

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of January 19, 2012

**SUBJECT: Society of Les Voyageurs PUD Zoning District and PUD Site Plan
(411 Long Shore Drive)
Project Nos. Z11-012 and SP11-031**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Society of Les Voyageurs Planned Unit Development (PUD) Zoning District and Supplemental Regulations, and PUD Site Plan.

STAFF RECOMMENDATION

Staff recommends that the Society of Les Voyageurs PUD Zoning District and Supplemental Regulations be **approved** because the uses, physical characteristics, design features, and amenities proposed provide a beneficial effect for the City, could not be achieved under any other zoning classification, will not have a detrimental effect on public utilities or surrounding properties, provide adequate justification for deviation from the master plan, provide sufficient analysis and justification in the supplemental regulations, provide acceptable vehicular and pedestrian circulation.

Staff recommends that the Society of Les Voyageurs PUD Site Plan be **approved** because the development would comply with the PUD Zoning District and Supplemental Regulations as well as all applicable local, state and federal laws, ordinances, standards and regulations, would limit the disturbance of natural features to the minimum necessary to allow reasonable use of the land, and would not cause a nuisance or a detrimental effect on the public health, safety and welfare.

LOCATION

This site is located at 411 Long Shore Drive, on the inside corner where Long Shore Drive makes a 90-degree turn near the Huron River and the Argo Canoe Livery. It is in the Huron River watershed and the Northeast planning area.

DESCRIPTION OF PETITION

General - The Society of Les Voyageurs is a University of Michigan student and alumni club whose members share a similar love of the outdoors. The group, founded in 1907, appears to be the second oldest fraternal student organization of the University. Members built the existing building at 411 Long Shore Drive in 1925, known as the Habe Mills Pine Lodge. The Pine Lodge was constructed around the same time as the first zoning ordinance and zoning map were adopted for the City.

Currently the site is zoned PL Public Land, which is inappropriate for this site. It also prevents the Society of Les Voyageurs from constructing a small addition to the rear (east side) of the Pine Lodge as they desire. The petitioners are requesting the site be rezoned to PUD Planned Unit Development District with proposed Supplemental Regulations and to construct a 220-square foot addition to existing building.

PUD Zoning District Petition – The PL zoning district is only intended for publicly-owned land. The Society of Les Voyageurs is a private non-profit organization. As the site is surrounded by parkland, it was initially assumed that the PL zoning designation on current maps was a relatively recent transcription error. However, all historical zoning maps indicate it has always been zoned PL. There is no evidence the site was zoned anything other than PL except for the fact that the City Assessor’s Office has assessed the property as if it was C3 Fringe Commercial. Still, it does not appear that there is an error in the zoning classification of the site.

The Society of Les Voyageurs is a unique land use on a unique site in the City. It is a relatively small corner lot and surrounded on its two sides by parkland. The Pine Lodge is both a club headquarters as well as a residence for some members, and thus cannot be considered a club headquarters (lodging is expressly prohibited) or solely a dwelling. It does not conform in one way or another with the setback requirements of any zoning district. After much deliberation, staff and the Society of Les Voyageurs concluded that rezoning to PUD and creating Supplemental Regulations for this site was the best solution to appropriately zoning the site for the past, present and future use.

The proposed Supplemental Regulations were drafted to permit the current uses of the site and establish the existing conditions as the area, height and placement requirements for current and future development.

PUD Site Plan – The proposed PUD Site Plan includes a 220-square foot one-story addition to the rear (east side) of the existing building. This addition will enable a more functional first floor layout for members and residents of the Pine Lodge. The proposed PUD Site Plan also shows three formal, permanent vehicular parking spaces and 8 bicycle parking spaces, as well as space for five additional cars to park for special events such as the Sunday alumni dinners. A right-of-way screen and a conflicting land use buffer have been defined on the site plan incorporating the existing trees and plants. It should be noted that the existing building encroaches into the buffer and the proposed 4-foot addition will further reduce the buffer to 6 inches. Although the conflicting land use buffer has been almost eliminated, this is not significantly different than the current situation and should not make an impact to the adjacent parkland or its users.

SURROUNDING LAND USES AND ZONING

| | LAND USE | ZONING |
|--------------|--|---------------------------|
| NORTH | Parkland (Longshore Park) | PL (Public Land District) |
| EAST | Parkland (Longshore Park) | PL |
| SOUTH | Parkland (Argo Nature Area) | PL |
| WEST | Parkland (Argo Nature Area and Canoe Livery) | PL |

COMPARISON – ZONING DISTRICTS

| | EXISTING | PROPOSED | REQUIRED |
|-----------------------|-----------------------------------|---|--|
| Zoning | PL Public Land | Society of Les Voyageurs PUD | Society of Les Voyageurs PUD |
| Lot Area | 8,378 sq ft | 8,378 sq ft | 8,378 sq ft MIN |
| Floor Area | 1,228 sq ft (principal bldg only) | 1,500 sq ft (principal bldg only) | 5,000 sq ft MAX for total of all principal and accessory bldgs |
| Front Setback (South) | 55 ft | 55 ft | 15 ft MIN |
| Front Setback (West) | 16 ft | 16 ft | 15 ft MIN |
| Side (East) | 4 ft | 6 in (principal building) | None (principal building) 15 ft MIN (accessory bldgs) |
| Rear (North) | 54 ft | 54 ft | 15 ft MIN |
| Height | 22.5 ft | 22.5 ft | 30 ft MAX |
| Vehicle Parking | 3 spaces | 3 permanent spaces and 5 temporary spaces | 3 MIN and 4 MAX |
| Bicycle Parking | 4 spaces | 8 Class C spaces | 8 Class C spaces MIN |

HISTORY

The Society of Les Voyageurs was founded in 1907 by three University of Michigan students and named after the pioneering French-Canadian voyageurs of the Great Lakes fur trade whom they admired as early outdoorsmen. The group rented space on the University of Michigan campus for about 20 years, then built a permanent cabin at 411 Long Shore Drive, which has served as the home for the Society as well as a residence for student members. About five student members reside at the Habe Mills Pine Lodge and Society alumni gather at the Pine Lodge for potluck Sunday dinners from September to April.

