



## Legislation Details (With Text)

**File #:** 11-1363      **Version:** 1      **Name:** 11/21/11 Arbor Hills Crossing SP  
**Type:** Resolution/Public Hearing      **Status:** Passed  
**File created:** 11/21/2011      **In control:** City Council  
**On agenda:** 11/21/2011      **Final action:** 11/21/2011  
**Enactment date:** 11/21/2011      **Enactment #:** R-11-504

**Title:** Resolution to Approve Arbor Hills Crossing Site Plan and Development Agreement, 3100 Washtenaw Avenue (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 10/18/11 Staff Report.pdf, 2. 6/7/11 Staff Report.pdf, 3. 6/7/11 Commission Minutes.pdf, 4. ArborHillsDevAgreeFINAL

Date	Ver.	Action By	Action	Result
11/21/2011	1	City Council	Approved	Pass
11/21/2011	1	City Council	Held and Closed	

Resolution to Approve Arbor Hills Crossing Site Plan and Development Agreement, 3100 Washtenaw Avenue (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

Attached is a resolution to approve Arbor Hills Crossing Site Plan and Development Agreement. Approval of this resolution will allow for the construction of a 90,700 square foot retail center on 7.45 acres.

### Petition Summary:

- The Site Plan proposes four retail buildings totaling 90,700 square feet of floor area, 310 parking spaces, 30 bicycle parking spaces, a bus pullout on Washtenaw Avenue, a new traffic signal at Washtenaw Avenue and Platt Road, and improved pedestrian access along Washtenaw Avenue and Platt Road.
- The petitioner is requesting Brownfield plan approval from City Council.
- A development agreement has been prepared to address permanent access easements, public sidewalk improvements, bus pullout, and the construction of the signalized intersection.

The City Planning Commission, at its meeting of October 18, 2011, recommended approval of this request.

**Attachments:** Proposed Resolution, 10/18/11 Planning Staff Report, 10/18/11 Planning Commission Minutes, 6/7/11 Planning Staff Report, 6/7/11 Planning Commission Minutes, 10/13/11 Draft Development Agreement

**Prepared By:** Jeff Kahan, City Planner

**Reviewed By:** Wendy L. Rampson, Planning Manager, Sumedh Bahl, Community Services

Administrator

Whereas, The RSW Washtenaw, LLC has requested site plan approval in order to develop the Arbor Hills Crossing Site Plan;

Whereas, A development agreement has been prepared to address permanent access easements, public sidewalk improvements, and the construction of a bus pullout and and a signalized intersection;

Whereas, The Ann Arbor City Planning Commission, on October 18, 2011, recommended approval of the petition;

Whereas, The development would comply with the C3 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 November 15, 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;

RESOLVED, That City Council approve the Arbor Hills Crossing Site Plan dated September 30, 2011, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.