

City of Ann Arbor

Legislation Details (With Text)

File #:	15-0	786	Version:	2	Name:	7/20/15 - Nixon Farm North Zoning Road)) (3381 Nixon
Туре:	Ordi	nance			Status:	Passed	
File created:	7/20	/2015			In control:	City Council	
On agenda:	12/2	1/2015			Final action:	12/21/2015	
Enactment date:	10/1	9/2015			Enactment #	: ORD-15-15	
Title:	R4A Roa	An Ordinance to Amend Chapter 55 (Zoning), Zoning of 69 Acres from TWP (Township District) to R4A (Multiple-Family Dwelling District) WITH CONDITIONS, Nixon Farm North Zoning, 3381 Nixon Road (CPC Recommendation: Approval - 7 Yeas and 0 Nays) (Ordinance No. Ord-15-15) (8 Votes Required)				ng, 3381 Nixon	
Sponsors:							
Indexes:							
Code sections:							
	1. ORD 15-15 Nixon North with Conditions Briefed and Approved.pdf, 2. NixonFarmsNorthOrdinan Conditional Zoning, 3. Nixon Farm North Conditional Zoning 12-17-15, 4. NixonFarmsNorthStatemen 10-14.pdf, 5. NixonFarmsNorthStatement, 6. 15-15 Nixon Farm North Rezoning Briefed.pdf, 7. Ordinance to Zone Nixon Farm North (3381 Nixon Road).pdf, 8. 12/16/14 Planning Staff Report, 9. Nixon Agenda Questions and Responses July-Nov 2015, 10. 12/16/14 Planning Commission Minut 11. 10/21/14 Planning Staff Report, 12. 10/21/14 Planning Commission Minutes, 13. Nixon Farm North Zoning Protest 8VOTES 08-14-15, 14. Nixon North and South protest petitions 081215, 15. Nixon Farm rezoning 100ft objection letters 081115, 16. Letter of protest Nixon North - H. Peng 081015, 17. Nixon Farm Concerns and Opposition Emails.pdf, 18. Nixon Farm Opposition Email.pdf, 20. Nixon Farm Protest Emails 8-6-15.pdf, 20. Nixon Farm Protest Letters 8-7-15.pdf, 21. Ann Arbor letter of rezoning objection, 22. Nixon Farm Opposition Emails 8-14-15.pdf, 23. Nixon Farm Opposition Email 8-17-15.pdf, 25. Nixon Farm Opposition Email 8-17-15.pdf, 26. Nixon Farm Communication from Jason Minock.pdf, 27. Toll Brothers memo request to postpone, 28. Xiaoping Shen Communication Email re Nixon Farm Development.pdf, 29. Nixon Area Neighborhood letter 11-24-15.pdf		fed.pdf, 7.				
	11. Nort Nixo 0810 19. I lette Opp Brot	10/21/14 Pla h Zoning Pl n Farm rez 015, 17. Nix Nixon Farm r of rezonin osition Ema osition Ema hers memo	anning Sta rotest 8VC coning 100 con Farm (Protest En g objection ail 8-16-15 ail 8-17-15 p request to	ff Rep TES (ft obje Conce mails n, 22. .pdf, 2 .pdf, 2 postp	esponses July port, 12. 10/21 08-14-15, 14. I ction letters 08 rns and Oppos 8-6-15.pdf, 20 Nixon Farm O 24. Nixon Farm 26. Nixon Farm pone, 28. Xiao	y-Nov 2015, 10. 12/16/14 Planning Con /14 Planning Commisison Minutes, 13. Nixon North and South protest petitions 31115, 16. Letter of protest Nixon North sition Emails.pdf, 18. Nixon Farm Oppo . Nixon Farm Protest Letters 8-7-15.pdf pposition emails 8-14-15.pdf, 23. Nixor of Opposition Email 8-17-15.pdf, 25. Nix of Communication from Jason Minock.pc ping Shen Communication Email re Nix	nmission Minutes, Nixon Farm 5 081215, 15. h - H. Peng osition Email.pdf, f, 21. Ann Arbor h Farm on Farm df, 27. Toll
