

**MALLETT'S WOOD PUD SUPPLEMENTAL REGULATIONS**  
**City of Ann Arbor, Michigan**

**Section 1: Purpose**

It is the purpose of the City Council in adopting these regulations to provide for the comprehensive development of an 8.1-acre parcel, in a manner that is compatible with the existing single-family neighborhood on the east and south, with the 14 single-family dwellings, constructed in pairs with zero-lot lines (Phase I of Mallett's Wood PUD, referred to as MW1) and with publicly-owned Mary Beth Doyle Park on the west. These regulations seek to promote a variety of housing types and ownership within the existing neighborhood, while conserving significant natural features, open space and dedicated public access ways, and that would not be otherwise possible in any existing zoning classification without multiple variances.

**Section 2: Applicability**

The provisions of these regulations shall apply to the property described as follows:

COMMENCING AT THE CENTER OF SECTION 10, T3S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN; THENCE S89°57'00"E 665.90 FEET ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION TO THE SOUTHWEST LINE OF "BARFORD HOMES SUBDIVISION" AS RECORDED IN LIBER 15 OF PLATS, PAGES 13 AND 14, WASHTENAW COUNTY RECORDS; THENCE N01°31'50"E 627.22 FEET ALONG SAID EAST LINE TO THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10 TO THE NORTHWEST CORNER OF SAID SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE N01°44'00"E 660.0 FEET; THENCE S89°57'00"E 175.18 FEET ALONG THE NORTH LINE OF THE SOUTH 5 ACRES OF THE WEST 20 RODS OF THE FOLLOWING PARCEL, THE NORTHEAST 1/4 OF SAID SECTION 10 EXCEPT THE WEST 1/2 OF THE WEST 1/2 OF SAID NORTHEAST 1/4 ALSO EXCEPT THE SOUTH 38 RODS; THENCE N01°44'00"E 841.01 FEET ALONG THE WEST LINE OF THE EAST 5 ACRES OF THE WEST 20 RODS OF THE FOLLOWING PARCEL, THE NORTHEAST 1/4 EXCEPT THE 38 RODS, ALSO EXCEPTING THE SOUTH 5 ACRES OF THE ABOVE DESCRIBED PROPERTY; THENCE N68°19'10"E 168.57 FEET; THENCE S01°44'00"W 1563.0 FEET ALONG SAID WEST LINE OF SPRINGBROOK SUBDIVISION NO. 2 AS RECORDED IN LIBER 4 OF PLATS, PAGE 47, WASHTENAW COUNTY RECORDS AND ITS NORTHERLY EXTENSION; THENCE N89°57'00"W 330.00 FEET ALONG SAID NORTH LINE OF SAID BARFORD HOMES SUBDIVISION TO THE POINT OF BEGINNING, BEING A PART OF THE NORTHEAST 1/4 OF SECTION 10, CONTAINING 8.10 ACRES OF LAND, MORE OR LESS. BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

Further, the provisions of these regulations shall be adopted and incorporated into the Mallett's Wood PUD Zoning District. These regulations are intended to supplement only those provisions in the City Code that may be modified as a part of a PUD and shall not be construed to replace or modify other provisions or regulations in the City Code.

### Section 3: Findings

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

- (A) The surrounding neighborhood contains an eclectic mix of mostly small-scale one- and two-story single-family residences (including an original 1800's farmhouse still existing on Butternut Street) on individual lots with tree-lined streets adjacent to Malletts Creek on the north and to Mary Beth Doyle Park on the west and fourteen site-condominium dwelling units developed on Cardinal Avenue in the originally approved Mallett's Wood PUD (MW1).
- (B) It is desirable to develop the property described above for residential uses.
- (C) The southeast quadrant of the City lacks diversity in type and income range that City policy has long advocated, with a disproportionate representation of the City's most affordable housing.
- (D) The immediate boundaries of the property are surrounded exclusively by R1C (single-family residential) and PL (Park) zoning districts, while Mary Beth Doyle Park itself is surrounded by a variety of residential zoning districts, including R1B, R3, R4A and R6 zoning districts. Thus, a housing density equal to or greater than allowed in the R1C district is consistent with other residential zoning districts adjacent to Mary Beth Doyle Park.
- (E) It is in the best interest of the surrounding properties and the City of Ann Arbor that additional new housing in a price ranges both higher than as well as similar to those of the surrounding neighborhood be provided to meet the needs of a wide range of buyers, particularly mature singles, empty nesters, retirees and those with physical limitations. The proposed regulations, by maintaining a scale and intensity in keeping with the MW1 development and the surrounding neighborhoods while optimizing the conservation of the site's natural features and its association with Mary Beth Doyle Park will have a beneficial effect on, and will not adversely affect, the surrounding properties or the City, in terms of public health, safety or welfare.
- (E) The architectural design and mixture of unit types of the buildings, the limitations placed on setbacks, building height and placement, the creation and conveyance of public sidewalks and public access to Mary Beth Doyle Park throughout the development, the conveyance of approximately one (1) acre of land to the City adjacent to MW2, in addition to the 1.15 acres conveyed with the development of MW1, and the limits placed on vehicular access from the public right of way will provide beneficial effects for the City and the adjacent neighborhood
- (F) The parcel described above meets the standards for approval as a Planned Unit Development, and the regulations contained herein do not constitute the granting of a special privilege or deprivation of property rights.