A PUD pre-petition conference between the petitioner and the City Planning Commission was held at the Commission’s August 26, 2011 working session.

PLANNING BACKGROUND

The subject site is located in the Northeast Planning Area. The future land use recommendation for this site is single and two-family residential use as provided in the 2009 Master Plan: Land Use Element.

CITIZEN PARTICIPATION

The petitioner sent invitations to residents and property owners within 1,000 feet of the site to an open house on September 7, 2011. One member of the general public attended who indicated he came because he has walked his dog past the cabin for years and was always curious about the site. The resident supported the Society’s petition to rezone and construct an addition.

STANDARDS FOR PUD ZONING DISTRICT REVIEW

As set forth in Section 5:80(6), the City Planning Commission must base its recommendation upon the following standards (in **bold** type).

- 1. Provides a beneficial effect for the City, which may include: innovation in land use; efficiency of land use, natural features and energy; providing usable open space; preserving and protection of natural features; employment and shopping opportunities; expanding supply of affordable housing; use or reuse of existing sites.**

The proposed PUD Zoning District will provide for the continued use of an existing site as a unique organization of past, present and future City residents.

- 2. Beneficial effect could not be achieved under any other zoning district and not required under any existing standard or ordinance.**

No other zoning district allows for the proposed combination of club headquarters and residence, and no other zoning district allows for the proposed configuration of area, height and placement regulations.

- 3. Uses shall not have a detrimental effect on public utilities or surroundings.**

The proposed uses will not have a detrimental effect on public utilities or the surrounding environment.

- 4. Uses shall be consistent with master plan or adequate justification is provided.**

The proposed use is generally consistent with the master plan recommendation in that the existing use, a club headquarters and a residence, is more like the permitted uses in single and two-family dwellings (specifically the fraternities permitted with special exception use approval in the R2B district) than any other future land use category.

- 5. Residential density consistent with master plan or underlying zoning, or additional density has been proposed in order to provide affordable housing.**

The residential density, a maximum of six residents in the Pine Lodge, is consistent with the master plan recommendation.

- 6. Supplemental regulations include analysis and justification to determine what the benefit is, how it will be provided, and performance standards for evaluation.**

Supplemental regulations have been drafted that include all required information.

- 7. Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within and to the district, and alternative transportation is encouraged.**

The criterion has been satisfied.

- 8. Minimum necessary disturbance to existing natural features and historically significant architectural features.**

There are no protected natural features on the subject site and appropriate measures have been taken to limit disturbance to landmark trees in the adjacent parkland to the minimum necessary.

SERVICE UNIT COMMENTS

There are no general or outstanding comments from service units involved in development review.

Planning – Planned Unit Development zoning districts are intended for exceptional sites and one-of-a-kind uses which could not be achieved under any other existing zoning classification, and the Society of Les Voyageurs Habe Mills Pine Lodge at 411 Long Shore Drive is exactly that. The Society has been in existence for more than 100 years, and the existing cabin has stood at the site for almost 80 years. It is small organization tucked away in a corner of the city that has been in harmonious existence with its surroundings since it was originally built. The Society is such a quiet member of the City, and the site has so peacefully existed, that its PL zoning designation was never noticed to be inappropriate for the past 50 years. The proposed PUD zoning district is a good example of providing for a land use in a beneficial way that otherwise could not exist.

Prepared by Alexis DiLeo
Reviewed by Wendy Rampson
1/12/12

Attachments: Parcel/Zoning Map
Aerial Map
PUD Site Plan
1/13/12 Draft Supplemental Regulations
Citizens Participation Report

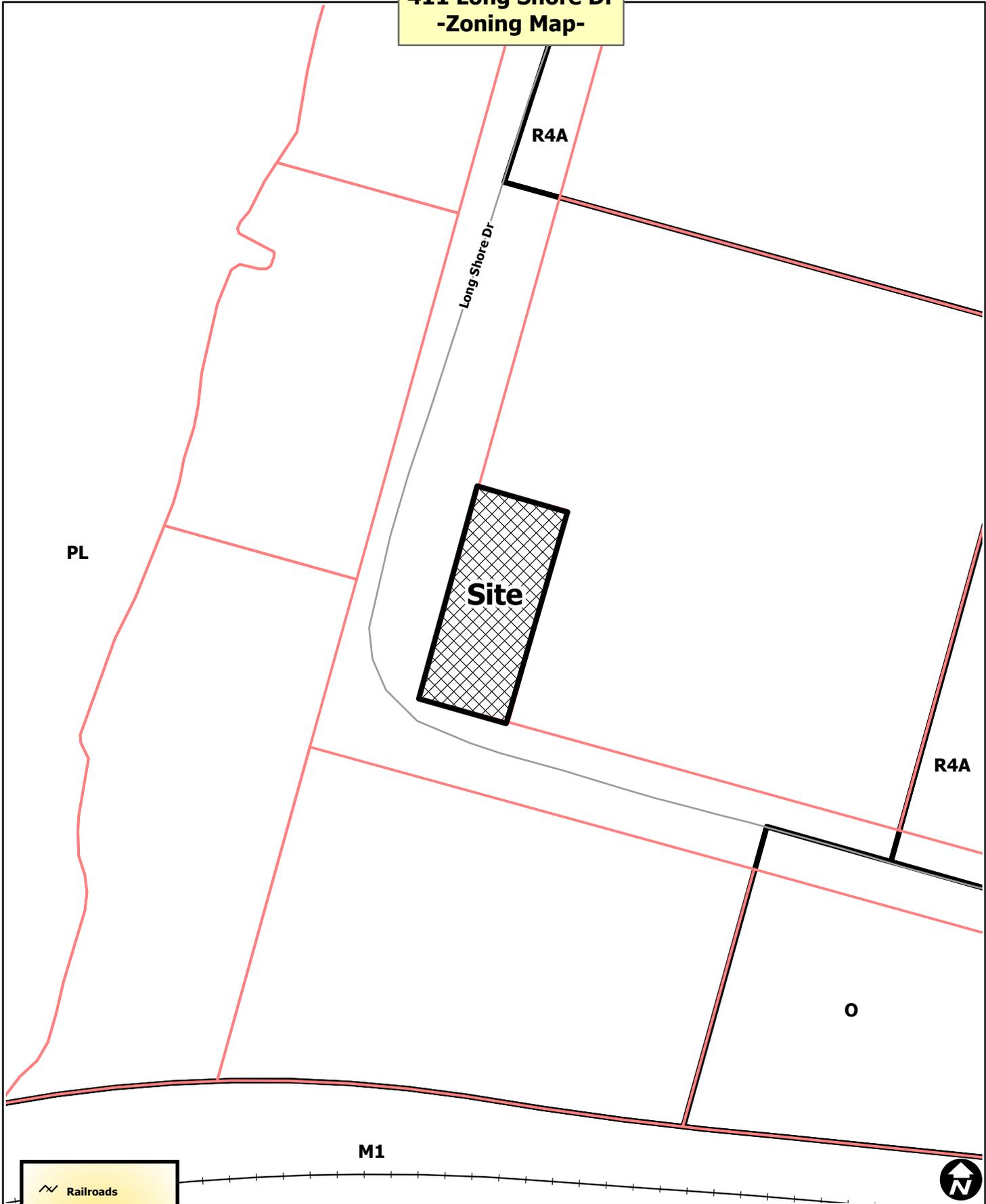
c: Petitioner: D. Mark Doman, LV Property Corporation Officer
1307 Brooks Street
Ann Arbor, MI 48103

