

2857 Packard Road Supplemental Regulations:
(DRAFT dated July 23, 2019)

Section 1: Purpose

It is the purpose of the City Council in adopting these regulations to provide for the coordinated and unified development of this parcel of land in harmonious integration with the surrounding neighborhood and preservation of natural features on the parcel. These regulations seek to promote development of a mix of single family residential units and attached multi-family buildings with side by side single family residential units will provide diverse housing within the established neighborhood and be compatible with surrounding residential uses.

Section 2: Applicability

The provisions of these regulations shall apply to the property described as follows ("Property" or "Project"):

Commencing at the South 1/4 post of Section 3, T3S, R6E, Pittsfield Township, 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.

Being more particularly described as the following:

Commencing at the S 1/4 corner of Section 3, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan; thence N89°47'30"E 593.60 feet (recorded 594 feet) along the South line of said Section 3 to the Point of Beginning; thence N00°51'30"E 853.56 feet along the East line of Lots 1-9 of "Green Lea" Subdivision as recorded in Liber 11 of Plats, Page 42, Washtenaw County Records; thence N89°56'30"E 407.13 feet along the South line of Lots 11-14 of said "Green Lea" Subdivision; thence S00°56'00"W 324.52 feet along the West line of Lots 29-33 of "Kensington Farms" Subdivision, as recorded in Liber 12 of Plats, Pages 49 and 50, Washtenaw County Records; thence continuing S00°56'00"W 528.00 feet; thence S89°47'30"W 406.03 feet (recorded West) along said South line of Section 3 to the Point of Beginning. Being a part of the SE 1/4 of Section 3, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan, and containing 7.96 acres, more or less. Being subject to the rights of public over that portion as occupied by Packard Road. Being subject to any restrictions or easements, if any.

Exceptions

Rights of the public or any governmental unit in any part of subject property taken, deeded, or used for street, road, or highway purposes.

Resolution authorizing water improvement charges, as recorded in Liber 4646, Page 933, Washtenaw County Records.

Further, the provisions of these regulations shall be adopted and incorporated into the 2857 Packard Road Planned Unit Development Zoning District. These regulations, however, are intended to supplement only those provisions in the City Codes that may be modified as a part of a PUD and shall not be construed to replace or modify other provisions or regulations in City Codes.

Section 3: Findings

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

Section 4: PUD Regulations:

- A. Permitted Principal Uses of the development as depicted on the attached Site Plan shall be:

1. Single family residential units
 2. Multiple-family residential building with single family dwelling units. Side by side attached units with no firewalls
 3. Additional uses as identified in the R1E zoning district.
- B. Permitted Accessory Uses shall be:
1. Uses as identified in the R1E zoning district.
- C. Setbacks: Minimum setbacks are:
1. Single family residential lots:
 - i. Front: 20 foot minimum
 1. Front lot line located at face of curb on private street
 - ii. Side: 3ft per side minimum, 6 ft total minimum
 - iii. Rear: 20 foot minimum
 2. Attached multiple family units:
 - i. Front: 26 foot minimum from face of curb
 - ii. Side: 14ft minimum from face of curb
 - iii. Building separation:
 1. 23 foot minimum side to side
 2. 40 foot minimum rear to rear – decks/patios permitted within 40 foot setback
- D. Density:
1. 7 dwelling units per acre
 2. Maximum of 51 dwelling units
- E. Lot Size:
1. Minimum lot size of 4,000sf
 2. Minimum lot width: 34 ft
- F. Landscaping, Screening, and Buffers:
1. Site perimeter - 15' landscape buffer along the East, North, and South property lines
 2. Natural Features maintenance and invasive species control: A maintenance and invasive species control plan shall be incorporated into the development and perpetuated as part of the master deed and bylaws through the homeowners association.
- G. Architectural Design:
1. Building Height: 30 foot, 2 story maximum
 2. Floor area: Maximum of 2,000sf floor area. Basement to be excluded in the floor area calculations.
 3. Home type: Four distinct model homes (two 2-story, one 1.5-story, and one 1-story) and the same model shall not be built next to each other. A minimum of five 1-story ranch style houses shall be around the perimeter of the development.
 4. Finishing: Dwelling units will have varying exterior colors with no two adjacent facing the street being the same color.
 5. Garages: Attached garages shall not project further than 12 feet out from the front of each house or 6 feet from the porch.
 6. Basement: Allowed to have 8 foot ceiling however, the basement is prohibited to be finished into ordinary living space.