



## Legislation Details (With Text)

**File #:** 15-0230      **Version:** 1      **Name:** 3/16/15 - Pittsfield Retail Site Plan and Development Pittsfield Retail Site Plan  
**Type:** Resolution/Public Hearing      **Status:** Passed  
**File created:** 3/16/2015      **In control:** City Council  
**On agenda:** 3/16/2015      **Final action:** 3/16/2015  
**Enactment date:** 3/16/2015      **Enactment #:** R-15-084

**Title:** Resolution to Approve Pittsfield Retail Site Plan and Development Agreement, 3510 Washtenaw (CPC Recommendation: Approval - 6 Years and 0 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 2/18/15 Planning Staff Report, 2. 2-9-15 Draft Development Agreement.pdf, 3. Pittsfield Retail CPC Minutes 02-18-15.pdf, 4. Public Hearing Notice - All.docx

Date	Ver.	Action By	Action	Result
3/16/2015	1	City Council	Held and Closed	
3/16/2015	1	City Council	Approved	Pass

Resolution to Approve Pittsfield Retail Site Plan and Development Agreement, 3510 Washtenaw (CPC Recommendation: Approval - 6 Years and 0 Nays)

Approval of this resolution will allow for the construction of building additions totaling 16,209 sf that will connect four retail buildings on the site.

### Petition Summary:

- The Site Plan proposes to demolish an existing bank building with drive-thru and construct single-story additions totaling 16,209 sf to connect the remaining 4 retail buildings on the site. The existing parking lot will be re-constructed to include storm water treatment systems with infiltration bio-swales and site landscaping that is consistent with current city code requirements. A new public sidewalk will be added along Yost Boulevard, and the existing alley in the rear will be resurfaced and improved.
- The site currently contains 269 vehicle parking spaces and will contain 257 vehicle parking spaces and 26 bicycle parking spaces after construction.
- A development agreement has been prepared to clarify easement language and bring the existing right-of-way easements into conformance with the easement language currently used.

The City Planning Commission, at its meeting of February 18, 2015, recommended approval of this request.

**Attachments:** 02/18/15 Planning Staff Report  
02/18/15 Planning Commission Minutes

02/09/15 Draft Development Agreement

Prepared by: Matt Kowalski, City Planner

Reviewed by: Wendy L. Rampson, Planning Manager

Sumedh Bahl, Community Services Area Administrator

Whereas, A.F.Jonna Development/Washtenaw Commons, LLC has requested site plan approval in order to develop Pittsfield Retail;

Whereas, A development agreement has been prepared to address easement dedication;

Whereas, The Ann Arbor City Planning Commission, on February 18, 2015, recommended approval of the petition;

Whereas, The development would comply with the C3 (Fringe Commercial) 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 February 9, 2015;

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 Pittsfield Retail Site Plan, upon the condition that 1) the parcels be combined prior to the issuance of permits, 2) the Development Agreement is signed by all parties, and 3) all terms of the Development Agreement are satisfied.