



## Legislation Text

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**File #:** 13-0091, **Version:** 1

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Resolution to Approve The Summit Townhomes Site Plan and Development Agreement, 2081 East Ellsworth Road (CPC Recommendation: Approval - 6 Yeas and 0 Nays)

Attached is a resolution to approve The Summit Townhomes Site Plan and Development Agreement. Approval of this resolution will allow for the construction of 24 townhomes and 24 surface parking spaces in two separate parking lots.

### Petition Summary:

- The site plan proposes construction of 24 attached residential units in four separate buildings. Two separate parking lots will be constructed, each containing 12 parking spaces.
- Annexation and R3 (Townhouse District) zoning has been approved for this site.
- A development agreement has been prepared to address footing drain disconnects, required easements, and on-site utility issues.
- Staff comments regarding preliminary plan approval by the Washtenaw County Water Resources Commissioner and landscape and utility plan revisions have all been addressed by the petitioner.

The City Planning Commission, at its meeting of January 3, 2013, recommended approval of this site plan request.

Attachments: 1/3/13 Planning Staff Report  
11/20/12 Planning Commission Minutes  
1/3/13 Planning Commission Minutes  
11/20/12 Draft Development Agreement

Prepared By: Matt Kowalski, City Planner

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

Whereas, GROWWWWLEE LLC, has requested site plan approval in order to develop 24 townhomes and 24 surface parking spaces;

Whereas, A development agreement has been prepared to address footing drain disconnects, required easements, and on-site utility issues;

Whereas, The Ann Arbor City Planning Commission, on January 3, 2013, recommended approval of the petition;

Whereas, The development would comply with the R3 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 20, 2012;

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;

RESOLVED, That City Council approve the Summit Site Plan dated January 16, 2013, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.