

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of July 16th, 2019

SUBJECT: Weber PUD Zoning, Supplemental Regulations & PUD Site Plan (2857 Packard Road)

File Nos. SP19-016, Z19-008

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Weber Rezoning Petition from R1E (Single-Family Residential) with conditions to PUD (Planned Unit Development) district and Supplemental Regulations.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Weber PUD Site Plan and Development Agreement.

STAFF RECOMMENDATION:

Staff recommends that the **PUD zoning petition** be **approved** because it complies with the PUD standards of Chapter 55, Section 5.29.10. The following public benefits will be provided:

- Management of storm water from off-site neighbors
- Preservation of natural features with a maintenance plan
- A minimum of 54% of open space

With the improvements proposed, the project does not have a detrimental effect on public utilities or surrounding properties. The disturbance proposed is the minimum necessary to allow a reasonable use of this constrained site, and the benefit of this development to the community will be substantially greater than any negative impacts. This proposal is generally consistent with the Master Plan: Land Use Element and is compatible with the surrounding zoning designations and land uses.

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

STAFF REPORT:

This petition was postponed at the June 18th, 2019 City Planning Commission Meeting to allow the petitioner to address and respond to issues raised by the Planning Commission.

Natural Features Maintenance Plan

A revised Natural Features Maintenance Plan has been reviewed and approved by the NAP (Natural Area Preservation) Coordinator and is attached on [page 28](#) of the staff report.

The Maintenance Plan will fall on City staff to enforce and it is recommended this Plan be implemented for 5 years after construction is completed as most impacts to natural features occurs within this time frame.

Floor Area

Per the revised UDC (Unified Development Code), basements, whether finished or unfinished are counted as floor area and be counted toward the 2,000-square foot cap in the underlying R1E Zoning District.

To address this issue, the petitioner proposes allowing basements and not counting this as floor area in the PUD Supplemental Regulations and as shown on the site plan.

Energy Efficiency & Affordable Housing

Planning Commission inquired about energy efficiency approaches as part of the benefits to the PUD including construction to a higher energy efficiency standard (i.e. LEED, or Energy Star compliant); solar readiness through south facing roof planes; analysis of solar access to lots/buildings, or all electric-served homes with no natural gas reliance.

The petitioner declined to propose any energy efficiency criteria. The petitioner also does not propose any affordable housing or contribution as the site plan does not request an increase in density from the underlying R1E zoning.

Integration of Existing House

A formal inquiry has not been submitted to PAC (Park Advisory Commission) for moving the existing house to Cobblestone Farms. If an application were submitted, some of the issues to consider are the cost and logistics of moving the house, programming goals and historic district approval of the house.

Per the HDC Coordinator, it's unlikely the house could be moved into the Cobblestone Farm Historic District, which is its own parcel.

The petitioner responded the historic house is not in the purchase agreement on the property and therefore, the PUD/site plan will not include any integration of the historic house into the development plan.

Tree Preservation Counts

A miscount of the number of trees under the heading of Natural Features Impacts Denied Site Plan (2017) occurred and is updated in **bold** in the chart below. The revision changes the number of landmark trees removed in the Denied Site Plan from 43 to 44 trees and changes the number of preserved landmark trees from 5 to 6. The number of woodland trees remains the same at 37 trees.

NATURAL FEATURE	NATURAL FEATURES EXISTING CONDITIONS	NATURAL FEATURES IMPACTS PUD Site Plan (Current)	NATURAL FEATURES PRESERVED PUD Site Plan (Current)	NATURAL FEATURES IMPACTS DENIED Site Plan (2017)	NATURAL FEATURES PRESERVED DENIED Site Plan (2017)
Woodland (acres)	3.40 Acres				
Woodlands DISTURBED (acres)		3.40 Acres*		3.40 Acres*	
Woodlands PRESERVED (acres)			0 acres*		0 acres*
Woodland Trees (>6" DBH) DBH = Diameter at Breast Height (4.5' above ground)	208 trees** (2127" DBH)	146 Trees Removed (1459" DBH)	13 Trees Preserved w/ critical root zone impacts (137" DBH)	183 Trees Removed*** (1835" DBH)	13 Trees Preserved w/ critical root zone impacts (147" DBH)
			49 Trees Preserved w/ no impacts (531" DBH)		12 Trees Preserved w/ no impacts (121" DBH)
Landmark Trees	57 trees (1377" DBH)***	38 trees Removed (854" DBH)	5 trees Preserved w/ critical root zone impacts (157" DBH)	44 trees Removed (1036" DBH)	5 trees Preserved w/ critical root zone impacts (152" DBH)
			8 trees Preserved w/ no impacts (224" DBH)		2 trees Preserved w/ no impacts (39" DBH)

*The removal of trees for this development will reduce the basal area of the woodlands to less than 30 square feet per ½ acre and the areas will no longer meet the woodlands definition of Chapter 55.

**Does not include Landmark Trees that are also considered Woodland Trees—see Landmark Trees

***Includes Landmark Trees off-site that are within 50 feet of the property line/limits of disturbance.

SERVICE UNIT COMMENTS:

Planning – Staff recommends the PUD zoning be approved because the proposed use provides a reasonable approach to develop this site, which contains significant constraints due to natural features. The plan proposes to preserve 4.4 acres of open space and preserve a total of 42

additional landmark/woodland trees from the previously denied proposal. Mitigation trees totaling 577 inches are proposed to be planted around the perimeter of the site to provide screening from adjacent neighbors and along the public Right-of-Way between the road and detention pond. A total of 1,119 inches of mitigation trees is required and a contribution of \$54,200 to the Street Tree Fund is proposed to make up this difference.

The proposed plan complies with PUD standards by providing public benefits in the form of a Maintenance Plan for the natural features and detaining off-site detention in the northeast detention pond, and a minimum requirement of open space.

The previous site plan proposed 51-single family detached units, while this site plan proposes the same number of units and preserving 42 additional trees totaling 558 inches of DBH. The Master Plan: Land Use Element identifies this site as Site 8 and states this 7.9-acre site is located on the north side of the Packard, east of Easy Street. Single-family detached residential use is recommended. This PUD zoning is largely consistent with the underlying R1E zoning density and surrounding zoning and land uses, however attached units would not be permitted.

The rezoning of this parcel from R1E to PUD zoning accomplishes many goals identified in the City's Master Plan and supporting documents. The existing land use recommendation designates the site for single-family residential use. While this proposal does not meet this single-family land use designation, the proposed townhouses provide a diverse housing type as recommended by the City's Master Plan. Compact or clustered development concentrates development away from sensitive natural features and helps preserve natural systems and utilizes infrastructure more efficiently. In this case, the attached units are preserving 42 additional trees.

Providing pedestrian, bicycle and transit connections and amenities encourages alternatives to vehicular access by increasing travel choices. Sidewalks have been provided on both sides of the streets in the development to encourage pedestrian access throughout the site and connect to public transit.

The proposed single-family and townhouse use generates a comparable traffic impact at a rate similar to the surrounding residential neighborhoods.

Prepared by Chris Cheng
Reviewed by Brett Lenart
7/11/19

Reference Documents: [6/18/19 Weber Staff Report](#)
[7/12/19 Site Plan & Maintenance Plan](#)
[2857 Packard Road Supplemental Regulations](#)