



Legislation Text

File #: 19-0403, **Version:** 1

Resolution to Approve Bristol Ridge Site Plan and Development Agreement, 2750 Pontiac Trail (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of 69 townhouse dwelling units accessed from one drive off Pontiac Trail.

Petition Summary:

- The Site Plan proposes combining 3 parcels totaling 7-acres and developing 69 townhouse dwelling units accessed from one drive off Pontiac Trail. A mid-quality woodland located along the eastern portion of the site remains undisturbed.
- A development agreement has been prepared to make a \$43,000 Parks contribution prior to issuance of certificates of occupancy for improvements to Huron Highlands, Cloverdale, Olsen or Leslie Parks.
- A variance was granted from the Zoning Board of Appeals (ZBA) on February 27, 2019 from the required 138 parking spaces as this zoning designation, R4A (Multiple-Family Dwelling District) requires 2 parking spaces/dwelling. The proposed site layout provides 94 legal parking spaces in garages and surface spaces falling short of the minimum required by 44 spaces. The petitioner included 34 tandem parking spaces in some of the garages along with 69 driveway parking spaces bringing the revised total to 197 parking spaces.

The City Planning Commission, at its meeting of February 5, 2019, recommended approval of this request.

Attachments: 2/5/19 Planning Staff Report
2/5/19 Planning Commission Minutes
1/31/19 Draft Development Agreement

Prepared By: Chris Cheng, City Planner

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

Approved by: Howard S. Lazarus, City Administrator

Whereas, The Commercial Property Investors of Pontiac Trail, LLC has requested site plan approval in order to develop 69 townhouse dwelling units accessed off Pontiac Trail;

Whereas, A development agreement has been prepared to address parks contribution;

Whereas, The Ann Arbor City Planning Commission, on February 5, 2019, recommended approval of the petition;

Whereas, The development would comply with the R4A, Multiple-Family Dwelling District, 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 January 31, 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 Bristol Ridge Site Plan dated 11/12/18, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.