James McNair, LV Property Corporation Officer
1200 Shady Oaks Drive
Ann Arbor, MI 48103

Owner: Society of Les Voyageurs Property Corporation
411 Long Shore Drive
Ann Arbor, MI 48105

City Attorney
Systems Planning
File No. Z11-012 and SP11-031

411 Long Shore Dr -Zoning Map-



- Railroads
- Parcel Property
- Township
- City of Ann Arbor



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Map Created: 11/1/2011

411 Long Shore Dr -Aerial Map-



 Railroads

 Parcel Property



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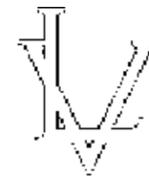
This map complies with National Map Accuracy Standards for mapping at 1 inch = 100 Feet. The City of Ann Arbor and its mapping contractors assume no legal representation for the content and/or inappropriate use of information on this map.

Map Created: 11/1/2011

OBJECT, 411 Longshore Drive PUD
 The object of a PUD at 411 Longshore Drive is to obtain appropriate rezoning and site plan approval to improve the back of the building to create a more efficient floor plan and utility for continued use by this University of Michigan historical student focused fraternal society.



The Society of Les Voyageurs
 A 501(c)(7) non-profit corporation
 411 Longshore Drive, Ann Arbor, Michigan 48105
 (734) 662-1553



Proposed 411 Longshore Drive PUD

The Society of Les Voyageurs "Habe Mills Lodge"