### Section 4: PUD Regulations

(A) Permitted principal uses shall be:

1. Single-family residential units
2. Two-family residential units
3. Multi-family dwellings

(B) Permitted accessory uses shall be:

1. Carports with an integral, enclosed storage area
2. Family day care homes in any dwelling unit, if licensed by the State of Michigan Department of Social Services.

3. Home occupations, subject to all the performance standards provided under the City of Ann Arbor Code of Ordinances.

(C) Setbacks: (see Exhibit A, attached)

	<u>MW1</u>	<u>MW2</u>
<u>Front:</u>		
Cardinal Avenue	17 feet MIN	17 feet MIN
Sharon Court (private)	Not Applicable	6 feet MIN
<u>Side:</u>		
North (Malletts Creek)	325 ft MIN	Not Applicable
North (Park)	Not Applicable	142 ft MIN (21 feet net from park conveyance)
South	Not Applicable	50 ft MIN
<u>Rear:</u>		
West	47 ft MIN	84 ft MIN (20 feet net from park conveyance)

(D) Height: 2 stories/30 feet, maximum, measured to the mid-point between the eaves and the ridge, excepting dormers, chimneys and similar elements, which shall not total more than 20 percent of the roof area.

(E) Lot Size: The size of the PUD zoning district shall be 8.1 acres, more or less. The PUD may be further subdivided into no more than three parcels, consisting of 4.33 acres (MW1) and the remaining 3.77 acres (MW2), which may be further divided into two parcels, in accordance with the laws of the State of Michigan; provided, however that easements, covenants, and/or Condominium Master Deeds shall be recorded addressing the ownership and mutual obligations of maintenance and liability, including but not limited to, shared landscaping, private streets, vehicular use areas, utilities, conservation areas, and storm water management system(s). Further, 2.15 acres more or less of the 8.1 acres shall be conveyed to the City for parkland.

(F) Lot Area Per Dwelling Unit: Lot area per dwelling unit for the PUD shall be calculated on the entire 8.1-acre PUD and shall be a minimum of 7,200 square feet each.

(G) Parking:

Vehicular:

MW1 – 28 carport-style parking spaces, MINIMUM

MW2 – 1.3 garage parking spaces (4 spaces per 3 dwelling units) MINIMUM;

Bicycle: One enclosed bicycle parking space per unit MINIMUM

(H) Architectural Design:

Unit facades shall generally have a 12/12 roof pitch with gable ends fronting Cardinal or Sharon Court. Windows shall generally be oriented vertically in the building facades, double hung with visible muntins in appearance. Exterior walls shall be predominantly horizontal siding.

(I) Landscaping and Amenities: Landscape design and installation shall be coordinated throughout the PUD zoning district, as shown in the PUD site plans for phase I (MW1), approved February 1996 and amended in June 2002, and PUD site plans for MW2, dated \_\_\_\_\_ 2006. Plants shall be Michigan native species, which enhance habitat diversity for and restore the woodland and

wetland environments of the site, and shall not include invasive species. Deciduous trees and shrubs may be used to replace evergreen trees and shrubs in the conflicting land use buffers in order to blend with adjacent, naturally occurring woodland vegetation.

(J) Phasing: The PUD may be constructed in phases, in accordance with City Code, fire safety, utility infrastructure, requirements of existing owners and tenants, and requirements for access and parking. The phasing and sequencing plans may be amended administratively, in accordance with City Code.

(K) Definitions:

MW1: Generally refers to the 14 dwelling units, associated carports, sidewalks, landscaping, storm water management area, and approximately 1.15 acres previously conveyed to the City on 4.33 acres of land, generally located parallel to Cardinal Avenue near the intersections of Butternut and Redwood Drives, constructed before January 2006, constituting the north portion of the Mallett's Wood PUD zoning district.

