



Legislation Text

File #: 19-0163, **Version:** 1

An Ordinance to Amend Chapter 55 (Unified Development Code), Rezoning of 3.52 Acres from R1C (Single-Family Residential District) to PUD (Planned Unit Development District), Lockwood of Ann Arbor PUD Zoning and Supplemental Regulations, 3365 Jackson Road (CPC Recommendation: Approval - 6 Yeas and 1 Nays)

Approval of this ordinance will zone this property PUD (Planned Unit Development) to allow a 95 unit senior independent living facility. Approval of this ordinance will also create supplemental regulations for the new PUD. The property is located in Ward 4.

Petition Summary:

- The petitioner proposes a 95 unit senior living facility containing, 55 one-bedroom units, 28 two-bedroom units, and 12 studio units in a single building. The site has a single access driveway off Jackson Avenue, leading to the parking lot, which includes a small covered drop off area. This drive will also be the sole access for deliveries, trash and recycling pickup. Parking is provided in a 65 space parking lot which includes 53 regular and 12 compact spaces.
- The building will contain a commercial kitchen and dining area, small barbershop, activity room, movie room, fitness room and small clinic. All facilities are for use only by the Lockwood residents and their guests. These uses are listed in the draft supplemental regulations.
- The rezoning of this parcel from R1C to PUD zoning accomplishes many goals identified in the City's Master Plan and supporting documents. The existing land use recommendation designates the site for single or two family residential use. While this proposed use does not meet this single-family land use designation, the proposed petition does accomplish several Goals, Objectives, and Action Statements City's Master Plan:
 - A reduction of impervious surface
 - Diverse housing type
 - Affordable housing
 - Increased pedestrian connectivity
 - Increased pedestrian safety
 - Improved safety by the construction of almost 900 feet of public sidewalk, including street trees along Jackson Avenue
 - Improved park access with two dedicated parking spaces and a public trail link to Dolph Park
 - Approximately 1,600 square foot active public play area that is addressing an identified need in the PROS plan.
 - Residential uses adjacent to public transit
- Chapter Five (Land Use) of the Master Plan: Land Use Element identifies key issues the City wishes to address with new development. Affordable housing is a prominent goal of the City

identified in different studies and plans. Lockwood will dedicate a minimum of 40% of units affordable for senior citizens. Diversity of housing types, mixed uses and land use balance are additional goals that are achieved by the housing type proposed. The site is also located on a main transit route of Jackson Avenue with new sidewalk to be installed leading to the bus stops along Jackson. The new sidewalk will also help the existing residential neighborhood have safer more convenient access to bus transportation as well as Dolph Park through use of the path link to Jackson.

- Chapter Five (Land Use) also describes Land Use Goals, Objectives and Action Statements the Lockwood of Ann Arbor petition addresses several of the objectives/goals identified:
 - To ensure that development projects are designed and constructed in a way that preserves or enhances the integrity of natural systems.
 - Establish strong open space linkages with new development
 - Locate higher residential densities near mass transit routes and in proximity to commercial, employment and activity centers
 - Improve the safety, accessibility and desirability of walking, biking or using mass transit.
 - Improve transportation integration between neighborhoods
 - Encourage affordable housing units to be constructed as part of new development projects.

Public Benefits provided by the project include:

- New affordable and market-rate housing for the City, which addresses numerous housing goals of the Master plan including: A diverse housing type(s), housing for independent seniors, a minimum of 40% (15% Required) of total units designated for affordable housing for 99 years.
- Economical land use by reducing parking areas based on parking counts of similar facilities and demonstrated need of residents. This results in significantly less impervious surface, increased stormwater infiltration, and increased open space for residents and neighbors. Impervious fixed, no additional structures or paved expansions without additional site plan approvals.
- Improvements to pedestrian safety and non-motorized options by installing 495 feet of public sidewalk, including street trees from the property boundary along Jackson Road to the intersection of Wagner Road. This does not include an additional 374 feet along Jackson Road in front of the subject property.
- Dedicated parking space for public use and 480 feet of wood chip path provided to Dolph Park from the Jackson Avenue sidewalk.
- Approximately 1,600 square foot active public play area to be constructed and maintained by the developer and accessible to the general public addressing an identified need in the Parks Recreation and Open Space Plan (PROS).
- Dark Sky lighting required for exterior lighting fixtures.

The Planning Commission raised the following issues, which were addressed by the petitioner and staff as described:

- The Development Agreement, at the request of the Planning Commission, now includes provisions that the project must maintain a salt/sand mixture for snowmelt, restrict use hours of the loading dock, and maintain 'Dark Sky' or equivalent lighting fixtures.

The City Planning Commission, at its meeting of December 4, 2018, recommended approval of this request.

Attachments: 1/23/19 Ordinance and Supplemental Regulations
12/04/18 Planning Staff Report
12/04/18 Planning Commission Minutes

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Reviewed By: Brett Lenart, Planning Manager

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Approved By: Howard S. Lazarus, City Administrator

(See Attached Ordinance)