



Legislation Details (With Text)

**File #:** 20-0582      **Version:** 1      **Name:** 5/18/20 - The Garnet PUD Site Plan  
**Type:** Resolution/Public Hearing      **Status:** Passed  
**File created:** 5/18/2020      **In control:** City Council  
**On agenda:** 5/18/2020      **Final action:** 5/18/2020  
**Enactment date:** 5/18/2020      **Enactment #:** R-20-165

**Title:** Resolution to Approve The Garnet PUD Site Plan and Development Agreement, 325 East Summit Street (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Garnet Site Plan and Citizen Participation.pdf, 2. Garnet Staff Report with attachments for City Council.pdf, 3. 020420 CPC Approved Minutes w Live LInks.pdf, 4. Garnet Development Agreement as Amended on 051820.pdf, 5. GarnetDevelopmentAgreement3-11.pdf

Date	Ver.	Action By	Action	Result
5/18/2020	1	City Council	Held and Closed	
5/18/2020	1	City Council		
5/18/2020	1	City Council	Amended	
5/18/2020	1	City Council	Approved as Amended	Pass

Resolution to Approve The Garnet PUD Site Plan and Development Agreement, 325 East Summit Street (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a 16,790 square foot residential condominium building.

Petition Summary:

- The Site Plan proposes a ten-unit building with eleven vehicular and 18 bicycle parking spaces below the building. Storm water management for the first flush volume is required. Storm water will be captured by a green roof with a minimum size of 3,075 square feet that will cover much of the building’s roof. Infiltration is not proposed on the site because of known soil contamination. Mitigation has been provided for one landmark tree that would be removed on the site.
- A development agreement has been prepared to address site improvements, a park contribution of \$6,250, street tree escrow, an on-site stormwater management system, testing of sump pump discharge water, and the PUD contribution to the City affordable housing fund based on City Council Resolution R-19-378 and the Unified Development Code.

The City Planning Commission, at its meeting of February 4, 2020, recommended approval of this request.

Attachments: February 4, 2020 Planning Staff Report  
February 4, 2020 Planning Commission Minutes  
March 11, 2020 Draft Development Agreement

Prepared By: Jill Thacher, City Planner

Reviewed By: Brett Lenart, Planning Manager  
Derek Delacourt, Community Services Area Administrator

Approved By: Tom Crawford, Interim City Administrator

Whereas, The 325 East Summit Condos, LLC has requested site plan approval in order to develop The Garnet PUD Site Plan;

Whereas, A development agreement has been prepared to address site improvements, a park contribution of \$6,250, street tree escrow, an on-site stormwater management system, testing of sump pump discharge water, and the PUD contribution to the City affordable housing fund;

Whereas, The Ann Arbor City Planning Commission, on February 4, 2020, recommended approval of the petition;

Whereas, The development would comply with the PUD 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;

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; and

Whereas, The City Council has approved PUD Zoning with Supplemental Regulations for which this site plan is consistent with;

RESOLVED, That City Council approve the Development Agreement, substantially in the form of that attached, dated March 11, 2020;

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 approve The Garnet PUD Site Plan dated December 18, 2019, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.