

## ANN ARBOR PLANNING DEPARTMENT STAFF REPORT

For Planning Commission Meeting of September 7, 2016

**SUBJECT: Weber Zoning and Area Plan (2857 Packard Road)  
File Nos. Z16-005 and AP16-001**

### **PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Weber R1E (Single-family Dwelling District) Zoning and Area Plan.

### **STAFF RECOMMENDATION**

Staff recommends **approval** of the zoning petition because the proposed zoning is consistent with the City of Ann Arbor Master Plan and the benefit of this development to the community will be substantially greater than any negative impacts. The proposed project will not have a detrimental impact on public utilities.

Staff recommends **approval** of the area plan because the contemplated development would comply with all applicable state, local and federal law, ordinances standards and regulations; the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; the development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety or welfare; and the proposed uses or other uses permitted under the proposed zoning would be compatible with the city's adopted plans and policies. Staff notes that the proposed layout plan will likely change at the site plan stage as further analysis of natural features and other site aspects are considered.

### **PROJECT LOCATION**

This site is located on the north side of Packard Road, east of Easy Street. This site is located in the South Area and located in the Malletts Creek Watershed.

### **PROJECT DESCRIPTION**

#### **Zoning Designation**

The petitioner seeks to rezone this 7.7-acre parcel from R1C (Single-Family Dwelling District) to R1E (Single-Family Dwelling District), to allow the development of up to 83 detached single-family residential units. The maximum permitted density for R1E zoning is ten dwelling units per acre with the minimum lot size per dwelling unit set at 4,000 square feet. The site currently contains a single-family house with outbuildings that are proposed to be removed.

The accompanying area plan proposes 56 dwelling units, a density of 7 dwelling units per acre. The proposed dwelling units will be placed on lots approximately 4,000 square feet with homes no greater than 2,000-square feet in floor area. The petitioner does not intend to request any variances nor seek planned project modifications. Buildings are generally arranged in a grid pattern. Internal vehicular circulation is proposed by private streets accessed by 2 curb cuts off Packard Rd. Sidewalks are proposed along the edge of the outer internal private streets leading to the existing Packard Road sidewalk.

Usable open space is proposed along mid portion of the west property line and the southeast corner of the site. Natural features are located in these two areas and are proposed to be saved. The majority of natural features are located on the southern half and northwestern corner of the site totaling approximately 3.66 acres of woodlands. Based on initial staff review woodlands may be mid to high level concern. There are approximately 73 landmark trees on site with a majority located within the woodlands. Alternatives analysis will be required at the site plan stage.

Future 100-year storm water detention and infiltration is proposed near the southern entrance of the site. Bioswales are also proposed north of the detention area, in the backyards of the lots located within the inner street loop. The WCWRC will review the site plan in greater detail to ensure compliance with their current design standards.

This development is proposed to be built in one phase at an approximate cost of \$2.6 million.

A neighborhood meeting was held on June 6, 2016 at Malletts Creek branch library. Minutes of this meeting are attached.

**Area Plan**

An area plan, or site plan is required when an amendment to the City Zoning Map is proposed [Chapter 57 5:121(1)]. In this case, the petitioner has proposed amending the City Zoning Map from R1C to R1E, Single-family Dwelling District with the proposed Area Plan. The purpose of an area plan is to demonstrate that the property could be developed consistent with the requested zoning classification. Area plans are required to provide a brief description of the development program, a community analysis, a site analysis, general information, and a schematic design for the entire development site (Land Development Regulations 1:3). Area plans are not required to include the number and type of dwelling units proposed; placement of proposed structures; front, side and rear open space and setback lines; number and dimensions of parking spaces; landscaping; soil erosion and sedimentation control plans; storm water management plans; utilities; the accurate location and description of all natural features; the location and extent of natural features open space; or a natural features protection plan, mitigation plan and alternative analyses. These are, however, requirements of site plans (Land Development Regulations 1:4).

The Weber area plan proposes 56 lots for future single-family units. Each proposed house has a maximum size of 2,000-square feet as required in the R1E zoning district. The lots are generally arranged in a grid pattern around private streets. As currently proposed, the residential density is 7 units per acre. For comparison, the maximum permitted density is 10 units per acre for R1E, 8 units per acres in the R1D district, 6 units per acre in the R1C zoning district and 4 units per acre in the R1B district.

**SURROUNDING LAND USES AND ZONING**

	LAND USE	ZONING
NORTH	Single-family homes	R1B (Single-family Dwelling District)
WEST	Single-family homes & City Park	R1B & PL (Public Land District)
SOUTH	City Park and Church	R1C (Single-family Dwelling District)
EAST	Single-family homes	R1C

### COMPARISON CHART

		EXISTING	PERMITTED/REQUIRED	PROPOSED	PERMITTED/REQUIRED
Zoning		R1C (Single-family Residential District)	R1C	R1E (Single-family Residential District)	R1E
Gross Lot Area		333,383 sq ft*	7,200 sq ft MIN/dwelling unit	333,383 sq ft*	4,000 sq ft MIN/dwelling unit
Lot Width		406 ft	60 ft	60 ft	34 ft
Setbacks	Front	125 ft	25 ft	20 ft	15 ft MIN
	Side	115 ft	5 ft	3 ft	3 ft
	Rear	620 ft	30 ft	20 ft	20 ft
Building Height		2-story	30 ft	30 ft	30 ft MAX
Parking - Automobiles		2 spaces	1 space/dwelling MIN	56 spaces	1 space/dwelling MIN
Parking – Bicycles		None	None**	None**	None**

\* Net lot area is gross lot area minus Packard Road right-of-way.

\*\* Bicycle parking located in future garage.

### HISTORY

City records indicate the existing farmhouse on site was constructed in 1840.

### PLANNING BACKGROUND

The Master Plan: Land Use Element identifies this site as Site 8 and states this 7.9 acre site is located on the north side of the Packard, east of Easy Street. Single-family detached residential use is recommended.

### DEPARTMENT COMMENTS

Systems Planning – Hydrants shall be located such that all buildings and structures will be included in a 350-foot radius drawn around each hydrant. Hydrants that are used to meet fire hydrant coverage requirements must be considered accessible to the development.

Additional comments regarding the proposed public utilities, including sizing and alignment, will be completed during the site plan review. Sanitary sewer flow data comparing the proposed flow as a result of this project versus the existing flow shall be included on the utility sheet of the site plan for review. Impacts to the sanitary sewer system may need to be modeled.

Parks – A Parks contribution of \$34,270 is requested based on .69 acres of open space. This amount can be reduced with on-site amenities including benches and picnic tables. A cash

contribution may be made in lieu of these on-site amenities and used for Buhr Park improvements.

