



Legislation Details (With Text)

File #: 13-1486 **Version:** 1 **Name:** 1/6/14 Briarwood Restaurants Site Plan
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Title: Resolution to Approve Briarwood Restaurants Site Plan and Development Agreement, 700 Briarwood Circle (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 11/19/13 Planning Staff Report, 2. Briarwood DA-final 12.30.13, 3. BriarwoodRestaurantMinutes_11-19-13

Date	Ver.	Action By	Action	Result
1/6/2014	1	City Council	Held and Closed	
1/6/2014	1	City Council	Approved	Pass

Resolution to Approve Briarwood Restaurants Site Plan and Development Agreement, 700 Briarwood Circle (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

Attached is a resolution to approve the Briarwood Restaurants Site Plan and Development Agreement. Approval of this resolution will allow for the construction of two new free-standing restaurants on the east side of the Macy's building at Briarwood Mall.

Petition Summary:

- The Site Plan proposes to construct two new free standing restaurants sized 6,470 square feet and 7,068 square feet on a parcel of land owned by Simon Properties, the owner of Briarwood Mall, adjacent to a parcel owned by Macy's. A pedestrian plaza with landscaping and bicycle parking would be provided on the site.
- As a result of the land transfer that will create the restaurant sites, the existing Macy's parcel will be updated to provide bicycle parking and a reconfigured parking with additional trees and landscaping island bioswales.
- A development agreement has been prepared to address utility construction, easements and improvements to the regional storm water detention facilities.

The City Planning Commission, at its meeting of November 19, 2013, recommended approval of this request.

Attachments: 11/19/13 Planning Staff Report
11/19/13 Planning Commission Minutes
11/26/13 Draft Development Agreement

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

Whereas, The Briarwood Mall Shops, L.L.C. has requested site plan approval in order to develop Briarwood Restaurants;

Whereas, A development agreement has been prepared to address utility construction, easements and improvements to the regional storm water detention facilities.

Whereas, The Ann Arbor City Planning Commission, on November 19, 2013, recommended approval of the petition;

Whereas, The development would comply with the C2B and P 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 approves the Development Agreement, substantially in the form of that attached, dated December 27, 2013;

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 approves the Briarwood Restaurants Site Plan dated November 26, 2013, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.