



Legislation Details (With Text)

**File #:** 19-0379      **Version:** 1      **Name:** 3/18/19 - Malletts Wood 2 Amended PUD Site Plan  
**Type:** Resolution/Public Hearing      **Status:** Passed  
**File created:** 3/18/2019      **In control:** City Council  
**On agenda:** 3/18/2019      **Final action:** 3/18/2019  
**Enactment date:** 3/18/2019      **Enactment #:** R-19-120

**Title:** Resolution to Approve Malletts Wood 2 Amended PUD Site Plan and Development Agreement, 3300 Cardinal Avenue (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Malletts Woods 2 Staff Report w Attachments 032018.pdf, 2. Malletts 2 Development Agreement.pdf, 3. 1-15-2019 Draft CPC Minutes for Malletts Wood 2.pdf

Date	Ver.	Action By	Action	Result
3/18/2019	1	City Council	Held and Closed	
3/18/2019	1	City Council	Approved	Pass

Resolution to Approve Malletts Wood 2 Amended PUD Site Plan and Development Agreement, 3300 Cardinal Avenue (CPC Recommendation: Approval - 9 Yeas and 0 Nays)  
Approval of this resolution will allow for the construction of 19 single-family homes.

Petition Summary:

- The Site Plan proposes the construction of 19 single-family detached condominium dwelling units on Cardinal Drive and Sharon Court, a new public road. The units are limited to 2000 square feet in floor area and are sited to preserve natural features on the 3.77 acre parcel.
- A development agreement has been prepared to address the maintenance of landscaping within the public right-of-way, a new public street, street tree escrow, utility and public access easements, and other site improvements.
- No issues were raised by Planning Commission.

The City Planning Commission, at its meeting of January 15, 2019, recommended approval of this request.

**Attachments:** 01/15/19 Planning Staff Report  
01/15/19 Planning Commission Minutes  
01/11/19 Draft Development Agreement

**Prepared By:** Jill Thacher, City Planner  
**Reviewed By:** Brett Lenart, Planning Manager  
Derek Delacourt, Community Services Area Administrator  
**Approved By:** Howard S. Lazarus, City Administrator

Whereas, Phoenix Contractors, Inc. has requested site plan approval in order to develop 19 new single-family dwellings on condominium lots;

Whereas, A development agreement has been prepared to address the maintenance of landscaping within the public right-of-way, a new public street, street tree escrow, utility and public access easements, and other site improvements;

Whereas, The Ann Arbor City Planning Commission, on January 15, 2019, recommended approval of the petition;

Whereas, The development would comply with the Planned Unit Development 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 55; 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 January 11, 2019;

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 Malletts Wood 2 Amended PUD Site Plan dated September 11, 2018, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.