

ANN ARBOR PLANNING DEPARTMENT STAFF REPORT

For Planning Commission Meeting of March 20, 2018

**SUBJECT: Malletts Wood 2 – Zoning & Site Plan for City Council Approval
(3300 Cardinal Avenue)
Project Nos. Z16-007, SP16-110**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommend that the Mayor and City Council approve the request for R1E (Single-Family Dwelling District) zoning designation for the Malletts Wood 2 site (3300 Cardinal Avenue).

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Malletts Wood 2 Site Plan and Development Agreement (3300 Cardinal Avenue).

LOCATION

The site is located on the west side of Cardinal Avenue, at the western terminus of Sharon Drive, in the South planning area and the Swift Run watershed (Ward 3).

STAFF RECOMMENDATION

Staff recommends the zoning petition be **approved** because the proposed R1E zoning is generally consistent with the adjacent zoning, surrounding land uses and the *Master Plan: Land Use Element*.

Staff recommends that the **site plan** petition be **approved** because it complies with all the applicable local, state, and federal laws, ordinances, standards, and regulations; the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; would not cause a public or private nuisance; and would not have a detrimental effect on public health, safety, or welfare.

DESCRIPTION OF PETITIONS

The petitioners are seeking approval to rezone the 3.77 acre site from PUD (Planned Unit Development District) to R1E (Single-Family Dwelling District) to allow development of 19 site condominium lots for single-family detached homes.

Zoning

The site plan of record for this parcel is zoned PUD to allow attached condominiums. The petitioners have requested the site be zoned R1E (Single-Family Dwelling District). The R1E district is designed to provide single-family detached dwellings, along with other related

facilities, like schools, parks, and churches. R1E provides the highest density of the single-family dwelling districts, with a minimum lot area of 4,000 square feet. R1E zoning should be contingent upon the availability or provision of adequate services to serve higher densities. R1E limits the total floor area of each dwelling to 2,000 square feet. This includes unfinished spaces that can be made habitable, like bonus rooms and basements. There are six example homes and floorplans included in the plan set. Only one includes stairs down to a basement, and that plan could accommodate a small basement of several hundred square feet. The rest show mechanical equipment (furnace/water heater) in the garage. The garage does not count toward floor area. A link to the zoning petition may be [found here](#).

Site Plan

A site plan for 19 single-family detached dwelling units is proposed on Cardinal Drive and on Sharon Court, a new public road. The density of the proposed development is slightly over 5 dwelling units per acre. A link to the full plan set may be [found here](#).

Existing Site Conditions – The subject site is vacant and heavily wooded. A drive was cleared in the mid-1990s where Sharon Court, the extension of Sharon Drive, is now proposed. Remnants of this drive remain. There are underground gas and electric lines along the west boundary of the north half of the site. These are to be removed.

Natural Features –Thirty-three percent of the site, 1.23 of the 3.77 total acres, is proposed as open space. Natural feature impacts due to the development include removing 352 trees with an 8” diameter or larger. Fifty-nine landmark trees are present, and 23 of them will be removed.

Ninety-seven 4” and 3” caliper mitigation trees are shown on the plan for a total of 424” DBH, plus a cash contribution of \$20,600 for the 206” DBH of mitigation trees not provided on site.

The landscape plan shows 34 street trees along Cardinal and Sharon Court.

Access – Five of the condominium lots are accessed directly from Cardinal Avenue. Sharon Road is proposed to be extended around 250 feet and ending in a cul-de-sac. This new public street is called Sharon Court, and provides access to the other fourteen lots.

Sidewalks are shown along both sides of Sharon Court in the new public right of way. Along Cardinal Avenue, a new 5’ wide sidewalk is shown adjacent to the right of way in an easement. A public pedestrian easement to the north of the site on Malletts Wood 1 will be constructed by Malletts Wood 2. It will connect to the new Cardinal Avenue sidewalk and provide a paved path to Mary Beth Doyle Park. Another 10’ wide public access easement to the park with a 5’ paved path is located near the southwest corner of the site between lots 12 and 13.

Parking – Each of the 19 single-family homes is proposed to have at minimum a one-car garage. The example floorplans show one-and-a-half and two car garages. Some driveways may not be long enough to park a vehicle. The site plan notes that no car may park in a driveway if it causes the sidewalk to be blocked.