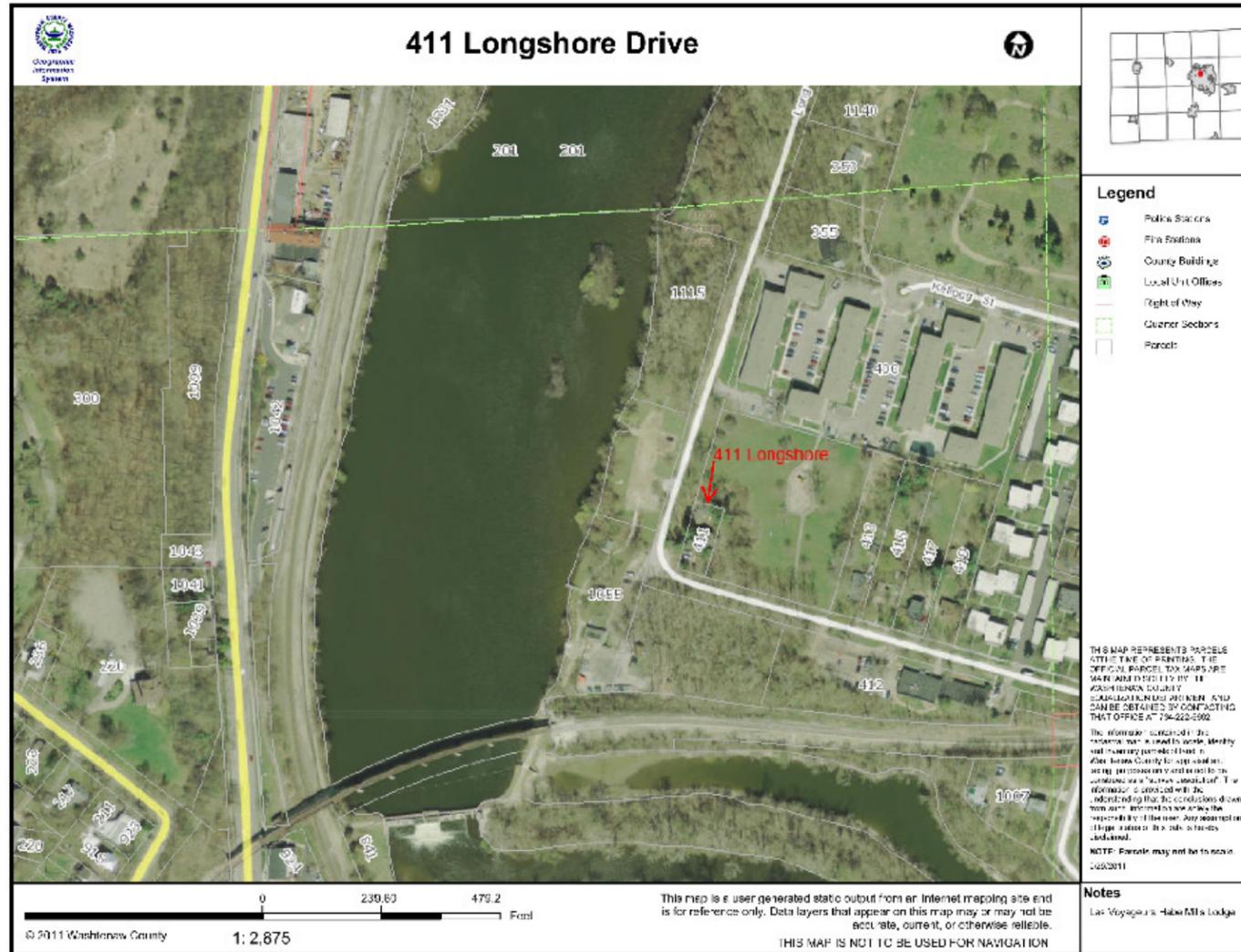
Contents

- Sheet 1 - Intro, Orientation and Utilities
- Sheet 2 - Existing and Proposed Uses
- Sheet 3 - Natural Features and impact
- Sheet 4 - Survey and Legal Description



PETITIONERS
 The petitioners are Mark Doman and Jim McNair. They are alumni of the society of Les Voyageurs and members of the society's Property Corporation, which owns and maintains the property. They are also members of the society's Chief's Council which provides guidance and support for the Society's student members.
 Mark Doman: 1307 Brooks Street, Ann Arbor, Michigan 48103 - (734) 834-1554 dmarkdomanpe@comcast.net
 Jim McNair: 1200 Shady Oaks Drive, Ann Arbor, Michigan, 48103 - 734-717-1336 james.mcnaire@huntington.com

STORMWATER MGMT
 The nearest stormwater drain line is on the north side of Longshore Park.
 Even using the Impervious Area assessed by the City for this property, the number (1,844 sq feet) is well below the 5,000 square foot criteria and the assessed area extends clear to the eastern property boundary as the extension and will, and the proposed PUD requests.



| COMPARISON CHART | | |
|---------------------------|--|--|
| | Existing | Proposed PUD |
| Lot Area | 8,378 sqft (142 x 59) | Existing |
| Floor Area | 1,228 sqft (711+517) | Ph1: 1,500 sqft (950+550) Ph2: 1,700 sqft (950+750) |
| Setback, front (South) | 55.8 ft per survey | Existing |
| Setback, front (West) | 16.6 ft per survey | Existing |
| Setback side/rear (North) | 54.4 ft per layout ex. survey | Existing |
| Setback side/rear (East) | 4.1 ft per layout ex. survey (from shed to be removed) | 0 (0.3 ft actual) |
| Buffer | 0 behind bldg, 15+ ft elsewhere see Nat. Features | Existing |
| Height | 22.5 ft | Existing |
| Parking | 3 cars and 8+ bicycles | Existing |
| Beds | 6 | Existing |
| Bathrooms | 1 | 1 1/2 |

CURBS & CURB CUTS
 There are no curbs or curb cuts in this portion of Longshore Drive, Refer to the photographs below.
 The radius of the road edge as it turns around the Sproperty is approximately 80 feet. Refer to Sheets 2 and 3.
 No change will be made to the entrance under the PUD.



Proposed Planned Unit Development
 Les Voyageurs "Habe Mills Lodge"
 Address: Ann Arbor, Michigan

Approved: _____ Date: _____
 Title: _____
 Job Class: _____

D. Mark Doman, P.E.
 1307 Brooks, Ann Arbor Michigan

D. Mark Doman, P.E.
 Ann Arbor, Michigan

| REVISIONS | Date | Description | Approved |
|-----------|---------|------------------------|----------|
| | 12/2/11 | Revised Sheets 2 and 3 | |

