



**City of Ann Arbor**  
**Formal Minutes - Final**  
**City Planning Commission**

301 E. Huron St.  
Ann Arbor, MI 48104  
<http://a2gov.legistar.com/Calendar.aspx>

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Tuesday, December 18, 2012

7:00 PM

City Hall, 301 E. Huron Street, 2nd Flr.

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**9-1 12-1633**

Parkway Place Rezoning for City Council Approval - A request to rezone this 1.22 acre parcel located at 490 Huron Parkway from R3 (Townhouse District) to R1B (Single-Family Dwelling District) to allow the creation of three single-family lots. Staff Recommendation: Approval  
*Cheng presented the staff report.*

*PUBLIC HEARING:*

*Greg Elliot, attorney, filling in for Louis Johnson, petitioner, indicated he was available to answer questions.*

*Arlene Shye, 515 Heritage Drive, said her concern was under the issue of grading, there is a concern about the steep slope along Heritage Ridge that needs to be stabilized. She said the developer has not repaired the sod from when they made the cut in the hill for connection to the water main.*

*Noting no further speakers, the Secretary closed the public hearing.*

**Moved by Briere, seconded by Clein, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Parkway Place Rezoning from R3 (Townhouse Dwelling District) to R1B (Single-Family Dwelling District), subject to revised legal descriptions being submitted and approved prior to City Council action.**

*COMMISSION DISCUSSION:*

*Derezinski said he was at the citizen participation meeting on this rezoning request in June and heard objections being made about the hill. He asked staff if the issues have been resolved.*

*Cheng said the grading issue is still outstanding, but staff has met with the petitioner about resolving the need to stabilize the steep slope. He noted that this condition is off site, and a Certificate of Occupancy for the associated house will be held until the issue is addressed.*

*Derezinski asked if there are more sites that can be created from this site.*

*Cheng said the petitioner intends to create three lots in the future.*

*Derezinski said the neighbors were surprised at the number of trees that were removed. He asked about possible tree mitigation.*

*Cheng said that single-family development is exempt from natural features mitigation requirements.*

*Briere asked if there are considerations about traffic safety from the driveway.*

*Cheng said the traffic impact was reviewed by the City's traffic engineer and given the low intensity and limited impact from four residential units they felt it did not merit a traffic study.*

*Giannola noted that only one curb cut is allowed.*

*Cheng confirmed this fact.*

*Clein asked how stormwater would be handled for the site.*

*Cheng said since they are single-family residential, stormwater detention is not required.*

*Rampson clarified that they would still need to meet the requirements for residential impervious surface, by installing rain-gardens or similar measures.*

*Bona said staff speaks to impervious surface being diminished, but she felt that wasn't the case with single-family homes that tend to have longer driveways. She asked if staff had comparison data on impervious surface, per dwelling unit, for townhouse vs single family.*

*Cheng said there was no data available, adding that if they were coming in for townhouses they would need to submit a site plan that would be reviewed and have to meet the requirements of the Washtenaw Water Resources Commissioner. He noted that anything more than 5000 square feet, would have to retain on site.*

*Bona asked about the difference between taxable value for three single-family dwellings vs 12 townhouses.*

*Cheng said that he had spoken with the assistant assessor, who had shared that the site is currently assessed at \$300,000, and that the market dictates what the sites will be taxed at. He explained that the site*

*has been vacant for a long time and usually the developer finds the highest and best use for parcels, so staff feels that they would have developed the parcel by now if there was a market for townhouses.*

*Bona asked Elliott about rationale for putting in single-family houses in an area that is completely surrounded by townhouses.*

*Elliott said that currently under the R3 zoning, the developer can already build single family homes, but noted there are practical aspects involved to locating houses on the site. He said the developer tried to develop the site as townhouse 10 years ago, but it didn't work. He explained that given the wetlands on the property, they are severely limited by the unnatural topography and the buildable area that was created by fill placed on site from townhouse development to the north. He said they are trying to make the development fit the land, noting that they are not situated that far away from single-family neighborhoods.*

*Bona said she is not able to support the re-zoning request, since the master plan calls for townhouses for this parcel. She said single-family homes should be built out in the townships where they don't want bus service.*

*Derezinski asked if the project would be approved, when would they start construction, pointing out his concern for the unstable soils on the site.*

*Elliot said the infrastructure to support the project is already there. He said it's important to know that the trees that came down did so for installing the water main loop for the other townhouses that were built. He said the concerns brought were related to the on-going construction on the neighboring lot which is separate from current construction project request.*

*Derezinski asked for specifics on the time frame for stabilizing the soils.*

*Elliott said he believed the soils can be stabilized in a few weeks.*

*Clein said that benefits listed in the staff report for reduced impervious surface might not be accurate when there is no detention required for single family, which has in general a larger per capita environmental impact. He agreed that there would be less traffic. Clein said he was on the fence whether to support the rezoning request.*

*Mahler said the benefit to the City would be that the current vacant land would be developed, adding housing, taxes, and jobs to the City, which is better than the existing vacant site. He said whether the residents ride the bus or not is not a concern to him.*

**On a roll call, the vote was as follows with the Secretary declaring the motion technically denied from the City Planning Commission, since they need 6 affirmative votes. She noted that the project may still move forward to City Council.**

**Yeas:** 5 - Eric A. Mahler, Diane Giannola, Kenneth Clein, Tony Derezinski, and Sabra Briere

**Nays:** 1 - Bonnie Bona

**Absent:** 3 - Wendy Woods, Kirk Westphal, and Eleanore Adenekan