Legislation Details (With Text)

File #:	20-1796 **Version:** 1	**Name:**	02/01/21 - 2111 Packard Site Plan
Type:	Resolution/Public Hearing	**Status:**	Passed
File created:	2/1/2021	**In control:**	City Council
On agenda:	2/1/2021	**Final action:**	2/1/2021
Enactment date:	2/1/2021	**Enactment #:**	R-21-043

Title: Resolution to Approve 2111 Packard Site Plan and Development Agreement, at 2111 Packard Street (CPC Recommendation: Approval - 7 Yeas and 0 Nays).

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2111 Packard St Staff Report 11-17-20 w Maps.pdf, 2. Nov 17 2020 Planning Commission Minutes.pdf, 3. 2111 Packard Development Agreement 1-6-21.pdf, 4. WLN clipping 2111 Packard Site Plan - Public Hearing Notice.pdf

Date	Ver.	Action By	Action	Result
2/1/2021	1	City Council	Held and Closed	
2/1/2021	1	City Council	Approved	Pass

Resolution to Approve 2111 Packard Site Plan and Development Agreement, at 2111 Packard Street (CPC Recommendation: Approval - 7 Yeas and 0 Nays).
Attached is a resolution to approve 2111 Packard Site Plan and Development Agreement. Approval of this resolution will allow for the construction of a 77,367 square foot mixed use building with 72 dwelling units on 1.69 acres.

Petition Summary:

- The Site Plan proposes a 3-story building consisting of 77,367 square feet, 84 parking spaces, 72 dwelling units, 3,642 square feet of retail space, with a new sidewalk along Anderson Avenue. The petitioner is proposing to install rooftop solar panels and provide a $45,000 park contribution.

- A development agreement has been prepared to address park contribution, solar panel installation, and construction activities.

The City Planning Commission, at its meeting of November 17, 2020, recommended approval of this request.

Attachments: Proposed Resolution
11/17/20 Planning Staff Report
11/17/20 Planning Commission Minutes
5/26/20 Citizen Participation Report
Development Agreement
Prepared By: Jeff Kahan, City Planner

Reviewed By: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator
Approved By: Tom Crawford, City Administrator

Whereas, 2111 Packard, LLC has requested site plan approval in order to develop the 2111 Packard Site Plan;

Whereas, A development agreement has been prepared to address park contribution, rooftop solar panels, and construction activity;

Whereas, The Ann Arbor City Planning Commission, on November 17, 2020, recommended approval of the site plan petition;

Whereas, The development would comply with the established C3 zoning pursuant to the requirements of the Unified Development Code 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 the Unified Development Code; 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 6, 2021;

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 2111 Packard site plan dated November 23, 2020, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.