Land Acquisition Committee – The acquisition of this site was never nominated by the owner, though neighbors in the community have brought this to Park’s attention twice: in January and June 2016. In both cases, the Parks staff acquisition committee was assembled and unanimously voted that Parks was not interested in this acquisition since a new park was not needed in this area. Both Buhr Park and Mary Beth Doyle Park are in close proximity to this tract. Additionally, an application from a property owner to bring a potential acquisition to LAC, has not been received.

Planning - Single-family residential uses are recommended by the Master Plan: Land Use Element. This proposal shows a density (minus right-of-way) of approximately 7 dwelling units per acre, whereas, the current R1C zoning allows for approximately 6 dwelling units per acre without a limit to the house size. Staff supports the proposed density and rezoning as this site is located near bus stops, existing utilities, public parks and provides a housing product on smaller lot sizes with houses limited to no more than 2,000 square feet in size.

This proposal fits into the existing neighborhood context by capping the house sizes at 2,000 sq ft. Although the proposed lots are smaller than the surrounding existing lots located on Easy St., Carmel St. and Cranbrook Rd., per the City’s Assessor’s records, the majority of houses bordering the subject site are single-story homes ranging in size from 850-1400 sq ft. The existing R1C zoning on the development site requires minimum lot sizes of 7,200 sq. ft without a limit on house size. The exception to the existing surrounding housing stock is located adjacent to this site to the east. This is a two-story home located on an 80,000 sq. ft lot and has the potential to be split or development for increase density in the future.

It should be noted this Area Plan may not resemble the future Site Plan submission as review of the plans will be in much greater detail, with the benefit of additional information. An alternatives analysis showing different layouts of the site showing impacts on natural features will be required at this submission. Future development may be located on the north and central areas of the site away from the wooded areas and landmark trees. At the site plan stage, alterations to the lot configurations could result in a different density on the site, but not to exceed that of the R1E.

Staff requested pedestrian access from the eastern lots to the proposed western open space. The petitioner responded this detail will be explored further at the site plan review stage.

Solid Waste - The 6 lots located along the northern property line, not accessed off the proposed private drive, are not serviceable as designed. The City will not enter or reverse from the access drive. All carts must be placed along the main private development road without blocking driveways or access drives.

Neighborhood Concerns – Considerable public input has been provided by phone messages and a public meeting held on June 8, 2016 for this petition. In general, the public input favored a single-family development as opposed to a higher density multi-family development.

Staff is very sensitive to concerns about the proposed project’s impact to the immediate neighborhoods. They should not be discounted. However, the petition site has been a large vacant parcel for many years. It was inevitable that someone would propose to develop the site and predictable that the development would be rezoned for additional residential density. The proposed R1E Zoning enables smaller lots which could be beneficial to balance development

potential and reduce impact of natural features. Minutes of the Citizen’s Participation Meeting are attached.

Building Department (Land Development) – On October 3, 2000, City Planning Commission adopted a resolution regarding development in the Malletts Creek Watershed. This proposal will be reviewed by the Malletts Creek Coordinating Committee at the site plan stage. This proposal requires approval from the Washtenaw County Water Resource Commissioner’s Office.

Urban Forestry - Based on the Area Plan review requirements set forth in Chapter 57, 5:121(3)(b), the area plan “should limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land.” Based on the current layout and the proposed disturbance to natural features this standard is not being met. This Area Plan proposes the disturbance of approximately 75% of the woodlands and most of the landmark trees which, based on staff’s review of the plan, does not limit the disturbance to natural features to allow reasonable use of the land. Many of the landmark trees and woodlands proposed to be preserved along the perimeter of parcel are offsite and would be required to be preserved because they are not on the parcel.

Staff review of the natural features on the Area Plan is constrained because an Area Plan is a conceptual drawing that does not contain many elements required on a Site Plan, including, location of utilities, stormwater management, and detailed information on natural features impacts and mitigation. The elements required on a Site Plan can significantly alter the site layout. Despite any approval of this Area Plan, the site layout would need to be changed during the Site Plan approval process to comply with natural features requirements.

Natural Area Preservation – Staff visited the site and agrees with the Urban Forestry’s comments and concerns.

Prepared by Chris Cheng  
Reviewed by Brett Lenart  
mg/9/2/16

Attachment: Zoning and Aerial Map  
Area Plan  
Zoning Application  
Citizen’s Participation Minutes

c: Petitioner: Peters Building Company – Jim Haeussler  
172 S. Industrial  
Saline, MI 48176

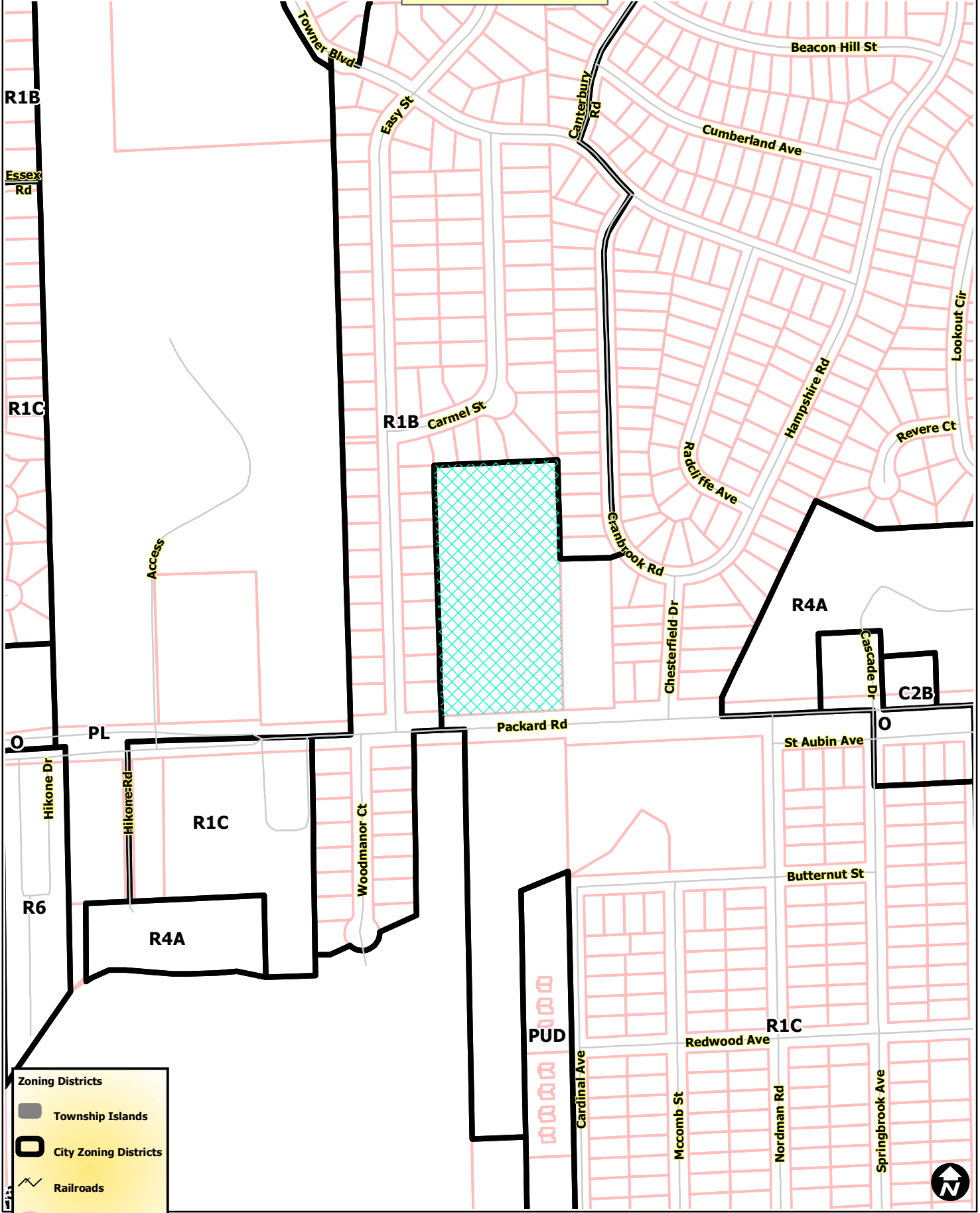
Petitioner’s Agent: Tina R. Fix, RLA  
Midwestern Consulting  
3815 Plaza Drive  
Ann Arbor, MI 48108

