



Legislation Details (With Text)

File #: 13-0087 **Version:** 1 **Name:** 2/19/13 The Shoppes at 3600 Rezoning
Type: Ordinance **Status:** Passed
File created: 2/19/2013 **In control:** City Council
On agenda: 3/18/2013 **Final action:** 3/18/2013
Enactment date: 2/19/2013 **Enactment #:** ORD-13-03
Title: An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 1.04 Acres from R5 (Hotel District) to C3 (Fringe Commercial District), The Shoppes at 3600 Plymouth Road (CPC Recommendation: Approval - 9 Yeas and 0 Nays) (Ordinance No. ORD-13-03)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 13-03 Briefed and Approved, 2. 13-03 Briefed, 3. Proposed Zoning Ordinance - The shoppes.pdf, 4. 1/15/13 Planning Staff Report, 5. 13-03 Approval Notice

Date	Ver.	Action By	Action	Result
3/18/2013	1	City Council	Held and Closed	
3/18/2013	1	City Council	Adopted on Second Reading	Pass
2/19/2013	1	City Council	Approved on First Reading	Pass

An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 1.04 Acres from R5 (Hotel District) to C3 (Fringe Commercial District), The Shoppes at 3600 Plymouth Road (CPC Recommendation: Approval - 9 Yeas and 0 Nays) (Ordinance No. ORD-13-03)

Approval of this petition will rezone a newly created parcel fronting Plymouth Road from R5 (Hotel District) to C-3 (Fringe Commercial) to allow construction of a proposed 9,490 sq ft single-story retail building with one drive-thru and 33 parking spaces.

The City Planning Commission, at its meeting of January 15, 2013, recommended approval of the rezoning and associated site plan. The Commission found that the proposed C3 zoning would be consistent with the recommendations of the "Master Plan: Land Use Element" and would be compatible with the City's adopted plans and policies and the surrounding properties.

Attachments: 1/15/13 Planning Staff Report
1/15/13 Planning Commission Minutes

Prepared by: Chris Cheng, City Planner

Reviewed by: Wendy L. Rampson, Planning Manager
Sumedh Bahl, Community Services Area Administrator

ORDINANCE NO. ORD-13-03

First Reading: February 19, 2013

Published: March 21, 2013

Public Hearing: March 18, 2013

Effective: March 31, 2013

THE SHOPPES AT 3600
(3600 PLYMOUTH ROAD)

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 5:4 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:

A parcel of land being part of the Southeast quarter ($\frac{1}{4}$) of Section 14, Town 2 South, Range 6 East, in the City of Ann Arbor, Washtenaw County, Michigan, which is more particularly described as follows:

Commencing at a found Brass Plate with "X" stamped RLS 24820 in a Monument Box at the Southwest corner of the Southeast quarter ($\frac{1}{4}$) of Section 14;

thence S62°50'48"E, on and along the South line of the Southeast quarter ($\frac{1}{4}$) of Section, a distance of 541.10' (feet) to a point;

thence N26°34'53"E, on and along a line parallel and 541.10' Easterly of the West line of the Southeast quarter ($\frac{1}{4}$) of Section 14 also being the Centerline of Right-of-Way of Green Road (80' R/W), a distance of 698.65' (feet) to a point being East 0.16' (feet) of a found 5/8" Iron Pipe;

thence N07°23'27"E, on and along the Westerly line of a parcel currently or formerly owned by Ann Arbor Farms Hotel, Corp as recorded in Liber 2731, Page 433 in Washtenaw Records Office, a distance of 288.34' (feet) to a point and passing a found $\frac{1}{2}$ " Iron Pin at 228.34' (feet) on the Southerly Right-of-Way line of Plymouth Road (100' R/W);

thence S82°36'33"E, on and along the Centerline of Right-of-Way of Plymouth Road (100' R/W), a distance of 75.00' (feet) to a point;

thence continuing S82°36'33"E, on and along the Centerline of Right-of-Way of Plymouth Road (100' R/W), a distance of 74.35' (feet) to a point;

thence S37°37'23"E, on and along the Westerly Right-of-Way line of US 23, a distance of 70.73' (feet) to a set Iron Pin and being the True Point of Beginning for split Parcel "A" off Parcel 09- 09-14-401-008;

thence continuing S37°37'23"E, on and along the Westerly Right-of-Way line of US 23, a distance of 151.91' (feet) to a point being North 0.11' (feet), East 0.45' (feet) of a found 5/8" Iron Pipe;

thence S07°22'37"W, on and along the Westerly Right-of-Way line of US 23, a distance of 113.53' (feet) to a set Iron Pin;

thence N82°36'33"W, on and along a line parallel and 320.92' (feet) Southerly of the Centerline of Right-of-Way of Plymouth Road (100' R/W), a distance of 231.85' (feet) to a set Iron Pin;

thence N07°23'27"E, on and along a line parallel and 75.00' Easterly of the Westerly line of a parcel currently or formerly owned by Ann Arbor Farms Hotel, Corp as recorded in Liber 2731, Page 433 in Washtenaw Records Office, a distance of 220.92' (feet) to a set Iron Pin on the Southerly Right-of-Way line of Plymouth Road (100' R/W);

thence S82°36'33"E, on and along the Southerly Right-of-Way line of Plymouth Road (100' R/W), a distance of 124.37' (feet) to the True Point of Beginning for split Parcel "A" off Parcel 09-09-14-401-008;

Containing 1.043 Ac., 45,446 SF of land more or less, and subject to all legal highways, leases, easements and restrictions of record.

in the City of Ann Arbor, Washtenaw County, Michigan as _C3_ (Fringe Commercial District).

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

CERTIFICATION

I hereby certify that the foregoing ordinance was adopted by the Council of the City of Ann Arbor, Michigan, at its regular session of March 18, 2013.

Date

Jacqueline Beaudry, City Clerk

John Hieftje, Mayor

I hereby certify that the foregoing ordinance received legal publication in the Washtenaw Legal News on March 21, 2013.

Jacqueline Beaudry, City Clerk