



Legislation Details (With Text)

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Title: Resolution to Approve Weber PUD Site Plan and Development Agreement, 2857 Packard Road (CPC Recommendation: Approval - 7 Yeas and 1 Nays)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2857 Packard Staff Report2 w Attachments for Printing ONLY.pdf, 2. 2019-07-23 PUD supplemental regulatio_01.pdf, 3. 2019-07-29 Attached Home Elevation.pdf, 4. 190917 Weber Draft Development Agreement.pdf

Date	Ver.	Action By	Action	Result
10/7/2019	1	City Council	Held and Closed	
10/7/2019	1	City Council	Approved	Fail

Resolution to Approve Weber PUD Site Plan and Development Agreement, 2857 Packard Road (CPC Recommendation: Approval - 7 Yeas and 1 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 total dwelling units with 26-two story townhouse units proposed in four buildings located inside the proposed ring road. The townhouse style of units requires rezoning from R1E (Single-Family Residential District) to PUD (Planned Unit Development). The townhouse style units are clustered and preserves 37 woodland trees and 6 landmark trees in exchange for public benefits that includes a natural features maintenance plan, a minimum open space preservation of 54% and management of storm water from off-site neighbors. Approval of this site plan is subject to preserving the existing house on-site until Grading Permits are approved to allow additional time for options to save this house.

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.
- A site plan was submitted for staff review after the original Area Plan. Each subsequent site plan removed more landmark trees. The City Planning Commission, at its meeting of September 19, 2017, recommended denial of this this request due to the impact on woodland and landmark trees. At its meeting of November 20, 2017 the City Council denied this site plan petition.

- A PUD site plan was submitted on April 25, 2019, and the general layout from the previous site plan is the same with the number of units remaining at 51, a ring road accessing the units, and storm water detention basins located at the northeast and southwest areas of the site. The proposed units inside the ring road are no longer single-family detached units and instead are 26 two-story townhouse units in four buildings. This style of housing product requires rezoning from R1E, Single-Family Detached, to PUD, Planned Unit Development, to allow for townhouse units.
- The revised townhouse layout preserves 37 more woodland trees (376 inches at DBH) and 6 additional landmark trees (182 inches at DBH) compared to the previously denied site plan.
- A development agreement has been prepared to address the Parks Contribution, natural features protection plan and on-site improvements.

Attachments: 7/16/19 Planning Staff Report
7/16/19 Planning Commission Minutes
Draft Development Agreement

Prepared By: Chris Cheng, City Planner

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

Whereas, The Peters Building Company has requested PUD site plan approval in order to develop a combination of 51 dwelling units consisting of townhouse and single family styles;

Whereas, The Ann Arbor City Planning Commission, on July 16, 2019, recommended approval of the PUD site plan;

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 17, 2019;

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 12, 2019, upon the condition that 1) the Development Agreement is signed by all parties, and 2) all terms of the Development Agreement are satisfied.