



City of Ann Arbor

Meeting Minutes - Draft

City Planning Commission

301 E. Huron St.
Ann Arbor, MI 48104
[http://a2gov.legistar.com/
Calendar.aspx](http://a2gov.legistar.com/Calendar.aspx)

Tuesday, January 15, 2019

7:00 PM

Larcom City Hall, 301 E Huron St, Second
floor, City Council Chambers

- 10-b** [19-0094](#) Malletts Wood 2 Amended PUD Zoning and Site Plan for City Council Approval - A proposal to construct 19 single-family detached condominium homes not to exceed 2,000 square feet each on a 3.77-acre parcel, located at 3300 Cardinal Avenue. The plan extends Sharon Drive approximately 300 feet to the south as Sharon Court. Five homes have a driveway off Cardinal Avenue and fourteen off Sharon Court. The property is proposed to be rezoned from PUD to Amended PUD with a minimum lot size of 2000 square feet and setbacks to match those of the R1E zoning district. (Ward 3) Staff Recommendation: Approval

Planning Manager Brett Lenart provided a brief explanation on the background history of this item returning before the Commission. He said the Commission had previously seen this petition as a rezoning, as the southern portion was proposed to be rezoned from a Planned Unit Development (PUD) to another zoning district. Lenart said they subsequently learned that wasn't the appropriate process, because the original PUD has certain obligations to fulfill as a project that was developed in totality and then to remove half of that would then create a situation where the former owner would be relying on aspects of the rezoned area for satisfaction which would in fact create a non-conforming situation for the first phase of the PUD. He said staff appreciates the petitioner's re-submittal of this petition under the appropriate process; the Commission is seeing this as an Amendment to the Planned Unit Development, while it is the identical site plan that was previously considered by the Planning Commission under a different mechanism.

PETITIONER PRESENTATION:

Joe Maynard, Washtenaw Engineering, 3526 W Liberty Rd, Suite 400, Ann Arbor, applicant, and Bill Kinley, Phoenix Contractors, 2111 Golfside, Ypsilanti, petitioners, provided the presentation of the proposed project, noting there are currently no structures on the property, with part of the property being previously cleared. The homes will be built to the current energy code, and all homes will have either a 1 or 2-car garage. It was noted that the Planning Commission has unanimously approved this petition when it came before them earlier.

STAFF REPORT:

City Planner Jill Thacher provided the staff report on the petition application.

PUBLIC HEARING:

Noting no public speakers, the Chair declared the public hearing closed.

Moved by Weatherbee, seconded by Sauve, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Malletts Wood 2 Amended Planned Unit Development (PUD) Zoning and Supplemental Regulations, and

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Malletts Wood 2 Amended Planned Unit Development (PUD) Site Plan and Development Agreement.

CONTINUED COMMISSION DISCUSSION:

The Commission took into consideration the presented petition and discussed the matter. [For a complete record of the discussion, please see available video format]

Commissioner Mills noted that the Commission had received letters of approval from all 14 homeowners.

Commissioner Briggs thanked the petitioner for their patience in going through the site plan review process again to correct a technicality.

On a voice vote, the Chair declared the motion carried. Vote: 9-0

Yeas: 9 - Wendy Woods, Erica Briggs, Sarah Mills, Alex Milshteyn, Shannan Gibb-Randall, Scott Trudeau, Julie Weatherbee, Zachary Ackerman, and Elizabeth Sauve

Nays: 0