



Legislation Details (With Text)

File #: 12-1515 **Version:** 2 **Name:** 3/18/13 - Summit Townhomes Zoning
Type: Ordinance **Status:** Passed
File created: 1/7/2013 **In control:** City Council
On agenda: 4/15/2013 **Final action:** 4/15/2013
Enactment date: **Enactment #:** ORD-13-01

Title: An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 3.32 Acres from TWP (Township District) to R3 (Townhouse Dwelling District), Summit Townhomes, 2081 East Ellsworth (CPC Recommendation: Approval - 7 Yeas and 0 Nays) (Ordinance No. ORD-13-01)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 13-01 Briefed and Approved, 2. Summit Zoning 13-01 Briefed.pdf, 3. SummitZoningOrdinance.pdf, 4. 1/3/13 Planning Staff Report, 5. 2/21/13 Planning Staff Report

Date	Ver.	Action By	Action	Result
4/15/2013	2	City Council	Adopted on Second Reading	Pass
3/18/2013	2	City Council	Lay on the table	Pass
3/18/2013	2	City Council		
3/18/2013	2	City Council	Postponed	Pass
3/18/2013	2	City Council	Held and Closed	
3/18/2013	2	City Council		
2/4/2013	1	City Council	Held and Closed	
2/4/2013	1	City Council		
2/4/2013	1	City Council	Referred	Pass
1/7/2013	1	City Council	Approved on First Reading	Pass

An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 3.32 Acres from TWP (Township District) to R3 (Townhouse Dwelling District), Summit Townhomes, 2081 East Ellsworth (CPC Recommendation: Approval - 7 Yeas and 0 Nays) (Ordinance No. ORD-13-01)

This ordinance will zone this property to R3 (Townhouse Dwelling District), now that the property has been officially annexed into the City. The City Council, at its meeting of February 4, 2013, referred the zoning request back to the Planning Commission for re-evaluation of the proposed zoning. Council expressed concerns regarding the proposed density, traffic and storm water impacts. Council members requested that the Planning Commission examine whether a lower density zoning would potentially lessen impacts on the surrounding area. The Council also asked for staff to evaluate the need for parkland in the area.

After consultation with appropriate City staff, Planning staff prepared a staff report (attached) that provides background information about the stated concerns, including a more in-depth discussion of the master plan recommendations. A comparison examining three potential zoning designations for the property: R1C (Single-Family Dwelling District), R2A (Two-Family Dwelling District) and R3

(Townhouse Dwelling District) is provided below.

ZONING ALTERNATIVES

	<u>R1C</u>	<u>R2A</u>	<u>R3</u>
Minimum Lot Area	7,200 sf	8,500 sf	21,780sf (0.5 acre)
Minimum Lot Area Per Dwelling Unit	7,200 sf	4,250 sf	4,300 sf
Maximum dwelling units for parcel (2.95 acres)	17 units	30 units	29 units (24 units proposed)
Minimum useable open space %	None	None	65%
Minimum Setback Requirements	25 ft front 5 ft side 30 ft rear	25 ft front 5 ft side 30 ft rear	15ft min/40max front 20ft side 30ft rear
Minimum Parking	1 space/unit 0 bicycle parking	1.5 space/unit 0 bicycle parking	2 spaces/unit 1 bicycle parking space/5units

At its meeting of February 21, 2013, the Planning Commission reviewed the new information contained in the staff report, and after discussion, reaffirmed its recommendation for R3 zoning.

NEIGHBORHOOD PARKLAND

The current Parks, Recreation and Open Space Plan does not recommend acquiring additional parkland in the area surrounding the Summit Townhomes site. Parks staff has indicated that the area surrounding the parcel is well served by existing parks. The petitioner has proposed a playground structure with several benches and a picnic table to address residential needs in response to Parks staff recommendation for recreation amenities on-site to serve residents of the proposed development.

Attachments: February 21, 2013 Planning Staff Report
February 21, 2013 Planning Commission Minutes

Prepared by: Matt Kowalski, City Planner

Reviewed by: Wendy L. Rampson, Planning Manager and Sumedh Bahl, Community Services Area Administrator

ORDINANCE NO. ORD-13-01

First Reading: January 7, 2013
Public Hearing: February 4, 2013

Approved: February 4, 2013
Published: April 18, 2013
Effective: April 28, 2013

**SUMMIT TOWNHOMES
(2081 EAST ELLSWORTH ROAD)**

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 Southwest corner of Section 10, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan; thence North 87°54'55" East 350 feet along the South line of said section and the centerline of Ellsworth Road to the POINT OF BEGINNING. thence North 00°53'05" West 300.00 feet; thence North 87°54'55" East 482.26 feet; thence South 00°53'51" East 300.00 feet to a point on the South line of said Section and the centerline of Ellsworth Road; thence South 87°54'55" West 482.26 feet along said South line and said centerline to the POINT OF BEGINNING, said parcel being a part of the Southwest 1/4 of Section 10, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan, containing 3.32 Acres more or less.

in the City of Ann Arbor, Washtenaw County, Michigan as R3 (Townhouse Dwelling District).

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

CERTIFICATION

I hereby certify that the foregoing ordinance was adopted by the Council of the City of Ann Arbor, Michigan, at its regular session of April 15, 2013.

Date

Jacqueline Beaudry, City Clerk

John Hieftje, Mayor

I hereby certify that the foregoing ordinance received legal publication in the Washtenaw Legal News on April 18, 2013.

Jacqueline Beaudry, City Clerk