Owner: Robert Weber  
2857 Packard Rd.  
Ann Arbor, MI 48104

Petitioner's Representative: Tina Fix  
Midwestern Consulting  
3815 Plaza Dr.  
Ann Arbor, MI 48108

Building  
Engineering - Private Development  
File Nos. AP16-001 & Z16-005

**2857 Packard Rd**



**Zoning Districts**

- Township Islands
- City Zoning Districts
- Railroads
- Parcels
- Huron River

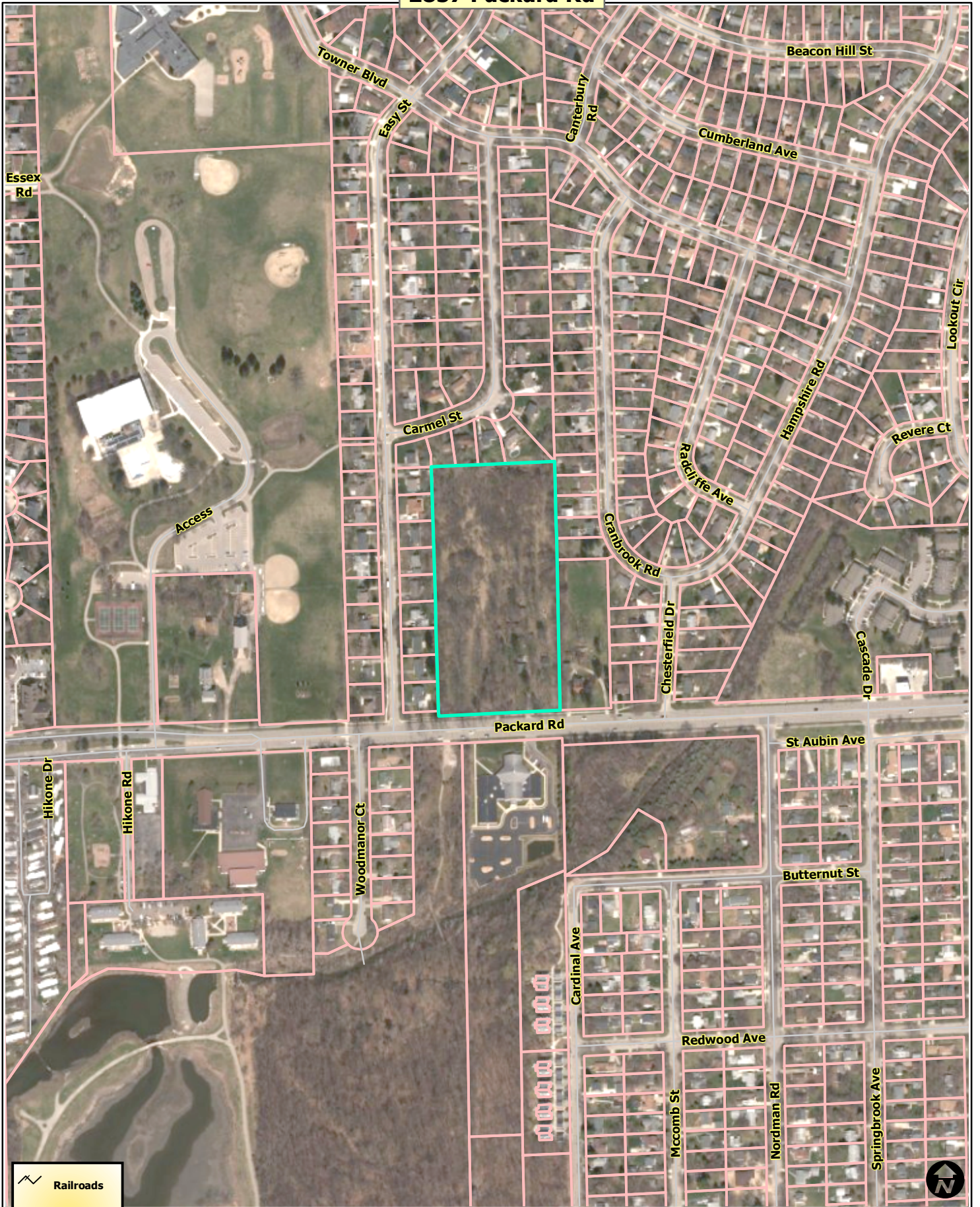


Map date 5/17/2016  
 Any aerial imagery is circa 2015 unless otherwise noted  
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# 2857 Packard Rd



