



## Legislation Text

**File #:** 19-0132, **Version:** 1

An Ordinance to Amend Chapter 55 (Unified Development Code), Rezoning of 3.77 Acres from PUD (Planned Unit Development District) to PUD (Planned Unit Development District), Malletts Wood 1 & 2 PUD Zoning and Supplemental Regulations, 3300 Cardinal Avenue (CPC Recommendation: Approval - 9 Yeas and 0 Nays) (Ordinance No. ORD-19-04)

Approval of this ordinance will zone this property PUD (Planned Unit Development) to allow the construction of single family homes. Approval of this ordinance will also amend the supplemental regulations for the PUD. The property is located in Ward 3.

### Petition Summary:

- The proposed PUD benefits are consistent with the previously approved Supplemental Regulations, and include the conveyance of 1.15 acres to Mary Beth Doyle Park, access to that park through the development, limitations placed on setbacks, building height, building size, and placement, the creation of public sidewalks where none now exist, and the protection of existing trees by this proposal's lot layout.
- The petitioner proposes single-family residential uses. These uses are listed in the draft supplemental regulations.
- The petitioner addressed issues raised by Planning Commission by applying the area, height, and placement standards for the R1E Single Family Dwelling District to this PUD, including limiting the size of each dwelling to 2,000 square feet.
- The City Planning Commission, at its meeting of January 15, recommended approval of this request.

**Attachments:** January 11, 2019 Supplemental Regulations  
01/15/19 Planning Staff Report and  
01/15/19 Planning Commission Minutes

**Prepared By:** Jill Thacher, City Planner

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

**Approved By:** Howard S. Lazarus, City Administrator  
ORDINANCE NO. ORD-19-04

**First Reading:** February 19, 2019

**Approved:** March 18, 2019

**Public Hearing:** March 18, 2019

**Published:** March 21, 2019

**Effective:** March 31, 2019

### MALLETT'S WOOD ANN ARBOR PUD ZONING (3300 CARDINAL AVENUE)

AN ORDINANCE TO AMEND THE ZONING MAP, BEING A PART OF CHAPTER 55 OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR

The City of Ann Arbor ordains:

Section 1. THE ZONING MAP, which, by Section 5.10.2 of Chapter 55 of Title V of the Code of the City of Ann Arbor is made a part of said Chapter 55, shall be so amended as to designate the zoning classification of property described as follows:

COMMENCING AT THE CENTER OF SECTION 10, T3S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN; THENCE S89O57'00"E 665.90 FEET ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION TO THE SOUTHWEST LINE OF "BARFORD HOMES SUBDIVISION" AS RECORDED IN LIBER 15 OF PLATS, PAGES 13 AND 14, WASHTENAW COUNTY RECORDS; THENCE N01O31'50"E 627.22 FEET ALONG SAID EAST LINE TO THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10 TO THE NORTHWEST CORNER OF SAID SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE N01O44'00"E 660.0 FEET; THENCE S89O57'00"E 175.18 FEET ALONG THE NORTH LINE OF THE SOUTH 5 ACRES OF THE WEST 20 RODS OF THE FOLLOWING PARCEL, THE NORTHEAST 1/4 OF SAID SECTION 10 EXCEPT THE WEST 1/2 OF THE WEST 1/2 OF SAID NORTHEAST 1/4 ALSO EXCEPT THE SOUTH 38 RODS; THENCE N01O44'00"E 841.01 FEET ALONG THE WEST LINE OF THE EAST 5 ACRES OF THE WEST 20 RODS OF THE FOLLOWING PARCEL, THE NORTHEAST 1/4 EXCEPT THE 38RODS, ALSO EXCEPTING THE SOUTH 5 ACRES OF THE ABOVE DESCRIBED PROPERTY; THENCE N68O19'10"E 168.57 FEET; THENCE S01O44'00"W 1563.0 FEET ALONG SAID WEST LINE OF SPRINGBROOK SUBDIVISION NO. 2 AS RECORDED IN LIBER 4 OF PLATS, PAGE 47, WASHTENAW COUNTY RECORDS AND ITS NORTHERLY EXTENSION; THENCE N89O57'00"W 330.00 FEET ALONG SAID NORTH LINE OF SAID BARFORD HOMES SUBDIVISION TO THE POINT OF BEGINNING, BEING A PART OF THE NORTHEAST 1/4 OF SECTION 10, CONTAINING 8.10 ACRES OF LAND, MORE OR LESS. BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

in the City of Ann Arbor, Washtenaw County, Michigan as PUD (Planned Unit Development District) in accordance with the attached Malletts Wood PUD Supplemental Regulations, which are hereby adopted and incorporated into the Mallett's Wood PUD zoning ordinance.

Section 2. This ordinance shall take effect and be in force on and after ten days from legal publication.