File No. _____
 Rev 1

Sheet 1 of 4

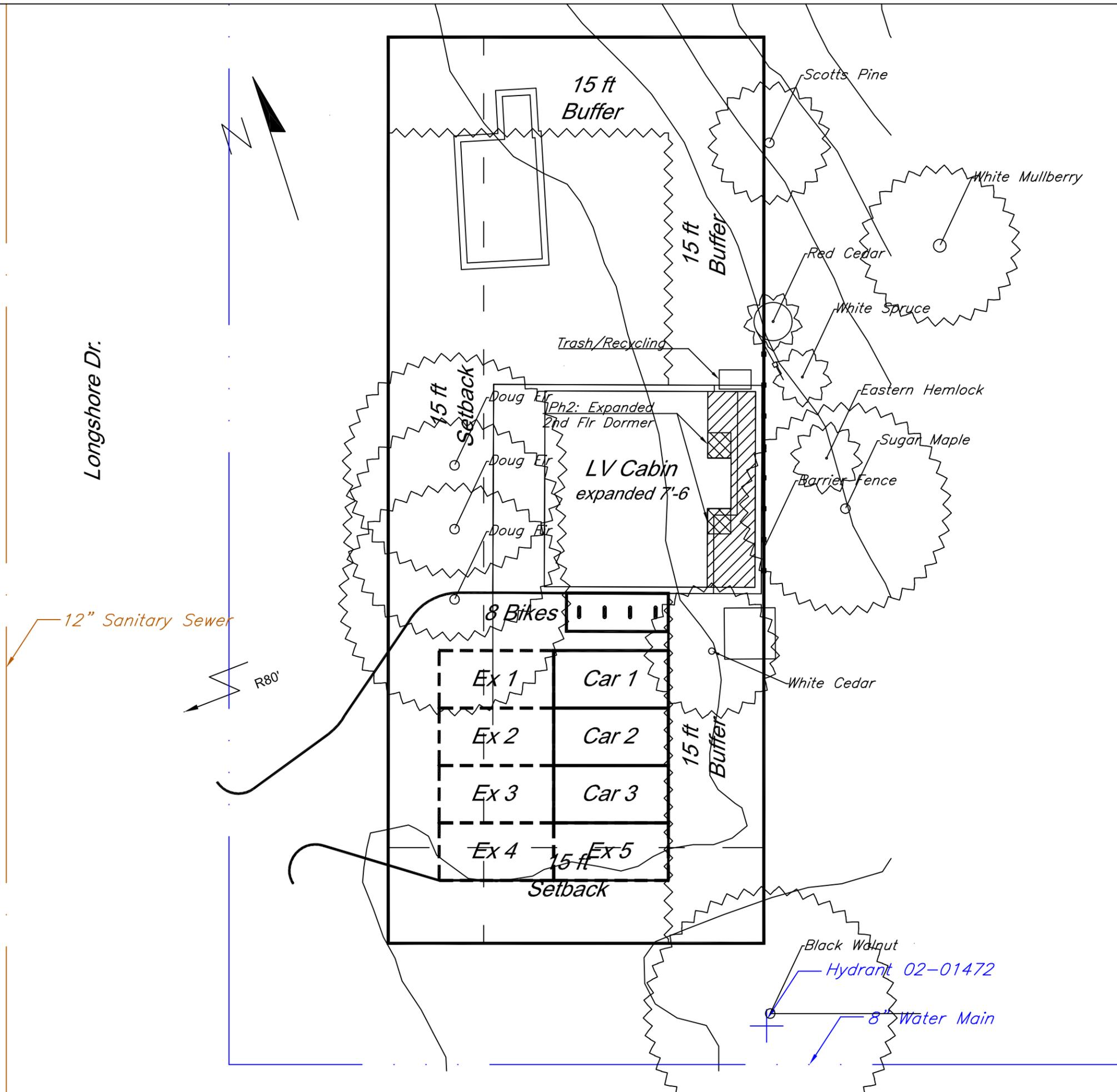
UTILITIES

Sanitary Sewer
 A 12 inch diameter sanitary sewer passes down the west and south sides of Longshore Drive on the west and south sides of the 411 Longshore Drive property.
 The use of the sanitary sewer by the property is unchanged by the expansion and PUD because, while a half bath is added, the number of beds will not change.
 This flow is, by Table A for University housing, rooming house, institutions, 75 gpd/capita or 450 gpd for the maximum of 6 residents.
Storm Drain
 The closest storm drain passes down the north side of Argo Park on the far side of the park from the 411 Longshore Drive property. There is a drain in the parking area of Longshore Nature Area across the street to the west of the property, but it drains directly into the Huron River.
 There are no footing drains in the current building construction and the new footings are proposed to drain into a drywell.
Water Main
 An 8 inch diameter water main passes down the east and north sides of Longshore Drive on the west and south sides of the property. Again, the use of water from this main will be unchanged by the expansion and PUD because the number of beds will not change.
Electrical
 Electrical service to the property will be upgraded in the expansion of the building. The service entrance is on east the wall, which is proposed to be moved to the east and the amperage will be increased.

FIRE HYDRANTS
 Fire hydrant 02-01472 is located within fifteen feet of the property. It is due south of the south east corner of the property.

TRASH / RECYCLING
 Trash and recycling containers will be located outside the kitchen door on the north side of the extension.

PARKING
 Routine parking will remain three cars and eight bicycles. This is a number that has worked well, exceeds standards and allows reversal of to exit forward onto Longshore.
 Five additional spaces will be provided for occasional use, but these require use of the 15' setbacks and exiting onto Longshore in reverse.