-  Railroads
-  Parcels
-  Huron River






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2857 Packard Rd



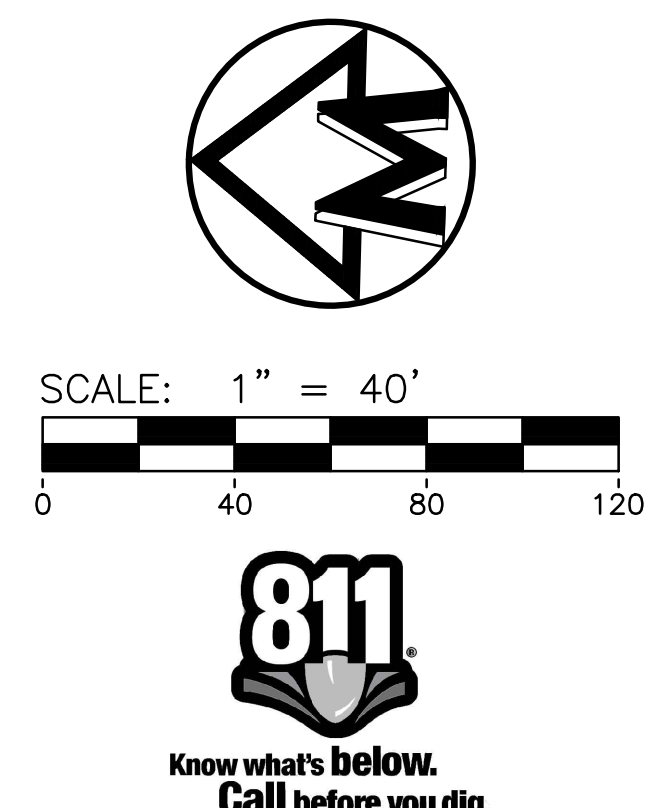
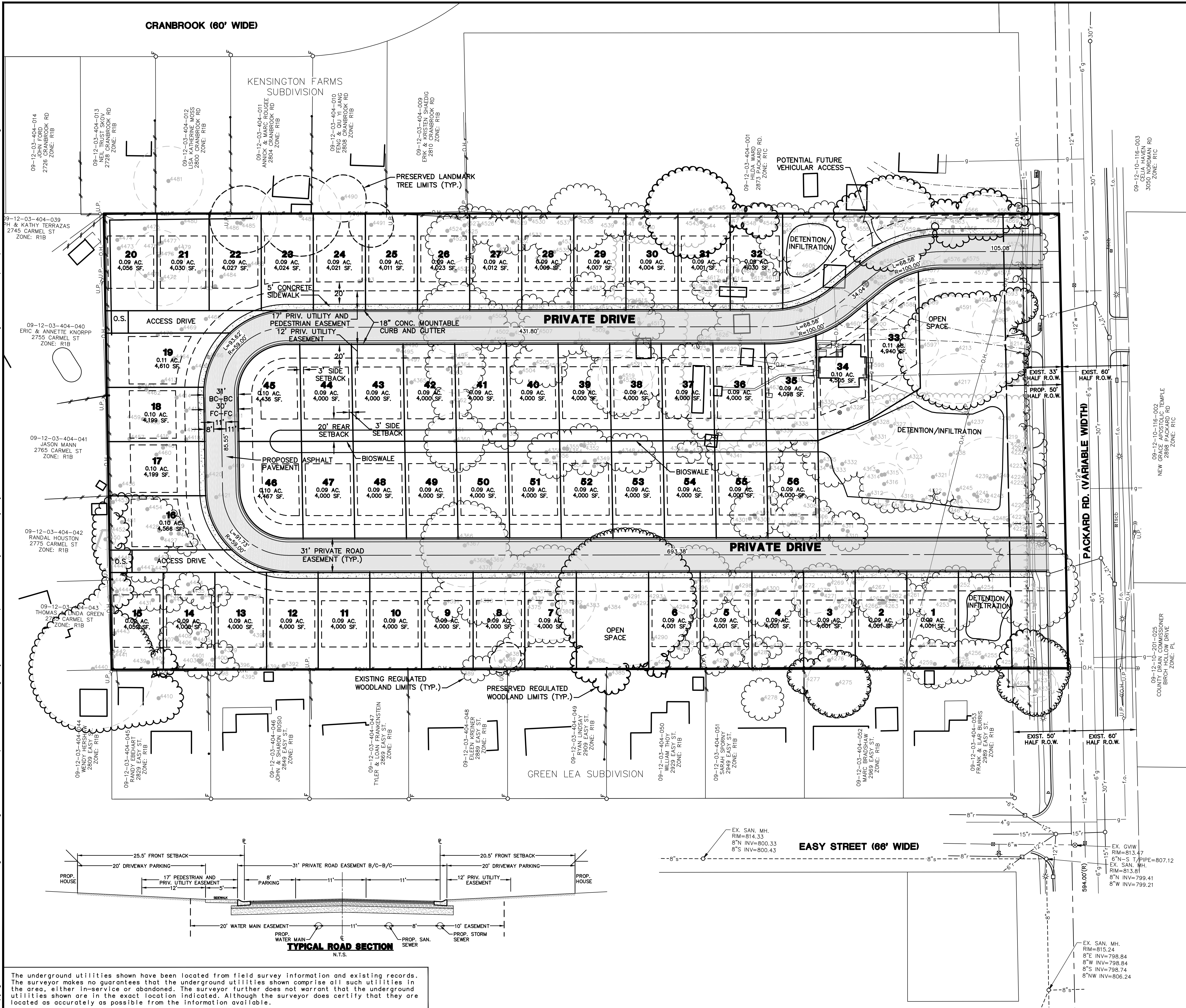
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-  Huron River



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**NATURAL FEATURES ANALYSIS**

PER THE CITY OF ANN ARBOR ZONING ORDINANCE, R1E ZONING HAS A MAXIMUM DENSITY OF 10 UNITS PER ACRE. THE PROPOSED DEVELOPMENT HAS A DENSITY OF 7 DWELLING UNITS PER ACRE AND UTILIZES THE REDUCED LOT WIDTH AND LOT AREA FROM R1C TO DEVELOP SITE LAYOUT THAT PROVIDES OPEN SPACE AREAS FOR THE PRESERVATION OF APPROXIMATELY 0.8 ACRES OF WOODLAND AND A PORTION OF THE LANDMARK TREES ON THE SITE. ADDITIONALLY, FUTURE DESIGN REFINEMENT IN THE SITE PLAN PROCESS WILL INCLUDE THE EVALUATION OF DEVELOPMENT OPTIONS THAT MAY INCLUDE CHANGES TO DISTURBANCE TO REAR YARDS ALONG PROPERTY LINES TO PRESERVE TREES/WOODLAND, PRESERVATION OF TREES WITHIN BIOSWALE AND DETENTION/INFILTRATION AREAS, VARIATION TO LOT WIDTHS, AND REARRANGEMENT OF OPEN SPACE AREAS TO PRESERVE NATURAL FEATURES.

