



Legislation Details (With Text)

File #: 16-1311 **Version:** 1 **Name:** 11/21/16 Weber Area Plan

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File created: 11/21/2016 **In control:** City Council

On agenda: 12/19/2016 **Final action:** 12/19/2016

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Title: Resolution to Approve the Weber Area Plan, 2857 Packard Road (CPC Recommendation: Approval - 6 Yeas and 1 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Weber Area Plan Staff Report with Attachments, 2. 2857 Packard Area Plan Update.pdf

Date	Ver.	Action By	Action	Result
12/19/2016	1	City Council	Approved	Pass
11/21/2016	1	City Council	Held and Closed	
11/21/2016	1	City Council		
11/21/2016	1	City Council	Postponed	Pass

Resolution to Approve the Weber Area Plan, 2857 Packard Road (CPC Recommendation: Approval - 6 Yeas and 1 Nays)

This resolution will approve the area plan for 56 lots proposed to be rezoned from R1C (Single-Family Dwelling District) to R1E (Single-Family Dwelling District). A petitioner must submit an area plan with a rezoning request to show conceptual development of the area to be rezoned. Site plan approval is required before any of the development shown on the area plan may be constructed.

Petition Summary:

- Fifty-six single family lots are proposed on one parcel. Access is proposed off two curb cuts leading from Packard Road. Each proposed house has a maximum size of 2,000 square feet as required in the R1E zoning district. As currently proposed, the residential density is 7 dwelling units/acre.
- The purpose of the area plan is to demonstrate that the property could be developed consistent with the requested zoning classification.

The City Planning Commission, at its meeting of September 7, 2016, recommended approval of the area plan request.

Attachments: September 7, 2016 Planning Staff Report
September 7, 2016 Planning Commission Minutes

Prepared By: Chris Cheng, City Planner

Reviewed By: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator

Whereas, Peters Building Company has requested area plan approval in order to develop 56 lots located at 2857 Packard Road;

Whereas, The Ann Arbor City Planning Commission, on September 7, 2016 recommended approval of the petition pursuant to Chapter 57, Section 5:121;

Whereas, The development would comply with all applicable local, state, or federal laws, ordinances, standards and regulations;

Whereas, The development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land;

Whereas, The development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety and welfare; and

Whereas, The proposed uses or other uses permitted under the associated amendment to R1E (Single-Family Dwelling District) are compatible with the City's adopted plans and policies;

RESOLVED, That City Council approve the Weber Area Plan dated August 19, 2016.