



March 27, 2019

Planning Development Services  
City of Ann Arbor  
100 North Fifth Avenue  
Ann Arbor, Michigan 48107

Attn: Brett Lenart, Planning Manager

Re: 2857 Packard – PUD Pre-Petition Conference Request  
*Midwestern File No.: 16070A*

Dear Mr. Lenart:

On behalf of Peters Building Company, Midwestern Consulting respectfully requests a Planned Unit Development Pre-petition Conference with the Planning Commission for 2857 Packard Road. Peters Building is the petitioner/applicant and currently has a purchase agreement on the property. The re-zoning to Planned Unit Development will be requested in conjunction with a site plan submittal. The contact information for the petitioner is as follows:

Mr. Jim Haeussler  
Peters Building Company  
172 S. Industrial Drive  
Saline, Michigan 48176  
Ph: 734-429-2440  
Email: [jhaeussler@petersbuilding.com](mailto:jhaeussler@petersbuilding.com)

The proposed site is located at 2857 Packard Road (Parcel No. 09-12-03-404-054) and is 7.96 acres in size. The site is located on the north side of Packard Road between Easy Street and Chesterfield Drive west of Platt Road. The site is currently a single family residential lot currently used as a rental property with a main house and several former farm outhouses. The portion of the site near the house is manicured lawn and the remainder of the site is vacant wooded areas and open field with mowed walking paths through portions of the site. The site has regulated natural features including landmark trees and regulated woodlands. No other regulated natural features are known to exist on the site.

The parcel was conditionally rezoned to R1E in December of 2016 with an area plan for single family residential with 52 residential lots at a density of 6.5 dwelling units per acre. Conditions with the rezoning included:

- A maximum of 52 dwelling units with a minimum of 4 distinct model homes (two 2-story, one 1.5-story, one 1 story) and the same model shall not be built next to each other. Dwelling units will have varying exterior colors with no two adjacent facing the street being the same color.
- A minimum of five 1-story ranch style houses around the perimeter of development
- Attached garages shall not project further than 12 feet out from the front of each house or 6 feet from the porch.
- A 15-foot wide landscape buffer along the perimeter of the property shall be provided to screen development from adjacent residences.

The proposed planned unit development includes 51 residential units including 25 single family residential lots and 26 attached units in four buildings located in the central portion of the site.

**Proposed PUD Development Program:**

- *Description of objectives, purposes, and beneficial effect for the City proposed to be achieved by the PUD zoning District:*

Diverse housing typology for Ann Arbor housing market:

The proposed residential lot size and attached residential units provide a housing typology that is not currently available in the community; a smaller single family residential lot at a market price geared toward households with one full-time and one part time income and attached residential units within an established single family residential community along a major transit route within the City limits.

Natural features preservation:

In order to achieve additional preservation of landmark trees and woodlands more consistent with the original Area Plan approved with the rezoning, the single family lots in the interior of the private drive loop were changed to attached residential units. These units as attached are of the same size, design, and character as proposed in the plan where they were detached. As a result, there are two areas of landmark tree/woodland preservation along the western property edge, woodland preservation in the southeast corner of the property, and woodland preservation between the attached single family units.

Management of stormwater from off-site neighbors:

The proposed rear yard drainage system and stormwater management basin in the northeast corner of the site, allow for stormwater conveyance and infiltration of off-site drainage that is anticipated to reduce or potentially resolve historical neighbor concerns of ponding in this area.

- *Why beneficial effect cannot be achieved under other zoning designation:*  
The inclusion of attached multi-family units enables further preservation of natural features that cannot be achieved with the conditional R1E zoning classification.
- *Conformity to the adopted master plan and policies of the City or detailed compelling justification for departures from the plan and policies*

The site is identified as Site 8 in the South Area of the Land Use Element Master Plan and single-family detached residential use is recommended. The perimeter of the site includes single family residential lots at complementary density to adjacent neighborhoods with the intent to maintain rezoning conditions identified in the conditional rezoning to R1E including a 15 foot wide buffer, type and number of models, and ranch houses. The internal block includes four buildings with attached residential units that have similar size as would be anticipated with the single family homes as approved with the area plan.