Date	11. Nort Nixo 0810 19. I lette Opp Brot	10/21/14 Pla h Zoning Pl n Farm rez 015, 17. Nix Nixon Farm r of rezonin osition Ema osition Ema hers memo	anning Sta rotest 8VC coning 100 con Farm (Protest En g objection ail 8-16-15 ail 8-17-15 p request to	ff Rep TES (ft obje Conce mails n, 22. .pdf, 2 .pdf, 2 postp	Aesponses July bort, 12. 10/21 08-14-15, 14. I ction letters 08 rns and Oppos 8-6-15.pdf, 20 Nixon Farm O 24. Nixon Farm 26. Nixon Farm bone, 28. Xiao ea Neighborho	y-Nov 2015, 10. 12/16/14 Planning Con /14 Planning Commisison Minutes, 13. Nixon North and South protest petitions 31115, 16. Letter of protest Nixon North sition Emails.pdf, 18. Nixon Farm Oppo . Nixon Farm Protest Letters 8-7-15.pdf pposition emails 8-14-15.pdf, 23. Nixor of Opposition Email 8-17-15.pdf, 25. Nix of Communication from Jason Minock.pc ping Shen Communication Email re Nix	nmission Minutes, Nixon Farm 5 081215, 15. h - H. Peng osition Email.pdf, f, 21. Ann Arbor h Farm on Farm df, 27. Toll
Date 12/21/2015	11. Nort Nixo 0810 19. I lette Opp Opp Brot Deve	10/21/14 Pla h Zoning Pl n Farm rez 015, 17. Nix Nixon Farm r of rezonin osition Ema osition Ema hers memo elopment.p	anning Sta rotest 8VC coning 100 con Farm (Protest En g objection ail 8-16-15 ail 8-17-15 o request to df, 29. Nixe	ff Rep TES (ft obje Conce mails n, 22. .pdf, 2 .pdf, 2 postp	Aesponses July port, 12. 10/21 08-14-15, 14. I ction letters 08 rns and Oppos 8-6-15.pdf, 20 Nixon Farm O 24. Nixon Farm 26. Nixon Farm pone, 28. Xiao 29 Neighborho 20 A	y-Nov 2015, 10. 12/16/14 Planning Con /14 Planning Commisison Minutes, 13. Nixon North and South protest petitions 31115, 16. Letter of protest Nixon North sition Emails.pdf, 18. Nixon Farm Oppo . Nixon Farm Protest Letters 8-7-15.pdf pposition emails 8-14-15.pdf, 23. Nixor of Opposition Email 8-17-15.pdf, 25. Nixon Communication from Jason Minock.po ping Shen Communication Email re Nix od letter 11-24-15.pdf	nmission Minutes, Nixon Farm 081215, 15. n - H. Peng osition Email.pdf, f, 21. Ann Arbor n Farm on Farm df, 27. Toll xon Farm
	11. ⁷ Nort Nixo 0810 19. I lette Opp Opp Brot Devo	10/21/14 Pla h Zoning Pl n Farm rez 015, 17. Nix Nixon Farm r of rezonin osition Ema osition Ema hers memo elopment.pr Action By	anning Sta rotest 8VC coning 100 con Farm C protest Ei og objection ail 8-16-15 ail 8-17-15 request to df, 29. Nixo	ff Rep TES (ft obje Conce mails n, 22. .pdf, 2 .pdf, 2 postp	Action letters 04 rns and Oppose 8-6-15.pdf, 20 Nixon Farm 04 Action Farm 05 8-6. Nixon Farm 05 Action Parm 26. Nixon Farm 26. Nixon Farm 26. Nixon Farm 27 Action Parm 28. Xiao 29 Action Parm 20 Action	A-Nov 2015, 10. 12/16/14 Planning Con /14 Planning Commisison Minutes, 13. Nixon North and South protest petitions 31115, 16. Letter of protest Nixon North sition Emails.pdf, 18. Nixon Farm Oppo . Nixon Farm Protest Letters 8-7-15.pdf pposition emails 8-14-15.pdf, 23. Nixor n Opposition Email 8-17-15.pdf, 25. Nix n Communication from Jason Minock.po ping Shen Communication Email re Nix od letter 11-24-15.pdf	nmission Minutes, Nixon Farm 081215, 15. n - H. Peng osition Email.pdf, f, 21. Ann Arbor n Farm on Farm df, 27. Toll xon Farm Result