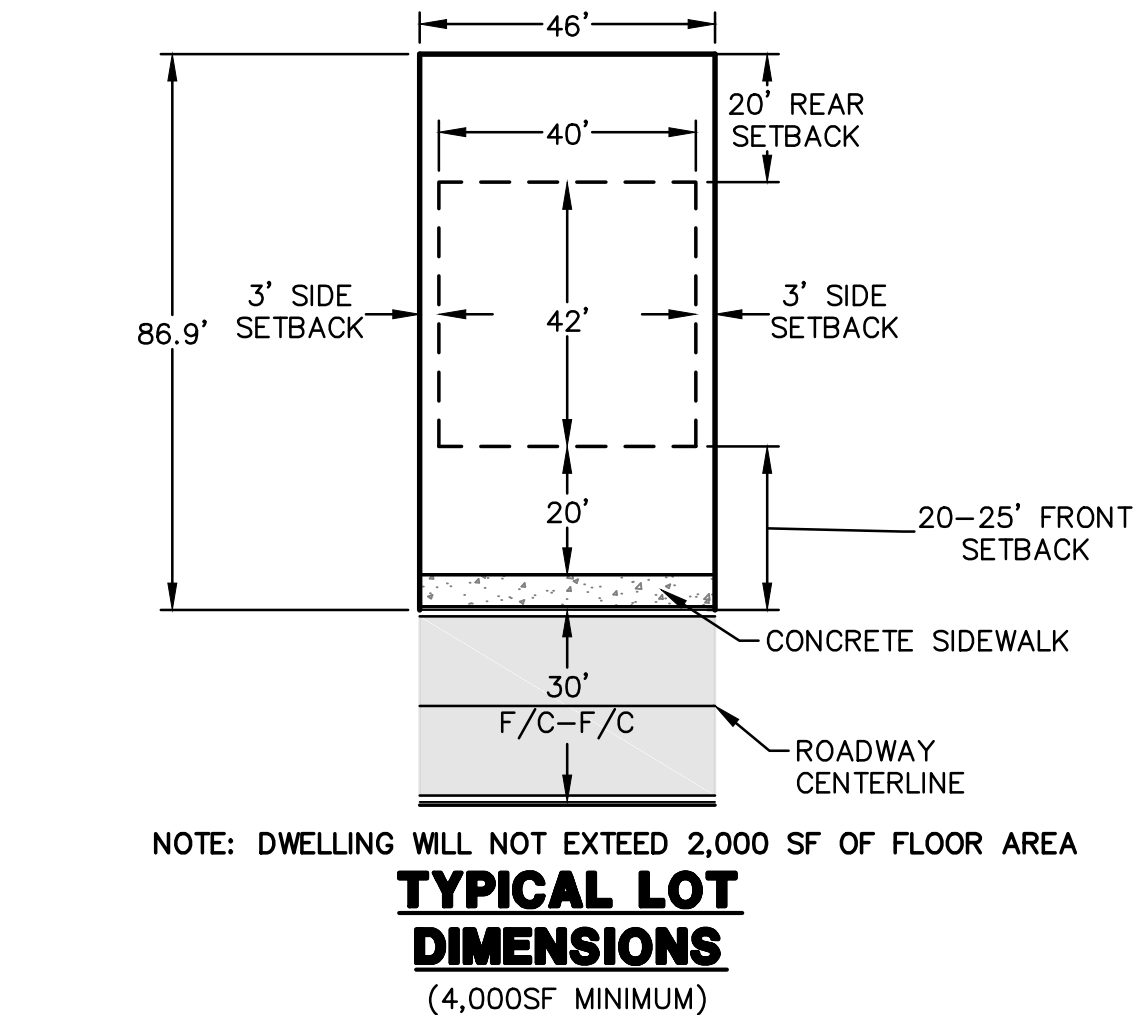
**NOTES**

1. PARKING WILL BE PERMITTED ON ONE SIDE OF ROADWAY.
2. ALL PEDESTRIAN WALKWAYS WILL BE 5 FEET WIDE.
3. TRASH AND RECYCLING WILL BE PICKED UP PER INDIVIDUAL UNITS.
4. CURB RADIAL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED. "E-E" DENOTES EDGE-TO-EDGE OF ASPHALT PAVEMENT (AKA EDGE-OF-METAL), AND "B-B" DENOTES BACK-TO-BACK OF CURB.
5. CURBS SHALL BE DROPPED AT INTERSECTION SIDEWALK RAMP, BUT SHALL BE FULL-HEIGHT MOUNTABLE CURB THROUGH DRIVEWAYS.

**LEGEND**

- PROP. ASPHALT PAVEMENT
- PROP. CONCRETE SIDEWALK
- EXISTING REGULATED WOODLANDS
- PRESERVED REGULATED WOODLANDS
- PRESERVED LANDMARK TREES

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.



NOTE: DWELLING WILL NOT EXCEED 2,000 SF OF FLOOR AREA

**MIDWESTERN CONSULTING**  
 3845 Plaza Drive Ann Arbor, Michigan 48108  
 (734) 995-0200 • www.midwesternconsulting.com  
 Land Development • Land Survey • Institutional • Municipal  
 Wireless Communications • Transportation • Landfill Services

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**CLIENT**  
 PETERS BUILDING COMPANY  
 172 S. INDUSTRIAL DRIVE  
 SALINE, MI 48176  
 JIM HAEUSSLER  
 734-429-2440

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**WEBER PROPERTY**  
 WEBER PROPERTY  
 SITE LAYOUT PLAN

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**04**

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DATE: 06/27/16	SHEET 04 OF 06
REV. DATE: 07/27/16	CADD: GTS
REV. DATE: 08/19/16	ENG. JAM
REV. DATE:	PK. TJC
REV. DATE:	TECH: JAM
REV. DATE:	160255P.dwg

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**JOB No. 16070**





**City of Ann Arbor**  
**PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION**  
 301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
 p. 734.794.6265 | f. 734.994.8312 | [planning@a2gov.org](mailto:planning@a2gov.org)

**APPLICATION FOR CHANGES IN OR ADDITIONS TO THE ZONING CHAPTER**  
 See [www.a2gov.org/planning/petitions](http://www.a2gov.org/planning/petitions) for submittal requirements.

TO: The Honorable Mayor and City Council  
 City of Ann Arbor  
 Ann Arbor, Michigan

We, the undersigned, respectfully petition the Honorable Council of the City of Ann Arbor to amend the Zoning Map as it relates to the property hereinafter described.

*(Give or attach legal description and include location of property)*

COMMENCING AT THE SOUTH 1/4 POST OF SECTION 3, T3S, R6E, CITY OF ANN ARBOR, WASHTENAW  
COUNTY, MICHIGAN; THENCE NORTH 89°47'30" EAST, 594 FEET IN THE SOUTH LINE OF SAID SECTION FOR  
A PLACE OF BEGINNING; THENCE NORTH 00°51'30" EAST, 853.56 FEET; THENCE NORTH 89°56'30" EAST,  
407.13 FEET; THENCE SOUTH 00°56' WEST TO THE SOUTH LINE OF THE SECTION; THENCE WEST ALONG  
SAID SOUTH SECTION LINE TO PLACE OF BEGINNING.

The petitioner(s) requesting the zoning/rezoning are:

*(List petitioners' name; address; telephone number; and interest in the land;  
 i.e., owner, land contract, option to purchase, etc.)*

Peters Building Company - Purchase Agreement

Contact: Mr. Jim Haeussler, 734-429-2440

172 S. Industrial Drive, Saline, Michigan 48176

Also interested in the petition are:

*(List others with legal or equitable interest)*

Mr. Robert Weber - Owner

2857 Packard Road, Ann Arbor, Michigan 48104

The applicant requests that the Official City Zoning Map be amended to reclassify this property from  
R1C to R1E to permit the following use(s): Detached Single Family Residential

*(state intended use)*

Justification:

1. The extent to which the zoning/rezoning requested is necessary:

The increased density and reduced required lot widths in R1E versus R1C creates a potential for development of detached single family residential at a market price point that is similar to adjacent single family residential. The reduction in lot width and lot size also allows for design flexibility that can respond to natural features on the site including woodland and landmark trees and still develop an appropriate number of lots to maintain economic viability of the project.

