



Legislation Text

File #: 16-1312, Version: 1

An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 7.7 Acres from R1C (Single-Family Dwelling District) to R1E (Single-Family Dwelling District) WITH CONDITIONS, Weber Rezoning, 2857 Packard Road (CPC Recommendation: Approval - 6 Yeas and 1 Nays) (Ordinance No. ORD-16-20) **(8 Votes Required)**

Approval of this resolution will rezone this 7.7 acre parcel from R1C to R1E to allow fifty-six single family lots on one parcel. Access is proposed off two curb cuts 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.

Any rezoning must be accompanied by a Site Plan or Area Plan, as the petitioner has provided in this case. The Area Plan does not have the effect of a site plan, but is intended to demonstrate that development under the proposed zoning is viable. Action on the Area Plan will accompany the second reading of rezoning, but is also included in the attached staff report for first reading.

The City Planning Commission determined that the proposed rezoning 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 September 7, 2016.

Attachments: 9/7/16 Planning Staff Report
9/7/16 Planning Commission Minutes
Prepared by: Chris Cheng, City Planner
Reviewed by: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator

ORDINANCE NO. ORD-16-20

First Reading: October 17, 2016
November 21, 2016
Approved: December 19, 2016
Public Hearing: December 19, 2016
Published: December 26, 2016
Effective: January 5, 2016

WEBER REZONING
(2857 PACKARD 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:

COM AT THE S 1/4 OF SEC 3, T3S, R6E; TH N 89 DEG 47' 30" E 594 FT IN S LINE OF SEC FOR POB; TH N 0 DEG 51' 30" E 853.56 FT; TH N 89 DEG 56' 30" E 407.13 FT; TH S 0 DEG 56' W TO S LINE OF SAID SEC; TH S 89 DEG 47' 30" E IN S LINE OF SEC TO POB, BEING PART OF W 1/2 OF THE SE 1/4 OF SEC 3, T3S, R6E, 7.9 ACRES +-

in the City of Ann Arbor, Washtenaw County, Michigan as R1E (Single-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 19, 2016.

Jacqueline Beaudry, City Clerk

Date

Christopher Taylor, Mayor

I hereby certify that the foregoing ordinance received legal publication in the Washtenaw Legal News on December 26, 2016.

Jacqueline Beaudry, City Clerk