



Legislation Details (With Text)

File #: 16-0298 **Version:** 1 **Name:** 3/21/16 - Resolution for NorthSky Development Site Plan

Type: Resolution/Public Hearing **Status:** Passed

File created: 3/21/2016 **In control:** City Council

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Title: Resolution to Approve NorthSky Development Site Plan and Development Agreement, 2701 Pontiac Trail (CPC Recommendation: Approval - 6 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. NorthSky SPZ SR 121515 with attachments(2), 2. NorthSky-12-15-2015 CPC Minutes, 3. NorthSky Development Agreement DRAFT 3-16-16.pdf

Date	Ver.	Action By	Action	Result
3/21/2016	1	City Council	Held and Closed	
3/21/2016	1	City Council	Approved	Pass

Resolution to Approve NorthSky Development Site Plan and Development Agreement, 2701 Pontiac Trail (CPC Recommendation: Approval - 6 Yeas and 0 Nays)

Approval of this resolution will allow for the development of 139 site condominium lots for single-family detached homes and a four-story, 56-unit building at the southeast corner of the site.

Petition Summary:

- The Site Plan proposes development of 139 site condominium lots for single-family detached homes and a four-story, 56-unit building at the southeast corner of the site.
- A development agreement has been prepared to address construction of public streets, sidewalks and utilities; improvements to the Pontiac Trail right-of-way including a center turn lane, bus pullout, crosswalk and sidewalk; and conveyance of 2.07 acres of public parkland.
- The petitioner addressed issues raised by Planning Commission by preserving additional trees on the site, answering traffic count questions, and providing additional detail on elevations for the multi-family building.
- A separate petition for rezoning of the site is currently under consideration by City Council.

The City Planning Commission, at its meeting of December 15, 2015 recommended approval of this request.

Attachments: 12/15/15 Planning Staff Report
12/15/15 Planning Commission Minutes

2/16/16 Draft Development Agreement

Prepared By: Jill Thacher, City Planner

Reviewed By: Ben Carlisle, Interim Planning Manager

Larry Collins, Interim Community Services Area Administrator

Whereas, The NorthSky Development Site Plan has requested site plan approval in order to develop 139 site condominium lots for single-family detached homes and a four-story, 56-unit building on 31.77 acres;

Whereas, A development agreement has been prepared to address construction of public streets, sidewalks and utilities; improvements to the Pontiac Trail right-of-way including a center turn lane, bus pullout, crosswalk and sidewalk; and conveyance of 2.07 acres of public parkland;

Whereas, The Ann Arbor City Planning Commission, on December 15, 2015 recommended approval of the petition;

Whereas, The development would comply with the R1D, R1E, and R4B 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 March 16, 2016;

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 NorthSky Development Site Plan dated March 16, 2016, upon the condition that 1) the Development Agreement be signed by all parties, and 2) all terms of the Development Agreement are satisfied.