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2. This zoning/rezoning will affect the public welfare and property right of persons located in the vicinity in the following ways:

The rezoning potentially increases the number of single family residential lots attainable on the property which would increase tax revenue in the area and therefore the monetary contribution to schools and parks for the vicinity. Additionally, the increased number of lots may increase the load on public utilities and traffic on Packard Road. Impacts to natural features on the site, views from adjacent properties, and potential noise/light pollution are anticipated to be similar to the current zoning.

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3. This zoning/rezoning will be advantageous to the City of Ann Arbor in the following ways:

The rezoning potentially increases the number of single family residential lots attainable on the property which would increase tax revenues for the City. The goal market price for the lots would potentially provide a diversity to the housing types available within the City. A household income of \$80,200 is anticipated to be needed for conventional financing on a typical house in the proposed development.

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4. This particular location will meet the convenience and service requirements of potential users or occupants in the following ways:

Packard Road is identified as a Collector Road that can potentially accommodate increased usage of the road infrastructure and there are public utilities available along the Packard Road corridor that are anticipated to handle the demand for the development. Public schools are located within 1 mile of the development and several parks and the Malletts Creek Branch Library are located within close proximity to the development.

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5. Any changed or changing conditions in any particular area, or in the municipality generally which may have bearing on the proposed zoning/rezoning are:

The North Sky rezoning and site plan (SP14-053) on Pontiac Trail in the City of Ann Arbor was recently approved and involved rezoning a portion of the site to R1E. The Huron Highlands neighborhood near the site to the South is zoned R1B and R1C with 60 foot to 80 foot wide lots.

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6. Other circumstances and factors which will further justify the requested zoning/rezoning are:

The City of Ann Arbor South Area Master Plan identifies the site as a potential location for detached single family residential lots. Additionally, the master plan identifies affordable housing as a beneficial effect for the City. Affordable housing is defined by the City of Ann Arbor Zoning Ordinance as "housing units where the occupant is paying no more than 30% of gross income for housing costs, including taxes and utilities."

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Attached is a scaled map of the property proposed for zoning/rezoning, showing the boundaries of the property, the boundaries of the existing zones, the boundaries of the proposed zones, and the public and/or private easements located within or adjacent to the property petitioned for zoning/rezoning.

The undersigned states he/she is interested in the property as aforesaid and that the foregoing statements are true and correct to the best of his/her knowledge and belief.

Dated: 6/24/16

Signature: Robert R. Weber  
ROBERT R. WEBER  
2857 PACKARD RD  
ANN ARBOR MI 48108  
(Print name and address of petitioner)

Signature: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(Print name and address of petitioner)

STATE OF MICHIGAN  
COUNTY OF WASHTENAW

On this 24 day of June, 2016, before me personally appeared the above-named petitioner(s), who being duly sworn, say that they have read the foregoing petition by them signed, and know the contents thereof, and that the same is true of their knowledge, except as to the matter therein stated to be upon their information and belief, and as to those matters they believe it to be true.

Signature: Lennie Jane Finkbeiner  
Lennie Jane Finkbeiner  
(Print name of Notary Public)  
Washtenaw County  
My Commission Expires: 7-9-2018





3815 Plaza Drive  
Ann Arbor, Michigan 48108  
734-995-0200

Land Development • Land Surveying • Municipal • Wireless Communications • Institutional • Transportation • Landfill Services

## MEMORANDUM

TO: Chris Cheng, City of Ann Arbor Planning  
FROM: Tom Covert  
RE: 2857 Packard Road Citizen Participation Meeting Summary  
DATE: June 8, 2016  
MIDWESTERN PROJECT NO.: 16070A

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### CITIZEN PARTICIPATION REPORT 2857 Packard Road Rezoning

A Citizen Participation meeting was held for the proposed rezoning from R1C to R1E of 2857 Packard Road in the SE  $\frac{1}{4}$  of Section 03, on June 7, 2016. Notice of the meeting was mailed to all 432 people on a mailing list obtained from the City's Planning Department of all persons within 1000 feet of the subject property. A copy of the Notice was provided to the Planning Department and a copy is submitted as an attachment to this report.

The meeting was scheduled for 6:30 to 8:30 PM in a meeting room at the Malletts Creek Branch Library. Submitted as an attachment to this report is the attendance sheet; it shows that 40 people signed in at the meeting. It appears that most of the participants were from the neighborhoods immediately adjacent to the site. Several participants asked questions prior to commencement of the meeting. The meeting convened at 6:44 PM. The Developer's representatives made a presentation which discussed the proposed rezoning. A slide presentation presented at the meeting is attached to this report. Participants asked questions and presented their views during the developer's presentation and the meeting opened for more questions and views from the participants after the presentation. The discussion was lively and many participants spoke both during the presentation and the comment period afterwards. The formal discussion period ended at 8:34PM, several participants remained afterwards to converse amongst themselves and to share individual comments with the developer's representatives. All participants vacated the meeting room at 8:46PM.

Additionally, we received phone calls and emails from about 20 people regarding the project. The majority of the questions regarding the location of the site and what changes would be associated with the proposed rezoning.

Below is a summary of the issues/concerns/comments that were discussed during the public participation meeting.

### Proposed Density

The proposed density of the project was the major topic discussed at the meeting. The density discussion primarily focused on the number of proposed lots and the density in comparison to adjacent residential subdivisions. Several participants questioned why the developer would want to propose a density that is different from the adjacent neighborhoods and whether or not the project would be economically feasible at the existing zoning density instead of rezoning to a higher density.

The developer's representative, Mr. Tom Covert, explained the desire to provide housing opportunities with a similar cost to the existing residential neighborhoods adjacent to the site and to provide diversity of housing within Ann Arbor. The proposed developer, Mr. Jim Haeussler, stated that the goal is to be complementary to the adjacent residences but to provide a variety price wise that is similar to or a little bit more than the adjacent houses. He noted that this provides an opportunity for individuals who may not have previously been able to be in the City to live in the community in a single family home.

Mr. Haeussler explained that there are many factors that determine whether a development at the existing zoning density would be economically feasible. He stated that at this point, he did not feel that it would be economically possible to develop the site with the current zoning classification. He explained that there are many site costs that remain the same regardless of density, such as permitting design costs, utility and road infrastructure, and stormwater management costs. A participant asked if the development could have the same size houses but larger lots and if there was a way to determine if it is possible to get the same amount money for the lots because of the larger lot. Mr. Haeussler noted that the current conceptual layout proposes lots larger than the required R1E width.