Solid Waste –Each home will have individual curb carts stored in the garage.

Utilities – Water and sanitary sewer service will be connected to existing mains on Cardinal or new mains on Sharon Court. A 12’ wide private easement for public utilities is shown along Cardinal Avenue.

Storm Water Management – Storm water management for Sharon Court is in conformance with the green streets ordinance, and the first 1” will be captured and treated in a rain garden in the center of the cul-de-sac. Overflow will go to the Cardinal Avenue storm sewer, which discharges into Malletts Creek. Storm water from lots 1-5 will be directed to an infiltration area to help recharge existing wetlands. The remaining storm water will go to a communal basin to the north that is part of Malletts Wood 1. No new detention basin is proposed on this site.

Traffic Analysis – A traffic analysis shows an increase of 23 AM trips and 24 PM trips. A full traffic study is not required since the peak hour trips are less than 50.

Development Agreement – Development agreements are used for projects that include public and offsite improvements, such as extension of a public utility main, a contribution of land or money, or other capital improvements. The Malletts Wood 2 development agreement will address the maintenance of landscaping within the public right-of-way, a new public street, street tree escrow, utility and public access easements, and other site improvements.

Citizen Participation Meeting – Citizen Participation Meeting notices were mailed to 264 owners and occupants on June 23, 2016. A meeting was held at the Pittsfield Branch of the Ann Arbor District Library on July 11, 2016, and there were 15 attendees. Questions were addressed on woodlands, wildlife, landscaping, drainage, setbacks, street trees, the homes to be built, and utilities. A copy of the meeting report is attached.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED
Zoning	PUD Planned Unit Development	R1E Single-Family Dwelling	R1E Single-Family Dwelling
Gross Site Area	3.77 acres	3.77 acres	
Dwelling Units	0	19	
Min. Lot Area Per Dwelling Unit		4,000 sq ft/unit MIN	4,000 sq ft/unit MIN
Setbacks: R1E		15 ft front 3 ft side 20 ft rear	15 ft front 3 ft side 20 ft rear
Height		30 ft (R1E)	30 ft (R1E)
Lot Width		40 ft	34 ft MIN
Parking – Automobiles		19 spaces	1 space/unit or 19 spaces
Parking – Bicycles		19 Class A	19 Class A

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Townhouse (Malletts Wood 1)	PUD (Planned Unit Development)
EAST	Single-Family Residential	R1D (Single-Family Dwelling)
SOUTH	Single-Family Residential	R1D (Single-Family Dwelling)
WEST	Mary Beth Doyle Park	PL (Public Land)

HISTORY

Aerial photography from 1947 (at right) shows a sparsely-treed site with the lower third in cultivation. (See plan sheet 6 for an analysis of tree growth from 1960 to 2015.) Malletts Wood 2 was part of the original parcel containing Malletts Wood 1, along with a one-acre parcel containing wetlands that was given to the city in 1994 for parkland. Malletts Wood 1 immediately to the north consists of sixteen townhomes built in 2001. The Malletts Wood 2 PUD allowed 22 attached condominium units.



PLANNING BACKGROUND

This site is located in the South planning area. The *Master Plan: Land Use Element* recommends single-family detached dwellings.

UNIT COMMENTS

Engineering – Right-of-way for Sharon Court shall be granted to the city. A public access easement to connect sidewalks is to be granted by the petitioner, and maintenance of landscaping within the public right-of-way, including the cul-de-sac island, shall be the responsibility of the homeowner’s association.

Comments have been provided to the petitioner noting that flow equivalent to 23 GPM will need to be removed from the sanitary sewer system in order to mitigate new flow from this proposed development. Alternately, a payment may be made in lieu of performing actual flow removal.

Public Services – City Public Works staff reviewed the cul-de-sac rain garden since it will become a public facility.

Parks – The petitioner has declined the requested park contribution of \$11,875.

Attachments: Draft Development Agreement
Sheet 2: Boundary and Topographical Survey
Sheet 9: Site Plan
Sheet 19: Landscape Plan
Sheet 25: House Plans
Citizen Participation Report

c: Petitioner: Phoenix Contractors, Inc.
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Ypsilanti, MI 48197

Petitioner's Engineer: Washtenaw Engineering
3526 W. Liberty Road
Ann Arbor, MI 48103

Owner: Malletts 2, LLC
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Systems Planning
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