MW2: Generally refers to up to 35 dwelling units, a private drive to be known as Sharon Court, associated sidewalks, landscaping, surface parking, utility installations, and approximately one acre of land to be conveyed to the City for parkland on approximately 3.77 acres, generally located near the intersection of Cardinal Avenue and Sharon Drive.

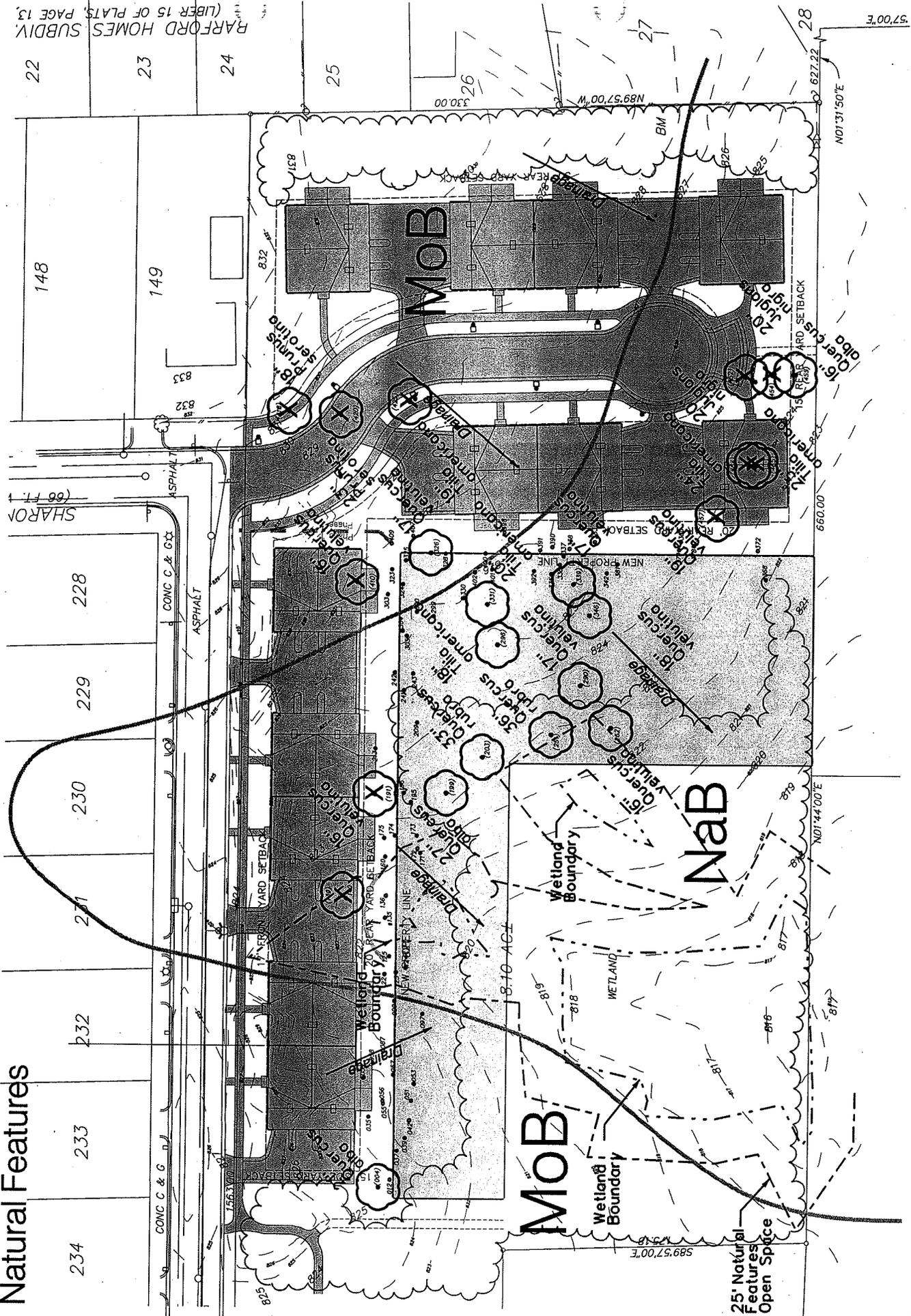
Drafted by Donna Franklin Johnson, Planning and Development Services

Natural Features

PUD #52 - Mallett's Woods

File No. 12101N8.03c

Council Approval 6/5/06



ORDINANCE NO. 16-06

First Reading : April 17, 2006  
Public Hearing : June 5, 2006

Approved: June 5, 2006  
Published: June 11, 2006  
Effective: June 21, 2006

MALLETT'S WOODS REZONING  
(SOUTH SIDE OF CARDINAL AVENUE  
AND SHARON DRIVE)

