



Legislation Text

File #: 18-0807, **Version:** 1

Resolution to Approve the Cottages at Barton Green Site Plan, Wetland Use Permit, and Development Agreement, West Side of Pontiac Trail, South of Dhu Varren Road (CPC Recommendation: Approval - 2 Yeas and 7 Nays)

Attached is a resolution to approve the Cottages at Barton Green Site Plan, Wetland Use Permit, and Development Agreement. Approval of this resolution will allow for the construction of 221 apartments, a club house, and 559 surface parking spaces.

The petitioner received a recommendation of denial from the Planning Commission on May 1, 2018.

Petition Summary:

- The Site Plan proposes the construction of 221 apartment units, a club house, pool, basketball court and volleyball court. 559 surface parking spaces are proposed to be scattered throughout the site. The petitioner is proposing to dedicate 9.86 acres of parkland on the west side of the site. The petitioner is also proposing to remove invasive plant species within the woodland at the west end of the site.
- A Wetland Use Permit is being requested to remove 2,200 square feet of low quality wetland along the south side of the site and replace it with 4,080 square feet of new wetland around an existing wetland on the west side of the site.
- A development agreement has been prepared to address sanitary flow mitigation; traffic mitigation, and park dedication.

The City Planning Commission, at its meeting of May 1, 2018, recommended denial of this site plan request.

Attachments: 10/17/17 Planning Staff Report
3/6/18 Planning Staff Report
4/17/18 Planning Staff Report
5/1/18 Planning Staff Report
10/17/17 Planning Commission Minutes
3/6/18 Planning Commission Minutes
4/17/18 Planning Commission Minutes
5/1/18 Planning Commission Minutes
5/31/18 Draft Development Agreement

Prepared By: Jeff Kahan, City Planner

Reviewed By: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator

Approved By: Howard S. Lazarus, City Administrator

Whereas, Trinitas Development, LLC, has requested site plan approval in order to develop 221

apartment units, a club house, and 559 surface parking spaces;

Whereas, A development agreement has been prepared to address sanitary sewer mitigation, traffic mitigation, and park dedication;

Whereas, The development would comply with the established R4A zoning 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 5/31/18;

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 Cottages of Barton Green Site Plan and Wetland Use Permit dated May 3, 2018, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.