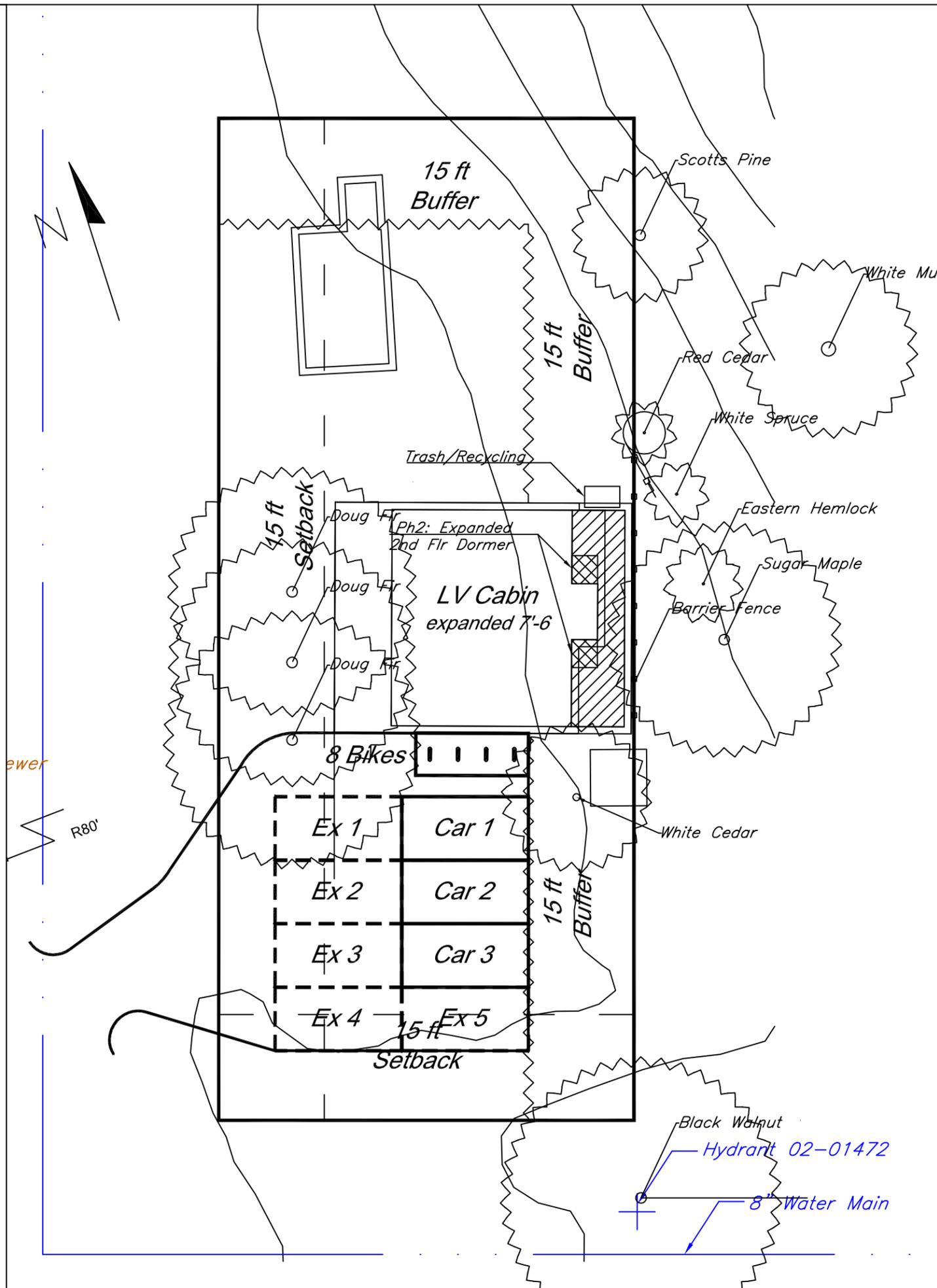


| | | |
|--|--|---------------------------|
| REVISIONS Description Date Approved | Added 5 occasional parking spaces 12/2/11 | Approved Title Date |
| | Approved Title Date | Approved Title Date |
| | Approved Title Date | Approved Title Date |
| File No. *.DWG Rev 1 | | Approved Title Date |
| Sheet 2 of 4 | | Approved Title Date |

Existing & Proposed
 Les Voyageurs "Habe Mills Lodge"
 Ann Arbor, Michigan
 411 Longshore Drive
 D. Mark Doman, P.E.
 1307 Brooks, Ann Arbor Michigan
 D. Mark Doman, P.E.
 Ann Arbor, Michigan

BUFFER

The area is heavily wooded between the 411 Longshore property and the neighboring city land. Refer to illustrations below. Society members maintain the woods on both sides of the borders. What is done on the City's land is done with the knowledge and cooperation of Ann Arbor Natural Area Preservation manager and LV member Dave Borneman. The east elevation of the building already extends into the parkland buffer zone, and the expansion proposed will not result in a significant change in average buffer ratio along the combined north and east property lines.



NATURAL FEATURES

The extraordinary feature of the property is its proximity to natural features. These natural features include the following:

- **Huron River** - The Huron River is the extraordinary natural feature of the area as it (Argo Pond) is approximately 200 feet to the west and does much to establish the character of the area and our society.
- **Argo Nature Area** - This is the natural area bounding the river on its East side. It extends the character of the area and our society.
- **Argo Canoe Livery** - This heavily used feature compliments the Society's public use of the Habe Mills Lodge by providing parking on Sunday evenings during the school year when the livery is lightly used if it is used at all.
- **Argo Park** - A traditional park with mowed lawns surrounds the property beyond the wooded buffer..

LANDMARK TREES

One Landmark tree has a critical root zone in the work area. It is a 16 inch dbh sugar maple located 13 feet east of the east property line. Two other trees meeting the requirements of the City of Ann Arbor Landmark Tree List are within 50 feet of the work area, but their critical root zones (12 in/inch dbh) are not in the trafficked area for the project. These trees are

- 18" Black Walnut located 67 feet south of the SE corner of the building
- 18" Scots Pine located 38 feet north of the NE corner of the building

A 24" White Mulberry is located 43 feet NE of the NE corner of the building, but its critical root zone is outside of the work area and these are generally considered to be invasive. Protection – To protect the sugar maple and other trees that we value, we will take the following protective measures:

- **Access** – access to the site will be from the north, generally bypassing the maple. Heavy equipment will be minimal on the site and will access from the north. Foot traffic is all that will pass over the critical root zone except in the location of the foundation itself.
- **Foundation** – We will install only a shallow foundation for a crawl space. This will minimize the excavation required near the tree. Three feet of the 16 feet critical root zone radius will be affected. This is less than 5% of the entire CRZ area.
- **Drainage** – The tree is uphill of the site, so drainage from the worksite will not be an issue.
- **Barrier Fence** – a bright plastic fence at least 36 inches tall will be erected as shown for the duration of the construction. The tree is protected from other directions by the natural barrier.
- **Trunk Wraps** – We will wrap the trunks with a bright colored, permeable material for visibility during construction.
- **No Canopy Raising** – We will not raise the canopies of the trees more than they already are.

| <p>REVISIONS</p> <table border="1"> <thead> <tr> <th>Date</th> <th>Description</th> <th>Approved</th> </tr> </thead> <tbody> <tr> <td>12/2/11</td> <td>Added trees and protection</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> | Date | Description | Approved | 12/2/11 | Added trees and protection | | | | | | | | <p>Designed 12Oct11</p> <p>Drawn MD 12Oct11</p> <p>Checked</p> |
|---|---------|----------------------------|----------|---------|----------------------------|--|--|--|--|--|--|--|--|
| | Date | Description | Approved | | | | | | | | | | |
| | 12/2/11 | Added trees and protection | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| <p>Natural Features</p> <p>Les Voyageurs "Habe Mills Lodge"</p> <p>Ann Arbor, Michigan</p> <p>411 Longshore Drive</p> | | | | | | | | | | | | | |
| <p>Approved _____ Date _____</p> <p>Title _____ Job Class _____</p> <p>D. Mark Doman, P.E.</p> <p>1307 Brooks, Ann Arbor Michigan</p> | | | | | | | | | | | | | |

