

**MALLETT’S WOOD PUD SUPPLEMENTAL REGULATIONS
City of Ann Arbor, Michigan**

Section 1: Purpose

It is the purpose of the City Council in adopting these regulations to provide for the comprehensive development of an 8.1-acre parcel, in a manner that is compatible with the existing single-family neighborhood on the east and south, with the 14 single-family dwellings, constructed in pairs with zero-lot lines (Phase I of Mallett’s Wood PUD, referred to as MW1) and with publicly-owned Mary Beth Doyle Park on the west. These regulations seek to promote a variety of housing types and ownership within the existing neighborhood, while conserving significant natural features, open space and dedicated public access ways, and that would not be otherwise possible in any existing zoning classification without multiple variances.

Section 2: Applicability

The provisions of these regulations shall apply to the property described as follows:

COMMENCING AT THE CENTER OF SECTION 10, T3S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN; THENCE S89°57’00”E 665.90 FEET ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION TO THE SOUTHWEST LINE OF “BARFORD HOMES SUBDIVISION” AS RECORDED IN LIBER 15 OF PLATS, PAGES 13 AND 14, WASHTENAW COUNTY RECORDS; THENCE N01°31’50”E 627.22 FEET ALONG SAID EAST LINE TO THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10 TO THE NORTHWEST CORNER OF SAID SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE N01°44’00”E 660.0 FEET; THENCE S89°57’00”E 175.18 FEET ALONG THE NORTH LINE OF THE SOUTH 5 ACRES OF THE WEST 20 RODS OF THE FOLLOWING PARCEL, THE NORTHEAST 1/4 OF SAID SECTION 10 EXCEPT THE WEST 1/2 OF THE WEST 1/2 OF SAID NORTHEAST 1/4 ALSO EXCEPT THE SOUTH 38 RODS; THENCE N01°44’00”E 841.01 FEET ALONG THE WEST LINE OF THE EAST 5 ACRES OF THE WEST 20 RODS OF THE FOLLOWING PARCEL, THE NORTHEAST 1/4 EXCEPT THE 38 RODS, ALSO EXCEPTING THE SOUTH 5 ACRES OF THE ABOVE DESCRIBED PROPERTY; THENCE N68°19’10”E 168.57 FEET; THENCE S01°44’00”W 1563.0 FEET ALONG SAID WEST LINE OF SPRINGBROOK SUBDIVISION NO. 2 AS RECORDED IN LIBER 4 OF PLATS, PAGE 47, WASHTENAW COUNTY RECORDS AND ITS NORTHERLY EXTENSION; THENCE N89°57’00”W 330.00 FEET ALONG SAID NORTH LINE OF SAID BARFORD HOMES SUBDIVISION TO THE POINT OF BEGINNING, BEING A PART OF THE NORTHEAST 1/4 OF SECTION 10, CONTAINING 8.10 ACRES OF LAND, MORE OR LESS. BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

Further, the provisions of these regulations shall be adopted and incorporated into the Mallett's Wood PUD Zoning District. These regulations are intended to supplement only those provisions in the City Code that may be modified as a part of a PUD and shall not be construed to replace or modify other provisions or regulations in the City Code.

Section 3: Findings

During the public hearings on this Planned Unit Development, the Planning Commission and City Council determined that:

- (A) The surrounding neighborhood contains an eclectic mix of mostly small-scale one- and two-story single-family residences (including an original 1800's farmhouse still existing on Butternut Street) on individual lots with tree-lined streets adjacent to Malletts Creek on the north and to Mary Beth Doyle Park on the west and fourteen site-condominium dwelling units developed on Cardinal Avenue in the originally approved Mallett's Wood PUD (MW1).
- (B) It is desirable to develop the property described above for residential uses.
- (C) The immediate boundaries of the property are surrounded exclusively by R1C (single-family residential) and PL (Park) zoning districts, while Mary Beth Doyle Park itself is surrounded by a variety of residential zoning districts, including R1B, R3, R4A and R6 zoning districts. Thus, a housing density equal to or greater than allowed in the R1C district is consistent with other residential zoning districts adjacent to Mary Beth Doyle Park.
- (D) It is in the best interest of the surrounding properties and the City of Ann Arbor that additional new housing in a price ranges both higher than as well as similar to those of the surrounding neighborhood be provided to meet the needs of a wide range of buyers, particularly mature singles, empty nesters, retirees and those with physical limitations. The proposed regulations, by maintaining a scale and intensity in keeping with the MW1 development and the surrounding neighborhoods while optimizing the conservation of the site's natural features and its association with Mary Beth Doyle Park will have a beneficial effect on, and will not adversely affect, the surrounding properties or the City, in terms of public health, safety or welfare.
- (E) The architectural design and mixture of unit types of the buildings, the limitations placed on setbacks, building height and placement, the creation and conveyance of public sidewalks and public access to Mary Beth Doyle Park throughout the development, the 1.15 acres conveyed to the City with the development of MW1, the protection of existing trees facilitated by the MW2 lot layout, and the limits placed on vehicular access from the public right of way will provide beneficial effects for the City and the adjacent neighborhood.
- (F) The parcel described above meets the standards for approval as a Planned Unit Development, and the regulations contained herein do not constitute the granting of a special privilege or deprivation of property rights.