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:

Section 1. 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:

COMMENCING AT THE CENTER OF SECTION 10, T3S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN; THENCE S89°57'00"E 665.90 FEET ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION TO THE SOUTHWEST LINE OF "BARFORD HOMES SUBDIVISION" AS RECORDED IN LIBER 15 OF PLATS, PAGES 13 AND 14, WASHTENAW COUNTY RECORDS; THENCE N01°31'50"E 627.22 FEET ALONG SAID EAST LINE TO THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10 TO THE NORTHWEST CORNER OF SAID SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE N01°44'00"E 660.0 FEET; THENCE S89°57'00"E 175.18 FEET ALONG THE NORTH LINE OF THE SOUTH 5 ACRES OF THE WEST 20 RODS OF THE FOLLOWING PARCEL, THE NORTHEAST 1/4 OF SAID SECTION 10 EXCEPT THE WEST 1/2 OF THE WEST 1/2 OF SAID NORTHEAST 1/4 ALSO EXCEPT THE SOUTH 38 RODS; THENCE N01°44'00"E 841.01 FEET ALONG THE WEST LINE OF THE EAST 5 ACRES OF THE WEST 20 RODS OF THE FOLLOWING PARCEL, THE NORTHEAST 1/4 EXCEPT THE 38 RODS, ALSO EXCEPTING THE SOUTH 5 ACRES OF THE ABOVE DESCRIBED PROPERTY; THENCE N68°19'10"E 168.57 FEET; THENCE S01°44'00"W 1563.0 FEET ALONG SAID WEST LINE OF SPRINGBROOK SUBDIVISION NO. 2 AS RECORDED IN LIBER 4 OF PLATS, PAGE 47, WASHTENAW COUNTY RECORDS AND ITS NORTHERLY EXTENSION; THENCE N89°57'00"W 330.00 FEET ALONG SAID NORTH LINE OF SAID BARFORD HOMES SUBDIVISION TO THE POINT OF BEGINNING, BEING A PART OF THE NORTHEAST 1/4 OF SECTION 10, CONTAINING 8.10 ACRES OF LAND, MORE OR LESS. BEING

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY,

in the City of Ann Arbor, Washtenaw County, Michigan as PUD (Planned Unit Development District), in accordance with the attached Mallett's Wood PUD Supplemental Regulations, which are hereby adopted and incorporated into the Mallett's Wood PUD zoning ordinance.

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



First Reading : August 1, 1994  
Public Hearing: September 7, 1994

Approved: September 7, 1994  
Published: September 13, 1994  
Effective : September 23, 1994

PROPOSED MALLET'S WOOD PRELIMINARY AND FINAL PHASE PUD

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:

Section 1. 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 as follows:

Commencing at the center of Section 10, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan; thence S 89° 57' E 665.90 feet along the east-west 1/4 line of said section to the southwest corner of Barford Homes Subdivision as recorded in Liber 15 of Plats, pages 13 and 14, Washtenaw County Records; thence N 01° 31' 50" E 627.22 feet along the east line of the W 1/2 of the W 1/2 of the NE 1/4 of said Section 10 to the northwest corner of said subdivision for a PLACE OF BEGINNING; thence continuing along said east line N 10° 44' E 660.0 feet; thence S 89° 57' E 175.18 feet along the north line of the south 5 acres of the west 20 rods of the following parcel, the NE 1/4 of said Section 10 except the W 1/2 of the W 1/2 of said NE 1/4 also except the south 38 rods; thence N 01° 44' E 841.01 feet along the west line of the east 5 acres of the west 20 rods of the following parcel, the NE 1/4 except the 38 rods, also excepting the south 5 acres of the above described property; thence N 68° 29' 10" E 168.57 feet; thence S 01° 44' W 1563.0 feet along the west line of Springbrook Subdivision No. 2 as recorded in Liber 4 of Plats, page 47, Washtenaw County Records, and its northerly extension; thence N 89° 57' W 330.0 feet along the north line of said Barford Homes Subdivision to the Place of Beginning, being a part of the NE 1/4 of said Section 10, containing 8.1 acres of land more or less,

in the City of Ann Arbor, Washtenaw County, Michigan, as Preliminary and Final Phase PUD (Planned Unit Development) for the construction of 36 single-family residential dwelling units, subject to modification of the guidelines for tree replacement, granting of necessary variances by the Zoning Board of Appeals, and execution of the site development agreement.

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

Prepared by Karen Hart, Planning Director  
7/22/94