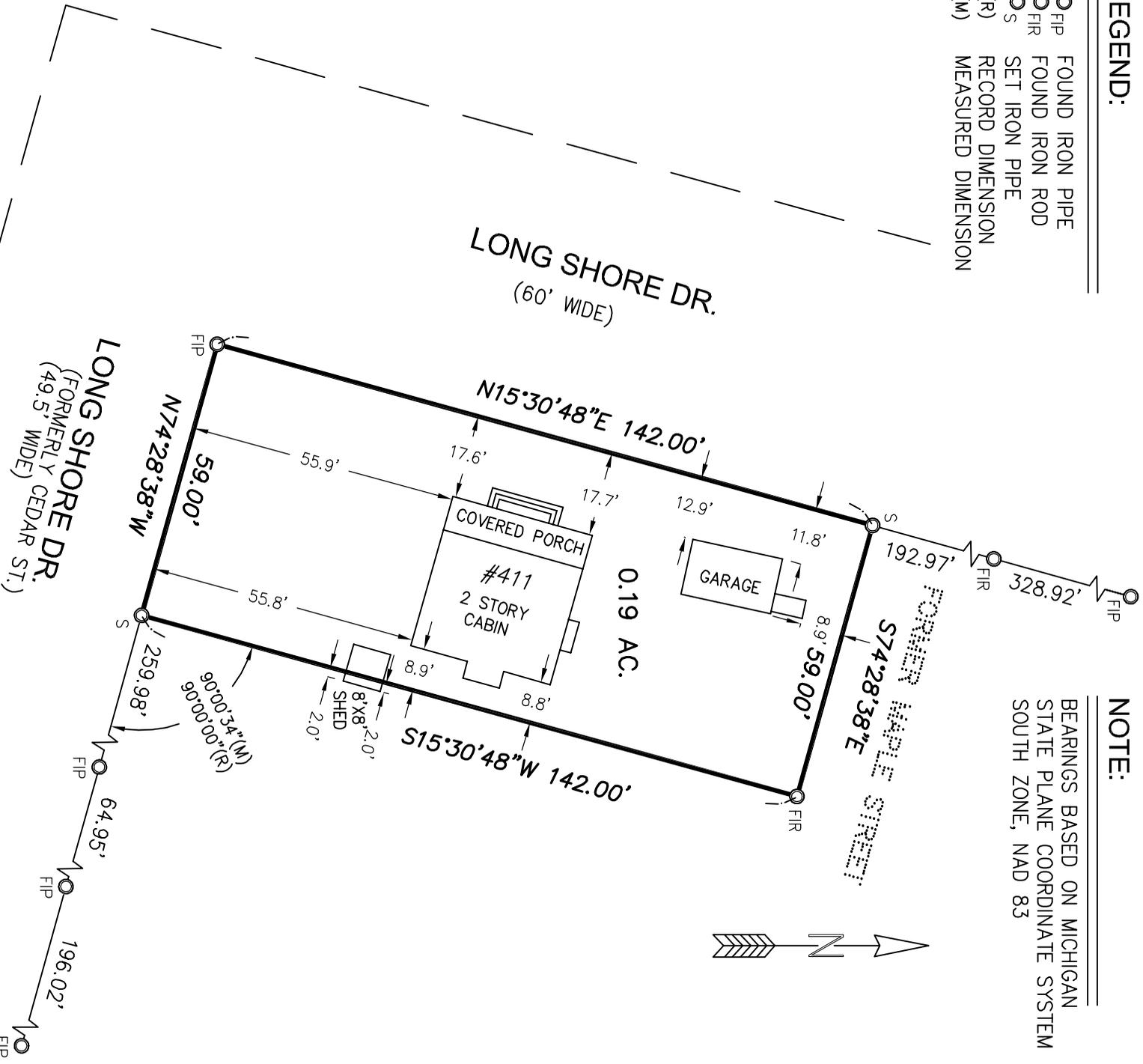
SKETCH OF SURVEY

LEGEND:

- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- S SET IRON PIPE
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION

NOTE:

BEARINGS BASED ON MICHIGAN
STATE PLANE COORDINATE SYSTEM
SOUTH ZONE, NAD 83



LEGAL DESCRIPTION:

COMMENCING AT AN IRON PIPE MONUMENT AT THE INTERSECTION OF THE NORTHERLY LINE OF CEDAR STREET WITH THE EASTERLY LINE OF LONG SHORE DRIVE; THENCE EASTERLY ALONG THE NORTHERLY LINE OF CEDAR STREET 59 FEET TO AN IRON PIPE; THENCE NORTHERLY AT RIGHT ANGLES 142 FEET TO AN IRON PIPE IN THE SOUTHERLY LINE OF MAPLE STREET; THENCE WESTERLY AT RIGHT ANGLES ALONG SAID SOUTHERLY LINE OF MAPLE STREET 59 FEET TO AN IRON PIPE IN THE EASTERLY LINE OF LONG SHORE DRIVE; THENCE SOUTHERLY AT RIGHT ANGLES ALONG THE EASTERLY LINE OF LONG SHORE DRIVE 142 FEET TO THE PLACE OF BEGINNING.

CLIENT: LES VOYAGEURS C/O JAMES McNAIR

BOUNDARY SURVEY
OF A 0.19 ACRE PARCEL OF LAND
IN THE SE 1/4 OF SECTION 20,
T2S, R6E, CITY OF ANN ARBOR,
WASHTEENAW COUNTY, MICHIGAN.



**Arbor Land
Consultants, Inc.**

Professional Land
Surveyors
2936 Madrono
Ann Arbor, MI 48103
Tel (734) 669-2960
Fax (734) 669-2961
www.arborlandinc.com

SCALE 1 INCH = 30 FEET

JOB No.

05810

DATE

6-22-2010

SHEET 1

OF 1

REVISION:

-

**Society of Les Voyageurs PUD
Supplemental Regulations**

Section 1: Purpose

It is the purpose of the City Council in adopting these regulations to provide for the continuation of a unique parcel, structure, and use that has been in harmonious existence since 1924. These regulations seek to promote reasonable, orderly and appropriate development appropriate for the location and its surroundings that recognize the existing uses have helped create the established character of the area and should continue to be an integral part of the neighborhood.

