



Legislation Details (With Text)

File #: 15-0786 **Version:** 2 **Name:** 7/20/15 - Nixon Farm North Zoning (3381 Nixon Road)
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-15-15

Title: An Ordinance to Amend Chapter 55 (Zoning), Zoning of 69 Acres from TWP (Township District) to R4A (Multiple-Family Dwelling District) WITH CONDITIONS, Nixon Farm North Zoning, 3381 Nixon Road (CPC Recommendation: Approval - 7 Yeas and 0 Nays) (Ordinance No. Ord-15-15) (8 Votes Required)

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD 15-15 Nixon North with Conditions Briefed and Approved.pdf, 2. NixonFarmsNorthOrdinance - Conditional Zoning, 3. Nixon Farm North Conditional Zoning 12-17-15, 4. NixonFarmNorthStatement 10-14.pdf, 5. NixonFarmsNorthStatement, 6. 15-15 Nixon Farm North Rezoning Briefed.pdf, 7. Ordinance to Zone Nixon Farm North (3381 Nixon Road).pdf, 8. 12/16/14 Planning Staff Report, 9. Nixon Agenda Questions and Responses July-Nov 2015, 10. 12/16/14 Planning Commission Minutes, 11. 10/21/14 Planning Staff Report, 12. 10/21/14 Planning Commisison Minutes, 13. Nixon Farm North Zoning Protest 8VOTES 08-14-15, 14. Nixon North and South protest petitions 081215, 15. Nixon Farm rezoning 100ft objection letters 081115, 16. Letter of protest Nixon North - H. Peng 081015, 17. Nixon Farm Concerns and Opposition Emails.pdf, 18. Nixon Farm Opposition Email.pdf, 19. Nixon Farm Protest Emails 8-6-15.pdf, 20. Nixon Farm Protest Letters 8-7-15.pdf, 21. Ann Arbor letter of rezoning objection, 22. Nixon Farm Opposition emails 8-14-15.pdf, 23. Nixon Farm Opposition Email 8-16-15.pdf, 24. Nixon Farm Opposition Email 8-17-15.pdf, 25. Nixon Farm Opposition Email 8-17-15.pdf, 26. Nixon Farm Communication from Jason Minock.pdf, 27. Toll Brothers memo request to postpone, 28. Xiaoping Shen Communication Email re Nixon Farm Development.pdf, 29. Nixon Area Neighborhood letter 11-24-15.pdf

Date	Ver.	Action By	Action	Result
12/21/2015	2	City Council	Adopted on Second Reading	Pass
12/21/2015	2	City Council	Held and Closed	
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		
10/19/2015	2	City Council	Postponed at First Reading	Fail
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
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 69 Acres from TWP (Township District) to R4A (Multiple-Family Dwelling District) WITH CONDITIONS, Nixon Farm North Zoning, 3381 Nixon Road (CPC Recommendation: Approval - 7 Yeas and 0 Nays) (Ordinance No. Ord-15-15) **(8 Votes Required)**

Approval of this resolution will zone this 69-acre parcel from TWP to R4A to allow the development of 208 or more single-family attached dwellings in 51 or more buildings 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-15-15

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 NORTH
(3381 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 South 1/4 corner of Section 10, T2S, R6E, Ann Arbor Township, Washtenaw County, Michigan; thence N01°57'53"W (recorded as N01°29'40"W) 2268.89 feet along the North-South 1/4 line of said Section 10 and along the East line of Foxfire Condominium, Washtenaw County Condominium Subdivision Plan No. 136 and along the East line of Fox Ridge Commons Condominium, Washtenaw County Condominium Subdivision Plan No. 176; thence 1224.01 feet along the arc of a 7442.41 foot radius circular curve to the right, chord bearing N85°28'08"E 1222.63

feet along the South right-of-way line of US-23 (variable width); thence the following four (4) courses along the West right-of-way line of Nixon Road (variable width): S01°50'23"E 306.19 feet (recorded as S01°22'57"E 306.49 feet), N88°09'37"E (recorded as N88°37'03"E) 50.00 feet, thence S01°50'23"E (recorded as S01°22'57"E) 400.00 feet, and N88°09'37"E 50.19 feet (recorded as N88°37'03"E 50.00 feet); thence S01°51'10"E 1622.90 feet along the centerline of said Nixon Road and the East line of the West 1/2 of the Southeast 1/4 of said Section 10; thence S88°16'54"W 1316.90 feet along the centerline of Dhu Varren Road (66 feet wide) and the South line of said Section 10 to the Place of Beginning, being a part of the Southeast 1/4 of said Section 10 and containing 68.994 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 Southerly 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.