

530 N. Division Street – PUD Supplemental Regulations

Section 1: Purpose

It is the purpose of the City Council in adopting these regulations to provide for the coordinated and unified development of the identified parcel in harmony with the surrounding neighborhood and presenting a proposed development of multiple-family uses.

These regulations seek to promote a development that has a beneficial effect for the City of Ann Arbor. This net-zero building proposal utilizes innovative and efficient use of a building that advances the City's land use plans and policies and revitalizes and provides service to the neighborhood and the City as a whole.

Section 2: Applicability

The provisions of these regulations shall apply to the property described as follows ("Property"):

(As stated in the Commitment for Title Insurance, Absolute Title, Inc., File No.: 87253, Effective Date: November 18, 2019)

Lot 10, Block 24, Ormsby and Page's Addition to the City of Ann Arbor, as recorded in Liber M of Deeds, Page 191, Washtenaw County Records; except the Westerly 33 feet as sold to the City of Ann Arbor by deed recorded in Liber 124, Page 107, Washtenaw County Records.

Address: 530 N. Division

Further, the provisions of these regulations shall be adopted and incorporated into 530 N. Division Street Planned Unit Development Zoning District. These regulations, however, are intended to supplement only those provisions in the City Codes that may be modified as a part of a PUD and shall not be construed to replace or modify other provisions or regulations in the City Codes.

Section 3: Findings

During the public hearings on this Planned Unit Development Amendment, the Planning Commission and City Council determined that:

- (A) It is desirable to develop the property described above for a three-story multiple-family residential building containing four residential units.
- (B) The surrounding neighborhood contains existing multi-family developments to the south & west, a parking lot to the east and office uses (zoned PUD) to the north.
- (C) It is in the best interest of the City of Ann Arbor that the developer maximizes residential density close to the downtown area, limit the size of the surface parking lot and locating the building near the front property line with an active patio use to increase the vitality of the immediate area. The project will have a beneficial effect on, and will not adversely affect, the surrounding properties or the City, in terms of public health, safety, or welfare.

- (D) The PUD zoning district provides:
- Activation of the ground floor residential street level through a reduced front setback.
 - Economical land use by reducing the width of driveway and reducing the parking previously provided.
 - Utilizing the carport and residential roof structures to install solar panels to reduce reliance on the power grid.
 - This building is to be a net-zero energy, all-electric building built with recycled and ecologically friendly products.
- (E) The parcel described above meets the standards for approval as a Planned Unit Development, and the regulations contained herein do not constitute the granting of special privilege nor deprivation of property rights.

Section 4: PUD Regulations

- (A) Permitted Principal, Accessory, and Temporary Uses of the development as depicted in the attached Site Plan shall include all uses in the R4C Zoning District.
- (B) Setbacks:
North (Side): 3 feet MIN
South (Side): 0 feet MIN
East (Rear): 40 feet MIN
West (Front/N. Division St.): 10 feet MIN
- (C) Required Open Space: 25% or 2,123 square feet MIN
- (D) Solar Roof: 51 residential rooftop PV panels and 40 carport PV panels totaling no less than 53 Kwh.
- (E) Lot Size: 8,492 square feet (.19 acres).
- (F) Floor Area: Maximum 10,000 square feet.
- (G) Parking: No minimum vehicular parking required, and a maximum of six (6) vehicle spaces is required. A minimum of 12 Class B and four Class C bicycle parking spaces shall be provided. A minimum of 33% of all provided vehicular parking spaces shall include installation of electric vehicle charging stations, the remainder of provided vehicular parking spaces shall provide conduit installed (EV-C) for future installation of charging stations.
- (H) Landscape & Screening: A minimum 5-foot wide strip between the carport and east

property line. No minimum width or landscaping required along the south property line. A minimum 4-foot tall fence along the south and east property lines screening the parking lot from the neighbor to the south and to the east is required.

One street tree to be planted in the right-of-way south of the existing shared driveway.

- (I) Driveway Width: Minimum driveway width shall not be less than 10 feet.
- (J) Mechanical units and solid waste: ground locations shall be screened from view from adjacent properties.
- (K) Additional Regulations - Unless specifically noted in these regulations, all other applicable development codes in Chapter 55 shall apply.

DRAFT