12/21/2015	11. ⁷ Nort Nixo 0810 19. I lette Opp Brot Devo Ver. 2	10/21/14 Pla h Zoning Pl n Farm rez 015, 17. Nix Nixon Farm r of rezonin osition Ema osition Ema hers memo elopment.pr Action By City Coun	anning Sta rotest 8VC coning 100 con Farm 0 Protest En g objection ail 8-16-15 ail 8-17-15 request to df, 29. Nixo	ff Rep TES (ft obje Conce mails n, 22. .pdf, 2 .pdf, 2 postp	Aesponses July bort, 12. 10/21 08-14-15, 14. I ction letters 08 rns and Oppos 8-6-15.pdf, 20 Nixon Farm O 24. Nixon Farm 26. Nixon Farm 26. Nixon Farm 26. Nixon Farm 26. Nixon Farm 27. Nixon Farm 28. Xiao 24. Nixon Farm 29. Xiao 24. Nixon Farm 20. Nixon Farm 20	A-Nov 2015, 10. 12/16/14 Planning Con /14 Planning Commisison Minutes, 13. Nixon North and South protest petitions 31115, 16. Letter of protest Nixon North sition Emails.pdf, 18. Nixon Farm Oppo . Nixon Farm Protest Letters 8-7-15.pdf pposition emails 8-14-15.pdf, 23. Nixor n Opposition Email 8-17-15.pdf, 25. Nix n Communication from Jason Minock.pd ping Shen Communication Email re Nix od letter 11-24-15.pdf Action	nmission Minutes, Nixon Farm 081215, 15. n - H. Peng osition Email.pdf, f, 21. Ann Arbor n Farm on Farm df, 27. Toll xon Farm Result
12/21/2015 12/21/2015	11. ⁷ Nort Nixo 0810 19. I lette Opp Brot Deve Ver. 2 2	10/21/14 Pla h Zoning Pl n Farm rez 015, 17. Nix Nixon Farm r of rezonin osition Ema osition Ema hers memo elopment.pr Action By City Coun City Coun	anning Sta rotest 8VC coning 100 con Farm (Protest En g objection ail 8-16-15 ail 8-17-15 o request to df, 29. Nixe ncil	ff Rep TES (ft obje Conce mails n, 22. .pdf, 2 .pdf, 2 postp	Aesponses July bort, 12. 10/21 08-14-15, 14. I ction letters 08 rns and Oppos 8-6-15.pdf, 20 Nixon Farm O 24. Nixon Farm 26. Nixon Farm 26. Nixon Farm 26. Nixon Farm 26. Nixon Farm 27. Nixon Farm 28. Xiao 24. Nixon Farm 29. Xiao 24. Nixon Farm 20. Nixon Farm 20	A-Nov 2015, 10. 12/16/14 Planning Con /14 Planning Commisison Minutes, 13. Nixon North and South protest petitions 31115, 16. Letter of protest Nixon North sition Emails.pdf, 18. Nixon Farm Oppo . Nixon Farm Protest Letters 8-7-15.pdf pposition emails 8-14-15.pdf, 23. Nixor n Opposition Email 8-17-15.pdf, 25. Nix n Communication from Jason Minock.pd ping Shen Communication Email re Nix od letter 11-24-15.pdf 	nmission Minutes, Nixon Farm 081215, 15. n - H. Peng osition Email.pdf, f, 21. Ann Arbor n Farm on Farm df, 27. Toll xon Farm Result
12/21/2015 12/21/2015 11/16/2015	11. ⁷ Nort Nixo 0810 19. I lette Opp Brot Devo Ver. 2 2 2	10/21/14 Pla h Zoning Pl n Farm rez 015, 17. Nix Nixon Farm r of rezonin osition Ema osition Ema osition Ema hers memo elopment.pr Action By City Coun City Coun	anning Sta rotest 8VC coning 100 kon Farm (p Protest Ei og objection ail 8-16-15 ail 8-17-15 o request to df, 29. Nixo ncil ncil ncil	ff Rep TES (ft obje Conce mails n, 22. .pdf, 2 .pdf, 2 postp	Aesponses July port, 12. 10/21 08-14-15, 14. I ction letters 08 rns and Oppos 8-6-15.pdf, 20 Nixon Farm 26. Nixon Farm 26. Nixon Farm 26. Nixon Farm 26. Nixon Farm 26. Nixon Farm 27. A A A A A	A-Nov 2015, 10. 12/16/14 Planning Con /14 Planning Commisison Minutes, 13. Nixon North and South protest petitions 31115, 16. Letter of protest Nixon North sition Emails.pdf, 18. Nixon Farm Oppo . Nixon Farm Protest Letters 8-7-15.pdf pposition emails 8-14-15.pdf, 23. Nixor n Opposition Email 8-17-15.pdf, 25. Nix n Communication from Jason Minock.pd ping Shen Communication Email re Nix od letter 11-24-15.pdf 	nmission Minutes, Nixon Farm 081215, 15. n - H. Peng osition Email.pdf, f, 21. Ann Arbor n Farm on Farm df, 27. Toll xon Farm Result