A resident asked if there were any other areas in Ann Arbor with R1E zoning. City Council member Zachary Ackerman, who attended the meeting, stated that there is a property on the north side of the City that has been recently rezoned to R1E.

A participant inquired as to why the site should be allowed to be developed at a higher density and to make more money on the property when there are laws that limited what adjacent residents would be able to do. Mr. Haeussler stated that there are many laws and regulations that are in place now that may not have existed previously and that these regulations increase the cost of development and housing, such as detention, footing drain disconnects, easements, roadway design standards, mitigation requirements, etc.

During the presentation, participants asked for clarification on area, height, and the definition of the required setbacks. Mr. Covert, provided clarification on area, height, and setback requirements for the existing zoning classification and the proposed zoning classification utilizing the graphics in the presentation. Mr. Covert stated that the difference in density is approximately  $\frac{1}{3}^{\text{rd}}$  more houses in R1E than R1C.

A participant asked what price point the developer and what building size the developer was planning. Mr. Haeussler stated that a price around \$280,000 is currently thought to be economically feasible and attainable for a base price based on previous projects the developer has completed recently. Mr. Covert stated that the house footprint cannot exceed 2,000 square feet. Mr. Haeussler stated that the current conceptual houses are ranch and 2-story with basements. Mr. Haeussler also noted that previous concepts for the site by others have not been single family residences and that he had been studying the property since 2008 but could not come to an agreement with the owner because Mr.

Haeussler only wanted to do single family residential. He stated that the owner had to take less money to propose the single family residential. A participant noted that the site is under contract for over \$1,600,000. At this time, Mr. Haeussler also provided background of Peters Building Company including that the company has been around since 1972 and has building approximately 3,000 single family and townhome style houses in Washtenaw County. This seemed to resonate with the neighbors that a local builder/developer would be in the project for the duration as opposed to an "out of town" developer flipping the development and lots to varied builders.

#### Potential Screening/neighborhood context

Another major discussion topic was screening of the development from adjacent single family residences. A participant who lives directly adjacent to the site inquired as to what the backs of the houses would look like. Mr. Haeussler stated that the architectural concept has not been designed at this time but the back would probably be a similar materials as shown in the presentation and that they would likely be a deck. The participant followed up with concerns about the view from the development to windows at his residences. Several participants who live adjacent to the property expressed similar concerns that views from their houses will be altered significantly and that residents in the development will be able to view into their backyards and/or houses, particularly for those with 2 story residences. Participants inquired as to what mitigation to this issue and/or screening and what rear yard distance will be proposed with the development. Another participant inquired as to if creativity to architecture can help mitigate views to and from the development. Mr. Covert stated that site plans have not yet been developed but there will be tree mitigation required that will provide vegetated screening along the rear yards and that there might potentially be fences, trees, and perhaps berms to aid in screening. Mr. Haeussler stated that they try to provide as large of a rear yard as possible while provide some variation to the front yard setback.

Several participants who live adjacent to the property commented that they value the existing neighborhood context, including "suburban country ambiance", privacy, views of the vacant parcel, and access to schools, transportation, parks and that the development would create a change in this context. Participants inquired as to whether there has been, or can be, a study of the impact the development would have on adjacent property values given the change in views. Participants also asked what mitigation to the loss of the neighborhood context is proposed with the development. Mr. Haeussler stated that the context will change whether the site development is done under R1C zoning density or R1E zoning density as it would be the same basic layout and tree impacts. He commented that general advice in relation to privacy when purchasing a home is to note who owns the trees because the degree of privacy is based on who owns them. He also noted that in his past experiences, property values of adjacent residences have generally stayed the same or slightly increased after projects. He noted that perceived decrease in value to current adjacent property owners may not be a decrease in value to potential future buyers. Mr. Covert noted that the site is located in an area of the City that is not suburban or country and is zoned R1B and R1C and that it is adjacent to a collector road and parks and that this neighborhood context is appropriate for the proposed development, and the perspective home buyers would enjoy much of the same things the existing neighborhood enjoys. He stated that future concepts can evaluate the buffers and potential tree impacts. A participant requested that a priority be made to save the trees and inquired as to what priority it would be given. Mr. Covert stated that the plan is going to change and the lots and impacts will adjust as all the stakeholders provide feedback on the project.

#### Traffic/Access/Parking

A participant asked if a traffic study has been performed to determine the impact on Packard Road. Mr. Covert stated that a traffic study has not been undertaken, or completed at this time and that one is anticipated to be required during the site development process. He stated that, while not a traffic engineer, generally a single family home produces 8 to 10 trips per day per home and that the number of trips generated by the development is relatively minor in relation to the existing traffic on Packard Road. Other participants noted heavy traffic during school drop-off times and concern that turning ability at the two access points would conflict with each other. A participant suggested that the private road be one way to reduce that potential conflict. Mr. Covert noted that the distance between the two access locations is larger than the required minimum distance. A participant asked if a traffic light at Packard road can be considered.

A participant inquired as to the amount of proposed parking within the development and if the proposed density will result in additional cars parking on adjacent streets. Mr. Covert noted that there are 2 car garages proposed, 2 spaces in driveway, and approximately 2 cars on street for each lot in excess of code requirements.

#### Architectural/Marketing

A participant asked who the developer is marketing. Mr. Haeussler stated that the anticipated combined income is \$70,000 to \$75,000. He noted Peters Building Company is a local company that tends to attract more of a local crowd but generally the company sells to about 1/3<sup>rd</sup> local moves (within 10-15 miles), 1/3<sup>rd</sup> a bit further (greater than 15 miles), and 1/3<sup>rd</sup> individuals that are moving back or moving down to be closer to kids.

A participant asked if the existing building on the site is a historic building. Mr. Covert stated that to his knowledge the home is not designated a historic building.

A participant asked if the façade with brick will be an upgrade, whether or not hardi-board would be an option, and whether or not masonry/cultured stone is anticipated. Mr. Haeussler stated that there would be some variation to the facades, likely including some masonry and that the preference is generally for vinyl siding but hardi-board would likely be an option if requested. Additionally, a participant asked if all houses will be 2-stories. Mr. Haeussler stated that was not known at this point. Past experience has typically been 50/50 ranch and 2-story but this site suggests more 2-story houses. A participant asked if the 2-story houses can be in the interior of the site and the lots adjacent to existing homes only be ranches.

A participant asked what bed/bath dimension are proposed for the homes and where/the utilities are coming, noting power outages in the area. Mr. Haeussler stated that the houses have not been designed but he anticipates 2, 2.5, 3, and 4 bedrooms. Mr. Covert stated that the utilities will come from Packard road. Mr. Haeussler noted that there are large lines along Packard and he does not anticipate a large impact on the utilities in the area but noted that this will be reviewed as the development review process moves forward. Similarly, he noted that franchise utilities will be contacted regarding the development eventually and that the utility companies evaluate if there need to be modifications to the service to accommodate the development. Participants followed up with comments regarding frequent power outages in the area. Mr. Haeussler noted that he anticipates the franchise utilities to be underground in the proposed development.

