



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.