12/21/2015 12/21/2015 11/16/2015 11/16/2015	11. ⁷ Nort Nixo 0810 19. ľ lette Opp Brot Devo Ver. 2 2 2 2 2	10/21/14 Pla h Zoning Pl n Farm rez 015, 17. Nix Nixon Farm r of rezonin osition Ema osition Ema osition Ema hers memo elopment.pr Action By City Coun City Coun City Coun	anning Sta rotest 8VC coning 100 kon Farm 0 Protest Ei og objection ail 8-16-15 ail 8-17-15 request to df, 29. Nixe ncil ncil ncil	ff Rep TES (ft obje Conce mails n, 22. .pdf, 2 .pdf, 2 postp	Aesponses July port, 12. 10/21 08-14-15, 14. I ction letters 08 rns and Oppos 8-6-15.pdf, 20 Nixon Farm 26. Nixon Farm 26. Nixon Farm 26. Nixon Farm 26. Nixon Farm 26. Nixon Farm 27. A A A A A	A-Nov 2015, 10. 12/16/14 Planning Con (14 Planning Commisison Minutes, 13. Nixon North and South protest petitions B1115, 16. Letter of protest Nixon North sition Emails.pdf, 18. Nixon Farm Oppo . Nixon Farm Protest Letters 8-7-15.pdf pposition emails 8-14-15.pdf, 23. Nixor n Opposition Email 8-17-15.pdf, 25. Nix n Communication from Jason Minock.pd ping Shen Communication Email re Nix od letter 11-24-15.pdf action Adopted on Second Reading Held and Closed Held and Continued	nmission Minutes, Nixon Farm 081215, 15. n - H. Peng sition Email.pdf, f, 21. Ann Arbor n Farm on Farm df, 27. Toll xon Farm <u>Result</u> Pass
12/21/2015 12/21/2015 11/16/2015 11/16/2015 11/16/2015	11. ⁷ Nort Nixo 0810 19. ľ lette Opp Brot Devo Ver. 2 2 2 2 2 2 2	10/21/14 Pla h Zoning Pl n Farm rez 015, 17. Nix Nixon Farm r of rezonin osition Ema osition Ema osition Ema hers memo elopment.pl Action By City Coun City Coun City Coun City Coun	anning Sta rotest 8VC coning 100 con garm (protest Eing objection ail 8-16-15 ail 8-17-15 orequest to df, 29. Nixe noil noil noil noil	ff Rep TES (ft obje Conce mails n, 22. .pdf, 2 .pdf, 2 postp	Aesponses July port, 12. 10/21 08-14-15, 14. I ction letters 08 rns and Oppos 8-6-15.pdf, 20 Nixon Farm O 24. Nixon Farm 26. Nixon Farm 26. Nixon Farm 26. Nixon Farm 26. Nixon Farm 27. Aiso 28. Xiao 29. Xiao 29. Xiao 20. Aiso 20. Aiso 20	A-Nov 2015, 10. 12/16/14 Planning Con (14 Planning Commisison Minutes, 13. Nixon North and South protest petitions B1115, 16. Letter of protest Nixon North sition Emails.pdf, 18. Nixon Farm Oppo . Nixon Farm Protest Letters 8-7-15.pdf pposition emails 8-14-15.pdf, 23. Nixor n Opposition Email 8-17-15.pdf, 25. Nix n Communication from Jason Minock.pd ping Shen Communication Email re Nix od letter 11-24-15.pdf action Adopted on Second Reading Held and Closed Held and Continued	nmission Minutes, Nixon Farm 081215, 15. n - H. Peng sition Email.pdf, f, 21. Ann Arbor n Farm on Farm df, 27. Toll xon Farm <u>Result</u> Pass

