

The Planning Commission voted 5-0 in favor of recommending approval. Due to the lack of six affirmative votes, this is considered a 'technical denial' recommendation.

Petition Summary:

- Phasing lines have been added to the plan, as well as temporary parking in place of the restaurant. A total of 26 temporary parking spaces plus 11 motorcycle spaces are shown in the location of the restaurant. The petitioner has indicated that the restaurant would be built in Phase 2 when market conditions improve.
- The 26 additional vehicular parking spaces will increase the total number of spaces on the site to 275, which is the maximum number of spaces allowed by the supplemental regulations of the PUD. The temporary parking does not increase imperviousness on the site nor require a change in how storm water is proposed to be handled.
- City Council approved amendments to the Plymouth Green Crossing PUD development

agreement on February 1, 2010 to adjust the affordable housing payment schedule for the project.

Attachments: February 18, 2010 Planning Staff Report
February 18, 2010 Planning Commission Minutes

Prepared by: Jeff Kahan, City Planner

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

Whereas, The petitioner, Gateway Ann Arbor, LLC, has requested an amended PUD site plan in order to provide phase lines and construct 26 temporary parking spaces;

Whereas, The City Planning Commission voted to approve the petition 5-0 (technical denial) on February 18, 2010; and

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 Plymouth Green Crossings amended PUD Site Plan, upon the conditions that (1) the Development Agreement is signed by all necessary parties and (2) all terms of the Development Agreement are satisfied.