Section 2: Applicability

The provisions of these regulations shall apply to the property described as follows:

Commencing at an iron pipe monument at the intersection of the northerly line of Cedar Street with the easterly line of Long Shore Drive; thence easterly along the northerly line of Cedar Street 59 feet to an iron pipe; thence northerly at right angles 142 feet to an iron pipe in the southerly line of Maple Street; thence westerly at right angles along said southerly line of Maple Street 59 feet to an iron pipe in the easterly line of Long Shore Drive; thence southerly at right angles along the easterly line of Long Shore Drive 142 feet to the Place of Beginning.

Further, the provisions of these regulations shall be adopted and incorporated into the Society of Les Voyageurs Planned Unit Development (PUD) 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 PUD, the Planning Commission and City Council determined that:

- (A) It is desirable to develop the property described above for the Society of Les Voyageurs, an outing club whose members share a similar love of the out-of-doors.
- (B) The surrounding neighborhood contains natural open space, passive and active public parks that are similar in function, character and features as the above property.
- (C) It is in the best interest of the surrounding properties and the City of Ann Arbor that an outing club be permitted on the property described above for use by its members which 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) Limitations placed on the district provided in these Supplemental Regulations will enable use of the land as has historically occurred and ensure continued stewardship of land and structures by a unique co-ed fraternal organization devoted to nature and the outdoors.
- (E) The creation of this PUD zoning district as described above will allow a unique mix of uses that are not permitted in any conventional established zoning district but which are reasonable, beneficial, desirable and pose no harm, threat or concern to the natural environment, surrounding area, or the City.

- (F) The parcel described above meets the standards for approval as a PUD, and the regulations contained herein do not constitute the granting of special privilege or deprivation of property rights.

Section 4: PUD Regulations

- (A) Permitted principal uses of the development shall be:

The headquarters of the Society of Les Voyageurs, an organization of men and women who share a love of nature and the outdoors, and

A dwelling for up to six occupants.

- (B) Permitted accessory uses shall be:

Meeting space and shared meals of the membership, and enclosed storage of recreational equipment such as canoes, hiking gear, and bicycles.

- (C) Setbacks:

| | Principle Building | Accessory Building |
|---------------|--------------------|---|
| Front (South) | 15 feet MINIMUM | 15 feet MINIMUM |
| Front (West) | 15 feet MINIMUM | As located when these Supplemental Regulations take effect for existing buildings, 15 feet MINIMUM for future/new accessory buildings |
| Side (East) | 6 inches MINIMUM | 15 feet MINIMUM |
| Rear (North) | 40 feet MINIMUM | As located when these Supplemental Regulations take effect for existing buildings, 15 feet MINIMUM for future/new accessory buildings |

- (D) Height:

Maximum height for all structures on the site: 30 feet

- (E) Lot Size:

The Society of Les Voyageurs PUD Zoning District shall be 0.19 acres.

- (F) Floor Area

A maximum of 5,000 square feet of floor area for all buildings, principle and accessory, shall be permitted.

- (G) Parking:

A minimum of 3 and a maximum of 4 off-street vehicle parking spaces shall be provided. A minimum of 8 Class C bicycle parking spaces shall be provided.

(H) Landscaping, Screening and Buffers:

A landscaped screening buffer a minimum of 15 feet (except where existing accessory buildings encroach, as shown on the approved PUD Site Plan) along all property lines shall be required. Existing trees and vegetation, as shown on the approved PUD Site Plan, within the buffer shall be maintained, allowing for increased growth as time passes, additional plantings and replacement of any dead, diseased or dying plants. The intent of this buffer is to provide a natural screen of the site from the public right-of-way and adjacent parkland.

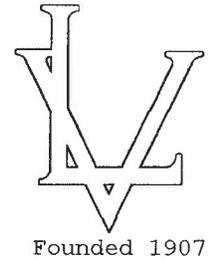
(I) Site Access:

One vehicular driveway shall be permitted on the west side of the site. In addition, one non-motorized access point shall be permitted on the west side of the site for access to accessory buildings containing recreational equipment.

Prepared by Alexis DiLeo
January 13, 2012



The Society of Les Voyageurs
A 501(c)(7) non-profit corporation
411 Longshore Drive
Ann Arbor, Michigan 48105
(734) 662-1553



CITIZENS' PARTICIPATION REPORT

Proposed PUD at 411 Longshore Drive

BACKGROUND

A planned unit development is proposed by the Society of Les Voyageurs for its cabin at 411 Longshore Drive. The PUD would correct and document the present use of the site and allow improvements to the back of the building. This report summarizes the public meeting that was held to discuss the proposal with our neighbors.

PUBLIC MEETING

A public meeting was held at the cabin in the form of an open house. The PUD petitioners, Jim McNair and Mark Doman were present with a welcoming fire in the fireplace for three hours on Wednesday night, September 7, 2011. The contents of the Pre-petition Conference package were available in hard copy as well as a PowerPoint presentation.

INVITATIONS

Over one thousand invitations were extended for the meeting. These were made with post cards sent to addressees within a one thousand foot radius of the cabin. Refer to the example attached. The list of these addresses was provided by the City Planning office.

ATTENDEES

One member of the general public attended. He was Rob Lowe of 323 North Main. Lowe said that he attended out of curiosity about the building and its occupants. He frequently walks his dog in the area and has been curious about the cabin for years. We explained who we are and our history. He met the actives, was given a tour and explanation of what we hoped to do and why. We have his support for the Planned Unit Development.

Public Meeting Invitation

for a neighborhood feedback and information presentation of a **proposed Rezoning and Site Plan application** as required for support of a 7+/- foot bump-out expansion and addition to the ground floor on the rear of the building located at 411 Longshore Drive. Parking is available across the street at Argo Park

please join us at, or send comments to:
The Society of Les Voyageurs
Habe Mills Pine Lodge
411 Longshore Drive, Ann Arbor 48105

Open House:
September 7, 2011 from 6 - 9 p.m.