### Site Layout

Another main discussion point was the overall layout of the site and impact to the trees on the site. A participant asked if it was possible to narrow the road and/or the pond by using infiltration techniques and if different plans have been considered that provide for higher density while preserving natural features and landforms. Mr. Covert stated that the plan in the presentation is a conceptual plan and that revision and refinement to the plan is anticipated and that alternatives to reduce the size of the detention basin will be evaluated. Mr. Covert noted that a limiting factor on the site is that the Washtenaw County Water Resource Commissioner's Office limits infiltration within 3 feet of groundwater. If discussions with the WCWRC allows for variation based on specific site conditions, it may be possible to change the size of the detention pond. Additionally, a participant asked if it would be possible to cluster the development, giving Park and Plaza, Colonial Square, and Pittsfield village as examples. Noting that clustered housing and parking would limit impervious surface and could provide a diversity of housing with reduced utility and heating costs. Mr. Covert noted that based on master planning, single family housing seems to be the preference for the site, and the limited size of the site does not lend well to clustering as a concept as in cases where you are reducing lot sizes in greenfield development from 1 or 2 acres to 1/3 to 1/2 acre lots. Mr. Haeussler also noted that with multifamily development, the bigger buildings would result in bigger massing that may not be desirable by other neighbors.

A participant asked for clarification on the access drives shown in the northern portion of the site on the concept plan, expressing concern for people going through backyards of adjacent properties to access schools and parks to the north. Mr. Covert stated that the conceptual plan only shows the access drives as a visual to serve the lots along the northern boundary with a driveway leading to the garages and that we will not be promoting, or participating in the cross-lot pedestrian cut through to adjacent neighborhoods.

A participant asked if the detention can be along the northern property boundary. Mr. Covert noted that the low spot in the northeast corner is an anomaly and that the site generally slopes toward the southeast toward Packard Road, which requires the detention to be near the road. Some of the neighbors noted that this was a positive as they have flooding in their yards in this area and the development may remedy this for them. Participants asked what the detention pond will look like. Mr. Covert explained that it would likely have a bottom area for infiltration, will likely be seeded with blooming mix that would not be routinely mowed after establishment and that standing water would be gone within 48 to 72 hours via either infiltration or the outlet structure. A participant asked if the utilities are along the road. Another participant asked if rain gardens had been considered along the road. Mr. Covert noted that rain garden terraces will be evaluated in future site layouts.

A participant asked if a road variance was possible to decrease width of road. Mr. Covert noted that the proposed road would be a private road that does not have to meet public road requirements but the fire department typically requires a certain width for health and safety reasons.

A resident who lives adjacent to the property to the northeast noted drainage issues on their property and their neighbors due to runoff from the site and inquired as to the impact the development would have on additional flooding. Mr. Covert stated that the site analysis identified the northeast corner as a



low point and the site grading and stormwater pipes would direct water toward the proposed road and away from the adjacent residences likely bettering the current situation.

#### General

A participant asked what will be done with the building and animals on the site. Mr. Covert stated that the animals will be displaced and either return after construction, or find better homes at one of several parks nearby. Mr. Haeussler noted that the owner plans to sell the architectural features and it is part of the contract on the land.

A participant asked if there would be a homeowner's association that would be responsible for requiring residents to do finish work such as sod, decks, and fencing. Mr. Haeussler stated that a basic deck and some foundation planting would likely be included in the construction and that there would likely be an association that would have standards for yard maintenance, up-keep, and general aesthetic.

The participants were interested in the review process and approval process, as well as the influence public comments potentially have on the development. The developer's representative outlined in detail the regulatory process and requirements the development would be subjected to. The participants were told that the next step in the process would be refinement of an area plan for the development and submission of plans to the City, followed by review by the Planning Commission and City Council, and that the public would have the opportunity to be heard by the Planning Commission. He stated that this process generally takes about 10 months but typically about one year. Mr. Ackerman noted that the process would be repeated for the site plan submittal after the rezoning process.

A participant asked what the anticipated construction timeframe is and how long the sidewalk on Packard road would be closed. Mr. Covert noted that the sidewalk would likely only be closed for the utility connections and road connection. Mr. Haeussler stated that he anticipated it would be no longer than 3 weeks and that he also prefers the sidewalk closure timeframe be as limited as possible. He stated that the overall construction timeframe is typically 50-80 homes per year but he anticipates this site would be approximately 2.5 to 3 years. Another participant had a follow-up question of how many spec homes would be built. Mr. Haeussler stated that there would be as few as possible; maybe 1 or 2, if possible. Ideally, 2 homes would be constructed per month.

A participant stated that the proposed density would impact privacy, double or triple noise pollution, and increase light pollution.

Two participants commented that they appreciate the design as single family residential instead of previous concepts that have been proposed that was attached multi-family concept.

A participant requested that the presentation be emailed to the attendees.

A participant requested that a website with other projects/neighborhoods by the developer be emailed to the attendees.

## **NOTICE OF CITIZEN PARTICIPATION MEETING: 2857 Packard Road Re-zoning**

### **Citizen Participation Meeting**

Postcards are being sent to all property owners within 1,000 ft of the project site to give notice that a rezoning petition will be submitted to the City of Ann Arbor in July. A citizen participation meeting will be held to give you an opportunity to review rezoning request and conceptual development ideas, ask questions, and provide comments that will be considered by the developer in the next steps for the project and then incorporated into a report for the City Planning Commission.

### **Project Description**

***We are proposing to rezone the property from R1C Single Family Residential to R1E Single Family Residential***

### **Meeting Logistics**

**Date:** Tuesday, June 7, 2016

**Time:** 6:30pm-8:30pm

**Place:** Malletts Creek Branch Library,  
3090 E. Eisenhower Pkwy  
Program Room

### **Questions or Comments**

Questions or comments may be directed Tom Covert at [tjc@midwesternconsulting.com](mailto:tjc@midwesternconsulting.com) or during business hours at 734.995.0200.

*Persons with disabilities are encouraged to participate. Accommodations may be arranged by contacting Tom Covert. Requests need to be received at least 24 hours in advance of the meeting.*

### **Project Location**



**2857 Packard Road**

**Return Address**

Midwestern Consulting  
3815 Plaza Drive  
Ann Arbor, MI 48108

**Proposed Rezoning**

In accordance with the City of Ann Arbor's Citizen Participation Ordinance, you are being notified that a proposal for *Rezoning* will be submitted to the City of Ann Arbor's Planning Department. Details about a citizen participation meeting designed for you to learn about this project are described on the opposite side of this card. Visit [www.a2gov.org/participation](http://www.a2gov.org/participation) for more information about citizen participation in Ann Arbor.

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