Section 4: PUD Regulations

(A) Definitions.

MW1: Generally refers to the 14 dwelling units, associated carports, sidewalks, landscaping, and storm water management area on 4.33 acres of land, generally located parallel to Cardinal Avenue near the intersections of Butternut and Redwood Drives, constructed before January 2006, constituting the north portion of the Malletts Wood PUD zoning district.

MW2: Generally refers to up to 19 dwelling units, a public street to be known as Sharon Court, associated sidewalks, landscaping, surface parking and utility installations on approximately 3.77 acres, generally located near the intersection of Cardinal Avenue and Sharon Drive.

(B) Permitted principal uses.

MW1: 1. Single-family residential units
2. Two-family residential units
3. Multi-family dwellings

MW2: 1. Single-family residential units

(C) Permitted accessory uses.

1. Family child care homes in any dwelling unit, if licensed by the State of Michigan.
2. Home occupations, subject to all the performance standards provided by Ann Arbor City Code.

(D) Setbacks.

	<i>MW1</i>	<i>MW2</i>
Front	17 feet minimum	15 feet minimum
Side	11 feet minimum	3 feet minimum
Rear	32 feet minimum	20 feet minimum

(E) Height. A maximum of 2 stories with a total height limit of 30 feet, measured to the mid-point between the eaves and the ridge, excepting dormers, chimneys and similar elements, which shall total less than 20 percent of the roof area. Dormers may not exceed the height of the roof ridge, and chimneys and all other elements may not exceed 5 feet above the roof ridge.

(F) District Size. The size of the PUD zoning district shall be approximately 8 acres. The PUD may be further subdivided into no more than three parcels, consisting of 4.33 acres (*MW1*) and the remaining 3.77 acres (*MW2*), which may be further divided into two parcels, in accordance with the laws of the State of Michigan; provided, however that easements, covenants, and/or Condominium Master Deeds shall be recorded addressing the ownership and requiring mutual obligations of maintenance and

liability, including but not limited to, shared landscaping, private streets, vehicular use areas, utilities, conservation areas, and storm water management system(s).

- (G) Lot Area Per Dwelling Unit.
MW1: 7,200 square feet minimum.
MW2: 4,000 square feet minimum.

- (H) Maximum Dwelling Units.
MW1: 14 dwelling units.
MW2: 19 dwelling units.

- (I) Floor Area.
MW1: *No floor area restriction.*
MW2: The principal building on the lot shall not exceed 2,000 square feet of floor area. This maximum shall include basements, bonus rooms, and any other space that may be made habitable.

- (J) Parking.
Vehicular:
MW1 – 28 carport-style parking spaces, minimum.
MW2 – 1 garage parking space per dwelling unit, minimum.

Bicycle:
MW1 & MW2: One class A enclosed bicycle parking space per unit, minimum.

- (K) Architectural Design.
MW1: Unit facades shall generally have a 12/12 roof pitch with gable ends fronting Cardinal or Sharon Court. Windows shall generally be oriented vertically in the building facades, double hung with visible muntins in appearance. Exterior walls shall be predominantly horizontal siding.

MW2: Unit facades shall have a pedestrian door on the front elevation, with a front porch or covered entry. Window orientation shall be predominantly vertical, and window glass shall not be reflective. At least three different styles of houses shall be constructed, and not more than two of the same style shall be side by side.

- (L) Landscaping and Amenities. Landscape design and installation shall be coordinated through out the PUD zoning district, as shown in the PUD site plans for phase I (MW1), approved February 1996 and amended in June 2002, and PUD site plans for MW2, dated _____ 2019. Plants shall be Michigan native species, which enhance habitat diversity for and restore the woodland and wetland environments of the site, and shall not include invasive species.

- (M) Accessory Structures.
MW1: Carports shall be allowed as an accessory structure between the minimum front setback and the residential structure.
MW2: Accessory structures shall be allowed pursuant to City Code requirements.

- (N) Phasing. The PUD may be constructed in phases, in accordance with City Code, fire safety, utility infrastructure, requirements of existing owners and tenants, and requirements for access and parking. The phasing and sequencing plans may be amended administratively, in accordance with City Code.

Drafted by Jill Thacher – Planning and Development Services
January 11, 2019