The proposed units with this development would support the Washtenaw County Office of Community and Economic Development's report, Housing Affordability and Economic Equity Analysis, Washtenaw County, Michigan that identifies a need to:

- *Consider ways for zoning to encourage smaller starter homes, family sized units and to add some workforce options to existing neighborhoods.*
- *Consider changes to zoning and/or policy to encourage development of mixed-income housing in targeted areas*

Additionally, the City of Ann Arbor Sustainability Framework outlines three primary aspects of sustainability: environment, economy, and equity. The proposed development incorporates design elements for several of the 16 sustainability goals including:

- Diverse Housing – the development is intended to add diversity to the housing typologies available within the Ann Arbor housing market.
- Active Living and Learning – the proposed site layout includes several areas of natural features preservation on the site and a pedestrian sidewalk network that provides connectivity to Packard

- Road and throughout the site, allowing for passive recreation and connectivity to off-site recreational opportunities such as Cobblestone Farm and Buhr Park.
- Economic Vitality – the housing typology has the potential to enable existing employees within Ann Arbor to live in Ann Arbor and the potential to attract a new set of talented individuals that are seeking employment in the Ann Arbor area but are having difficulty finding housing that does not exceed their budget for housing expenses.
- Transportation Options – The development site is located along Packard Road, which is along an AATA transit route,
- Clean Air and Water – Stormwater runoff treatment includes infiltration and underground detention that reduced impacts to natural features on the site.
- Healthy Ecosystems – The development includes preservation of existing woodlands and landmark trees on the site.

**Comparison Charts:**

Below are draft comparison charts for the proposed planned unit development. The proposed development does not deviate from the area, height, and placement requirements or the off-street parking or landscaping requirements. The proposed deviation is for the attached residential unit use in the R1E zoning district.

**SITE DATA COMPARISON CHART**

	<b>PROPOSED</b>	<b>REQ./ALLOWED</b>
SITE ZONING	PUD	R1E
SITE USE	PLANNED UNIT DEVELOPMENT	SINGLE FAMILY
SITE AREA (GROSS)	7.96 AC.	N/A
SITE AREA (NET)	7.49 AC.	N/A
LOT WIDTH	46.1 FT. MIN.	34 FT. MIN.
LOT AREA	4,000 S.F. MIN.	4,000 S.F. MIN.
AVERAGE LOT AREA	4,403 S.F.	N/A
LOT SETBACKS		
FRONT	20–25 FT	15 FT MIN.
SIDE	3 FT/6FT TOTAL	3 FT/6 FT TOTAL
REAR	20 FT MIN.	20 FT MIN.
NUMBER OF LOTS	51	79 MAX. (52 MAX. WITH CONDITIONAL REZONING)
SITE DENSITY	7.0 DU/AC	10 DU/AC. MAX.
HOME HEIGHT	30 FT. MAX.	30 FT MAX.
OPEN SPACE	4.38 AC. (58%)	N/A
ON–STREET PARKING (PRIVATE STREETS ORD.)	51 SPACES	51 SPACES (1 PER UNIT)
RESIDENTIAL PARKING	102 SPACES (2–CAR GARAGE)	51 SPACES (1 PER SINGLE FAMILY DWELLING)

**Landscape Requirements**

3.26.19

	<b>Required</b>	<b>Proposed</b>	
Mitigation Trees	1098" DBH	3" cal. Deciduous = 17 trees	51"
		2.5" cal. Deciduous = 67 trees	167.5"
		8' ht Evergreen (3" eq) = 117 trees	351."
		Total	569.5"
		Proposed mitigation through contribution to City Street Tree Planting Fund	
		Required Mitigation (1098" - 569.5")	528.5"
		2" caliper trees	264
		282 trees x \$200 per tree	\$52,850
Street Trees	1 per 30 lf (3,158lf)		
	Total 106 trees	106 trees	
Conflicting Land Use Buffer	Not Applicable		
Vehicle Use Area	Not Applicable		
Refuse/Recycling Screening	Not Applicable - individual containers - assume stored in garages		
Street Tree Escrow		Packard Road - 604 linear feet x \$1.30 per linear foot = \$785.20	

Please see the attached preliminary layout plan for additional information.

Should you have any questions or required additional information, please feel free to contact Tom Covert by phone at 734-995-0200 or email at [tjc@midwesternconsulting.com](mailto:tjc@midwesternconsulting.com). We look forward to your feedback.

Sincerely,  
 MIDWESTERN CONSULTING, LLC

Thomas J. Covert, RLA, LEED AP  
 Senior Project Manager