



Legislation Details (With Text)

**File #:** 18-1946      **Version:** 1      **Name:** 1/22/19 3786 & 3802 Platt Road Area Plan  
**Type:** Resolution/Public Hearing      **Status:** Passed  
**File created:** 12/17/2018      **In control:** City Council  
**On agenda:** 1/22/2019      **Final action:** 1/22/2019  
**Enactment date:** 1/22/2019      **Enactment #:** R-19-033  
**Title:** Resolution to Approve the 3786 & 3802 Platt Road Area Plan (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 3786 3802 Area Plan Staff Report.pdf

Date	Ver.	Action By	Action	Result
1/22/2019	1	City Council	Held and Closed	
1/22/2019	1	City Council	Approved	Pass

Resolution to Approve the 3786 & 3802 Platt Road Area Plan (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

This resolution will approve the Area Plan for two lots proposed to be rezoned from R1C (Single-Family Residential District) to R2A (Two-Family Residential 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 if additional dwelling units are proposed.

Petition Summary:

- Two new duplex buildings are proposed on two parcels with a shared driveway. Storm water detention will be reviewed at the Building Permit stage. No natural features will be impacted from this development.
- An associated petition requests rezoning from R1C (Single-Family Dwelling District) to R2A (Two-Family Dwelling District) uses for 3786 & 3802 Platt Road.

The City Planning Commission, at its meeting of November 7, 2018, recommended approval of the area plan request.

**Attachments:** November 7, 2018 Planning Staff Report  
November 7, 2018 Planning Commission Minutes  
**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, Ehab A. Samaha has requested area plan approval in order to develop two duplexes on

3786 & 3802 Platt Road;

Whereas, The Ann Arbor City Planning Commission, on November 7, 2018, recommended approval of the petition;

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 the zoning map to R2A (Two-Family Dwelling District) are compatible with the City's adopted plans and policies;

RESOLVED, That City Council approve the 3786 & 3802 Platt Road Area Plan, dated August 8, 2018.