9/8/2015

9/8/2015

8/17/2015

8/17/2015

2

2

2

2

City Council

City Council

City Council

City Council

Postponed at First Reading

Held and Closed

Pass

8/17/2015	2	City Council	Amended	Pass		
8/17/2015	2	City Council	Postponed at First Reading	Pass		
7/20/2015	2	City Council	Approved on First Reading	Pass		

An Ordinance to Amend Chapter 55 (Zoning), Zoning of 69 Acres from TWP (Township District) to R4A (Multiple-Family Dwelling District) WITH CONDITIONS, Nixon Farm North Zoning, 3381 Nixon Road (CPC Recommendation: Approval - 7 Yeas and 0 Nays) (Ordinance No. Ord-15-15) **(8 Votes Required)**

Approval of this resolution will zone this 69-acre parcel from TWP to R4A to allow the development of 208 or more single-family attached dwellings in 51 or more buildings on a private drive network. The site was recently annexed into the City, effective on May 8, 2015, as notified by the Secretary of State to the City Clerk.

The City Planning Commission determined that the proposed zoning is consistent with the adjacent zoning, the surrounding land uses, and the City's Master Plan and recommended approval of the request at its meeting of December 16, 2014.

Attachments:	10/21/14 and 12/16/14 Planning Staff Reports
	10/21/14 and 12/16/14 Planning Commission Minutes
Prepared by:	Alexis DiLeo, City Planner
Reviewed by:	Wendy L. Rampson, Planning Manager
	Sumedh Bahl, Community Services Area Administrator
	ORDINANCE NO. ORD-15-15

First Reading:	July 20, 2015	Approved: December 21, 2015
Public Hearing:	August 17, 2015	Published: December 31, 2015
5	November 16, 2015 December 21, 2015	Effective: January 10, 2016

NIXON FARM NORTH (3381 NIXON ROAD)

AN ORDINANCE TO AMEND THE ZONING MAP, BEING A PART OF CHAPTER 55 OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR

The City of Ann Arbor ordains:

File #: 15-0786 Version: 2

<u>Section 1</u>. THE ZONING MAP, which, by Section 5:4 of Chapter 55 of Title V of the Code of the City of Ann Arbor is made a part of said Chapter 55, shall be so amended as to designate the zoning classification of property described as follows:

BEGINNING at the South 1/4 corner of Section 10, T2S, R6E, Ann Arbor Township, Washtenaw County, Michigan; thence N01°57'53"W (recorded as N01°29'40"W) 2268.89 feet along the North-South 1/4 line of said Section 10 and along the East line of Foxfire Condominium, Washtenaw County Condominium Subdivision Plan No. 136 and along the East line of Fox Ridge Commons Condominium, Washtenaw County Condominium Subdivision Plan No. 136 and along the East line of Fox Ridge Commons Condominium, Washtenaw County Condominium Subdivision Plan No. 176; thence 1224.01 feet along the arc of a 7442.41 foot radius circular curve to the right, chord bearing N85°28'08"E 1222.63

feet along the South right-of-way line of US-23 (variable width); thence the following four (4) courses along the West right-of-way line of Nixon Road (variable width): S01°50'23"E 306.19 feet (recorded as S01°22'57"E 306.49 feet), N88°09'37"E (recorded as N88°37'03"E) 50.00 feet, thence S01° 50'23"E (recorded as S01°22'57"E) 400.00 feet, and N88°09'37"E 50.19 feet (recorded as N88° 37'03"E 50.00 feet); thence S01°51'10"E 1622.90 feet along the centerline of said Nixon Road and the East line of the West 1/2 of the Southeast 1/4 of said Section 10; thence S88°16'54"W 1316.90 feet along the centerline of Dhu Varren Road (66 feet wide) and the South line of said Section 10 to the Place of Beginning, being a part of the Southeast 1/4 of said Section 10 and containing 68.994 acres of land, more or less. Being subject to the rights of the public over the Easterly 33 feet thereof as occupied by said Nixon Road, also subject to the rights of the public over the Southerly 33 feet thereof as occupied by said Dhu Varren Road, also being subject to easements, conditions, restrictions and exceptions of record, if any.

in the City of Ann Arbor, Washtenaw County, Michigan as R4A (Multiple-Family Dwelling District) WITH CONDITIONS, in accordance with the attached Conditional Zoning Statement of Conditions which is hereby adopted and incorporated herein.

<u>Section 2</u>. This ordinance shall take effect and be in force on and after ten days from legal publication.

CERTIFICATION

I hereby certify that the foregoing ordinance was adopted by the Council of the City of Ann Arbor, Michigan, at its regular session of December 21, 2015.

Jacqueline Beaudry, City Clerk

Christopher Taylor, Mayor

I hereby certify that the foregoing ordinance received legal publication in the Washtenaw Legal News on December 31, 2015.

Jacqueline Beaudry, City Clerk

As Amended at First Reading on August 17, 2015.