



Legislation Details (With Text)

File #:	17-1551	Version:	1	Name:	11/20/17 - Weber Site Plan
Type:	Resolution/Public Hearing		Status:	Defeated	
File created:	11/20/2017		In control:	City Council	
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Enactment date:	11/20/2017		Enactment #:		
Title:	Resolution to Approve Weber Site Plan and Development Agreement, 2857 Packard Road (CPC Recommendation: Approval - 0 Yeas and 7 Nays)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. Weber Site Plan Staff Report w Attachments 9-19-17.pdf, 2. 0012_2_Weber Draft Development Agreement.pdf, 3. Sierra Club Statement to City Council, November 20 regarding Weber - Packard Road proposal.pdf				

Date	Ver.	Action By	Action	Result
11/20/2017	1	City Council	Held and Closed	
11/20/2017	1	City Council	Approved	Fail

Resolution to Approve Weber Site Plan and Development Agreement, 2857 Packard Road (CPC Recommendation: Approval - 0 Yeas and 7 Nays)

Approval of this resolution will allow for the construction of The Weber Site Plan for City Council approval. The proposed project calls for 51 single dwelling units and removal of the existing house and out buildings. Access is provided by a private two-way drive off Packard Road leading to 20 parallel parking spaces and 31 parking spaces along the south area of the internal loop drive.

Petition Summary:

An Area Plan and conditional rezoning from R1C to R1E, single-family residential, were approved in November 2016. This conditional rezoning capped the maximum number of dwelling units to 52 on site with five of these perimeter units being ranch style, a 15-foot wide screening buffer around the perimeter of the site, and attached garages projecting no more than 12 feet from the front of the house or 6 feet from the front of the porch.

Several site plans were submitted for staff review since the original Area Plan. Each subsequent plan removed more landmark trees. Several of these landmark trees are of the highest concern and date back to pre-settlement days of Ann Arbor. Each of the site plan submittals also reduced the amount of woodland area preserved (The Urban Forester review states the removal of these woodland trees reduces the basal area of the woodlands to less than 30 square feet pre ½ acre and the areas will no longer meet the woodlands definition).

Planning Commission asked if the petitioner was open to meeting with City staff to address these natural features impacts. The petitioner requested a vote on the petition in lieu of meeting with staff.

A development agreement has been prepared to address the Parks Contribution, natural features protection and on-site improvements.

The City Planning Commission, at its meeting of September 19, 2017, recommended denial of this request due to the impact on woodland and landmark trees.

Attachments: 9/19/17 Planning Staff Report
9/19/17 Planning Commission Minutes
9/13/17 Draft Development Agreement

Prepared By: Chris Cheng, City Planner

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

Approved By: Howard S. Lazarus, City Administrator

Whereas, The Peters Building Company has requested site plan approval in order to develop a 51 lot single family development;

Whereas, The Ann Arbor City Planning Commission, on September 19, 2017, recommended denial of the site plan due to its impact on onsite natural features;

Whereas, A development agreement has been prepared to address the parks contribution and on-site improvements;

Whereas, The development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land, applying criteria for reviewing a natural features statement of impact set forth in Chapter 57; and

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;

RESOLVED, That City Council approve the Development Agreement, substantially in the form of that attached, dated September 13, 2017;

RESOLVED, That the Mayor and City Clerk are authorized and directed to sign the Development Agreement after approval as to substance by the City Administrator and approval as to form by the City Attorney; and

RESOLVED, That City Council approve The Weber Site Plan, 2857 Packard Road, dated July 14, 2017, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.