Legislation Details (With Text)

File #:	19-1185 **Version:** 1	**Name:**	8/19/19 - The Garnet - 325 E Summit - Site Plan
Type:	Resolution/Public Hearing	**Status:**	Defeated
File created:	8/19/2019	**In control:**	City Council
On agenda:	9/16/2019	**Final action:**	9/16/2019
Enactment date:	9/16/2019	**Enactment #:**	

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

Sponsors:

Indexes:

Code sections:

Attachments: 1. The Garnet Staff Report w Att.pdf, 2. 325 E Summit - The Garnet - Development Agreement 5-16-19.pdf, 3. The Garnet City Council Request 8-16-19.pdf

Date	Ver.	Action By	Action	Result
9/16/2019	1	City Council	Held and Closed	
9/16/2019	1	City Council	Approved	Fail
8/19/2019	1	City Council	Held and Closed	
8/19/2019	1	City Council		
8/19/2019	1	City Council	Postponed	Pass

Resolution to Approve The Garnet 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 10 condominium unit building with 11 lower level parking spaces.

Petition Summary:

- The Site Plan proposes to construct a 10 condominium unit building with 11 lower level parking spaces, 23 bicycle parking spaces, and a green roof.
- A development agreement has been prepared to address a $6,250 parks contribution and the provision of sump pump water testing results to city staff, and required actions if contamination is identified.
- The petitioner addressed issues raised by Planning Commission by adding four class A, 12 class B and four class C bicycle parking spaces to the three class A originally proposed, for a total of 23 bicycle parking spaces.

The City Planning Commission, at its meeting of May 21, 2019, recommended approval of this request.

Attachments: 05/21/2019 Planning Staff Report

05/21/2019 Planning Commission Minutes
05/16/2019 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, The 325 East Summit Condos, LLC has requested site plan approval in order to develop a 10 condominium building with eleven lower level parking spaces;

Whereas, A development agreement has been prepared to address sump pump discharge testing and a parks contribution;

Whereas, The Ann Arbor City Planning Commission, on 05/21/2019, recommended approval of the petition;

Whereas, The development would comply with the C1A Zoning with Conditions 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 05/16/2019;

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 Garnet Site Plan dated 05/31/19, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.