



Legislation Details (With Text)

File #: 15-0787 **Version:** 2 **Name:** 7/20/15 - Nixon Farm South Zoning (2999 Nixon Rd.)
Type: Ordinance **Status:** Passed
File created: 7/20/2015 **In control:** City Council
On agenda: 12/21/2015 **Final action:** 12/21/2015
Enactment date: 10/19/2015 **Enactment #:** ORD-15-16

Title: An Ordinance to Amend Chapter 55 (Zoning), Zoning of 41 Acres from TWP (Township District) to R4A (Multiple-Family Dwelling District) WITH CONDITIONS, Nixon Farm South Zoning, 2999 Nixon Road (CPC Recommendation: Approval - 7 Yeas and 0 Nays) (Ordinance No. ORD-15-16) (8 Votes Required)

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD 15-16 Nixon South with Conditions Briefed and Approved.pdf, 2. NixonFarmsSouthOrdinance - Conditional Zoning, 3. Nixon Farm South Conditional Zoning 12-17-15, 4. NixonFarmsSouthStatement 10-14.pdf, 5. NixonFarmsSouthStatement, 6. Ordinance to Zone Nixon Farm South (2999 Nixon Road).pdf, 7. Nixon Farm South Staff Report 12-16-14 w Attachments.pdf, 8. Nixon Agenda Questions and Responses July-Nov 2015, 9. 12/16/14 Planning Commission Minutes, 10. Nixon Farm South Staff Report with Attachments 10-21-14.pdf, 11. 10/21/14 Planning Commission Minutes, 12. Nixon Farm South Zoning Protest 8VOTES 08-14-15, 13. Northbury condo Nixon south protest 081315, 14. Nixon Farm south protest letter 081315, 15. Nixon North and South protest petitions 081215, 16. 2765 Nixon Road protest Nixon South 081215, 17. Lakehurst residents objections Nixon south 081215, 18. Nixon Farm rezoning 100ft objection letters 081115, 19. Nixon Farm Concerns and Opposition Emails.pdf, 20. Nixon Farm Opposition Email.pdf, 21. Nixon Farm Protest Emails 8-6-15.pdf, 22. Nixon Farm Protest Letters 8-7-15.pdf, 23. Ann Arbor letter of rezoning objection, 24. Northbury condo vp president ltr 081415, 25. Nixon Farm Opposition emails 8-14-15.pdf, 26. Nixon Farm Opposition Email 8-16-15.pdf, 27. Nixon Farm Opposition Email 8-17-15.pdf, 28. Nixon Farm Communication from Jason Minock.pdf, 29. Toll Brothers memo request to postpone, 30. Xiaoping Shen Communication Email re Nixon Farm Development.pdf, 31. Nixon Area Neighborhood letter 11-24-15.pdf

| Date | Ver. | Action By | Action | Result |
|------------|------|--------------|-----------------------------|--------|
| 12/21/2015 | 2 | City Council | Held and Closed | |
| 12/21/2015 | 2 | City Council | Adopted on Second Reading | Pass |
| 11/16/2015 | 2 | City Council | Held and Continued | |
| 11/16/2015 | 2 | City Council | | |
| 11/16/2015 | 2 | City Council | Postponed at Second Reading | Pass |
| 10/19/2015 | 2 | City Council | Approved on First Reading | Pass |
| 9/8/2015 | 2 | City Council | | |
| 9/8/2015 | 2 | City Council | Postponed at First Reading | Pass |
| 8/17/2015 | 2 | City Council | Held and Closed | |
| 8/17/2015 | 2 | City Council | | |
| 8/17/2015 | 2 | City Council | Amended | Pass |

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|-----------|---|--------------|----------------------------|------|
| 8/17/2015 | 2 | City Council | Postponed at First Reading | Pass |
| 7/20/2015 | 2 | City Council | Approved on First Reading | Pass |

An Ordinance to Amend Chapter 55 (Zoning), Zoning of 41 Acres from TWP (Township District) to R4A (Multiple-Family Dwelling District) WITH CONDITIONS, Nixon Farm South Zoning, 2999 Nixon Road (CPC Recommendation: Approval - 7 Yeas and 0 Nays) (Ordinance No. ORD-15-16) **(8 Votes Required)**

Approval of this resolution will zone this 41-acre parcel from TWP to R4A to allow the development of 264 single-family attached dwellings in 51 buildings, each with a two-car garage underneath the unit, on a private drive network. The site was recently annexed into the City, effective on May 8, 2015, as notified by the Secretary of State to the City Clerk.

The City Planning Commission determined that the proposed zoning is consistent with the adjacent zoning, the surrounding land uses, and the City's Master Plan and recommended approval of the request at its meeting of December 16, 2014.

Attachments: 10/21/14 and 12/16/14 Planning Staff Reports
10/21/14 and 12/16/14 Planning Commission Minutes
Prepared by: Alexis DiLeo, City Planner
Reviewed by: Wendy L. Rampson, Planning Manager
Sumedh Bahl, Community Services Area Administrator
ORDINANCE NO. ORD-15-16

First Reading: July 20, 2015 Approved: December 21, 2015
Public Hearing: August 17, 2015 Published: December 31, 2015
November 16, 2015 Effective: January 10, 2016
December 21, 2015

NIXON FARM SOUTH
(2999 NIXON 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:

BEGINNING at the North 1/4 corner of Section 15, T2S, R6E, Ann Arbor Township, Washtenaw County, Michigan; thence N88°16'54"E 1316.90 feet along the centerline of Dhu Varren Road (66 feet wide) and the North line of said Section 15; thence S01°36'10"E 1353.65 feet along the centerline of Nixon Road (variable width) and the East line of the Northwest 1/4 of the Northeast 1/4 of said Section 15, as monumented; thence S88°24'03"W 1315.77 feet along the South line of the Northwest 1/4 of the Northeast 1/4 of said Section 15, as monumented; thence N01°39'01"W (recorded as N01° 11'07"W) 1350.91 feet along the North-South 1/4 line of said Section 15 and along the East line of

Traver Lakes Subdivision No.1, recorded in Liber 20 of plats, page 33, Washtenaw County Records and along the East line of Traver Vistas Subdivision, recorded in Liber 22 of plats, page 79, Washtenaw County Records and along the East line of Fox Ridge Commons Condominium, Washtenaw County Condominium Subdivision Plan No. 176 to the Place of Beginning, being a part of the Northeast 1/4 of said Section 15 and containing 40.864 acres of land, more or less. Being subject to the rights of the public over the Easterly 33 feet thereof as occupied by said Nixon Road, also subject to the rights of the public over the Northerly 33 feet thereof as occupied by said Dhu Varren Road, also being subject to easements, conditions, restrictions and exceptions of record, if any.

in the City of Ann Arbor, Washtenaw County, Michigan as R4A (Multiple-Family Dwelling District) **WITH CONDITIONS, in accordance with the attached Conditional Zoning Statement of Conditions which is hereby adopted and incorporated herein.**

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 December 21, 2015.

Jacqueline Beaudry, City Clerk

Christopher Taylor, Mayor

I hereby certify that the foregoing ordinance received legal publication in the Washtenaw Legal News on December 31, 2015.

Jacqueline Beaudry, City Clerk

As Amended at First Reading on August 17, 2015