



Legislation Text

File #: 07-0192, **Version:** 1

Resolution to Approve Georgetown Commons Site Plan and Development Agreement, 6.52 Acres, 2502-2568 Packard Road (CPC Recommendation: Approval - 8 Yeas and 0 Nays).

Attached is a resolution requesting approval to construct a 91,700-square foot retail complex. The complex will consist of three buildings; Buildings A and B will be one story in height and Building C will be two stories in height. The existing retail and office buildings on the site will be demolished.

During the original first reading for the rezoning of this property, Council requested information from the petitioner regarding the types of businesses that would occupy the new development. The petitioner has informed staff that it is their hope to have a grocery/drug store anchor, but the leasing process has not yet begun and there are no tenant details at this time.

A development agreement has been prepared that addresses utilities, on-site storm water management, future special assessment for Packard Road and Page Street improvements, street tree planting escrow, footing drain disconnections, use of lawn care chemicals and fertilizers, and elevations. The City Attorney's Office has reviewed the agreement and the petitioner has acknowledged concurrence with its provisions.

The City Planning Commission, at its meeting of January 4, 2007, recommended approval of this site plan, subject to addressing Public Services Area/Systems Planning Unit and Community Services Area/Planning & Development Services Unit Land Development Review comments prior to City Council action. Systems Planning comments included removing the proposed canopy structure from the public right-of-way and relocating a proposed fire hydrant. Land Development comments included correcting proposed silt fence and tree protection fencing placement, providing details of storm water inlets, revisions to the sequence of construction, and correcting storm water management system calculations. All issues have been satisfactorily addressed.

Prepared By: Laurie Foondle, Management Assistant

Reviewed By: Mark Lloyd, Planning and Development Services Manager
Jayne Miller, Community Services Administrator

Approved By: Roger W. Fraser, City Administrator

Whereas, Harbor Georgetown LLC has requested site plan approval in order to construct a 91,700-square foot retail complex at 2502-2568 Packard Road;

Whereas, A development agreement has been prepared to address utilities, on-site storm water management, future special assessment for Packard Road and Page Street improvements, street tree planting escrow, footing drain disconnections, use of lawn care chemicals and fertilizers, and elevations; and

Whereas, The Ann Arbor City Planning Commission, on January 4, 2007, recommended approval of said request;

Whereas, The contemplated development will comply with all applicable state, local and federal law, 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 or welfare;

RESOLVED, That City Council approve the Development Agreement, substantially in the form of that attached, dated August 24, 2007;

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 Georgetown Commons Site Plan, upon the conditions that (1) the Development Agreement is signed by all necessary parties, and (2) all terms of the Development Agreement are satisfied.