

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of June 6, 2023

**SUBJECT: Lockwood of Ann Arbor PUD Zoning Text Amendment for City Council Approval
(2195 East Ellsworth)
File No. REZ23-0002**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve Lockwood of Ann Arbor Development Planned Unit Development (PUD) Zoning Text Amendment.

STAFF RECOMMENDATION:

Staff recommends that the text amendment to the Lockwood of Ann Arbor PUD Zoning Supplemental Regulations be **approved** because the revision is consistent with the intent and findings of the previously approved Lockwood of Ann Arbor PUD zoning district.

LOCATION:

The site is located on the south side of East Ellsworth, east of Stone School Road and adjacent to Forest Hills Co-operative.

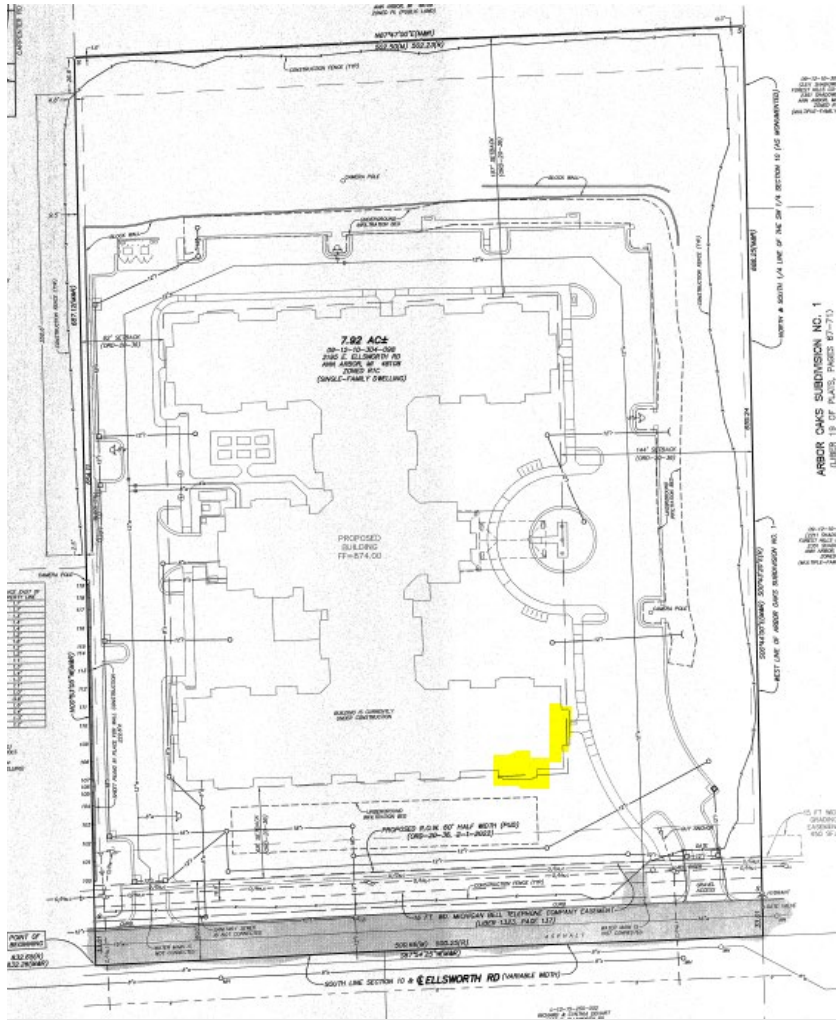
SUMMARY:

The site plan and PUD Zoning were approved in December 2020. The building is currently under construction. An ALTA survey conducted by the petitioner during construction revealed that the building foundation was slightly over the east and south setbacks. The petitioner is requesting to adjust the east side setback by 4 feet from 144 feet to 140 feet and the south side setback by 4 feet from 68 feet to 64 feet. No new construction is proposed, there are no other changes to the site plan or Zoning regulations.

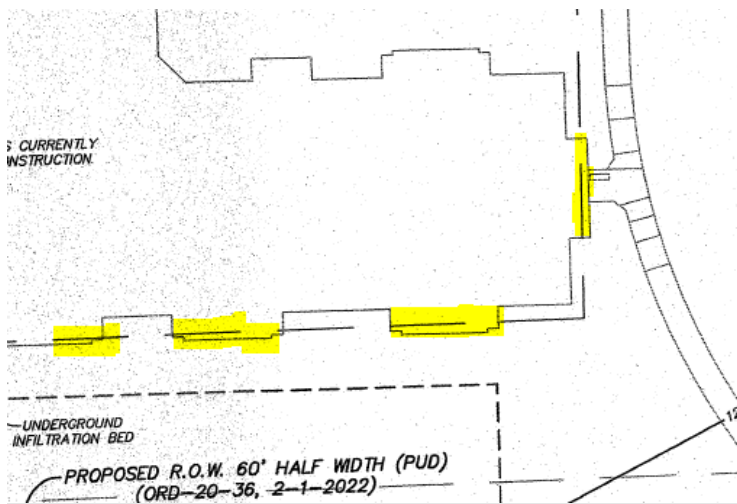
Aerial (2022)



ALTA Survey As-Built Foundation (2022)



ALTA Survey As-Built Foundation Detail (2022)



SITE PLAN DATA ANALYSIS:

	REQUIRED	PROPOSED
Zoning District	PUD	PUD
Lot Area	7.92 acres (344,832 sq ft)	7.92 acres (344,832 sq ft)
Density	154 units	154 units
Setback: Front (East Ellsworth)	68 ft	64 ft
Setback: Side (East)	144	140 ft
Setback: Side (West)	62 ft	62 ft
Setback: Rear (South)	197 ft	197 ft
Height	42.7 ft MAX (to the midpoint of gable)	42.7 ft MAX (to the midpoint of gable)
Open Space	224,518 sf or 61.7%	224,518 sf or 61.7%
Land Uses	Residential	Residential
Vehicle Parking	154 spaces	154 spaces
Bicycle Parking	16 Class A spaces (inside building); 16 Class C	16 Class A spaces (inside building); 16 Class C

LAND USE ANALYSIS (SURROUNDING LAND USES AND ZONING):

	LAND USE	ZONING
NORTH	Public School	PL (Public Land)
EAST	Multiple-family residential	R4A (Multiple-Family Residential)
SOUTH	Residential	TWP (Township)
WEST	Vacant	TWP (Township) and R3 (Multiple-Family)

CITIZEN PARTICIPATION:

The Planning Manager waived the Citizen Participation requirements as provided in the Chapter 55(UDC), Section 5.28.4.D, based on the code standard that, “There is no proposed change in land use and no development is proposed”.

SERVICE UNIT COMMENTS:

Planning – The text amendment is supported by Planning Staff. There is no perceptible change in the layout or design of the development. The petitioner brought this issue to the attention of Planning staff after conducting an ALTA survey when construction of the building foundation was complete. Construction is still ongoing.

Prepared by Matt Kowalski
Reviewed by Brett Lenart
5/20/23

Attachments: Zoning Map
 Aerial Photo
 2022 ALTA Survey
 Proposed amended Supplemental Regulations

c: Mark Lockwood, Lockwood Companies, LLC (Owner)
 Joe Maynard, Washtenaw Engineering, LLC (Project Engineer)
 Systems Planning
 Project No. REZ23-0002