



City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION
301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

APPLICATION FOR CHANGES IN OR ADDITIONS TO THE ZONING CHAPTER
See www.a2gov.org/planning/petitions for submittal requirements.

TO: The Honorable Mayor and City Council
City of Ann Arbor
Ann Arbor, Michigan

We, the undersigned, respectfully petition the Honorable Council of the City of Ann Arbor to amend the Zoning Map as it relates to the property hereinafter described.

(Give or attach legal description and include location of property)

SEE ATTACHED

The petitioner(s) requesting the zoning/rezoning are:

(List petitioners' name; address; telephone number; and interest in the land; i.e., owner, land contract, option to purchase, etc.)

MIRAFZALI FAMILY LLC, TONY MIRAFZALI, MANAGING MEMBER, 1125 COUNTRY CLUB DR, ANN ARBOR MI 48105 - OWNER

Also interested in the petition are:

(List others with legal or equitable interest)

NONE

The applicant requests that the Official City Zoning Map be amended to reclassify this property from

TWP to R4B to permit the following use(s): MULTI-FAMILY/CONDOMINIUMS

(state intended use)

Justification:

1. The extent to which the zoning/rezoning requested is necessary:

PARCEL IS BEING ANNEXED FROM PITTSFIELD TWP
& IS REQUESTING SAME ZONING AS THE CITY
PARCEL ADJACENT TO THE NORTH-EAST

2. This zoning/rezoning will affect the public welfare and property right of persons located in the vicinity in the following ways:

FACILITATE CONSTRUCTION OF A REGIONAL STORM
WATER DETENTION FACILITY TO INCREASE THE HEALTH
SAFETY & WELFARE OF NEARBY CITY RESIDENTS

3. This zoning/rezoning will be advantageous to the City of Ann Arbor in the following ways:

CITY TAX BASE WILL BE INCREASED, STORM WATER
MANAGEMENT WILL BE IMPROVED, RESIDENTIAL DEVELOPMENT
IS COMPATIBLE WITH USES IN THE AREA

4. This particular location will meet the convenience and service requirements of potential users or occupants in the following ways:

SITE IS ALREADY SERVED BY PUBLIC UTILITIES
AND PUBLIC ROADS AND IS LOCATED WITHIN WALKABLE
DISTANCES TO SHOPPING, DINING, AND PROFESSIONAL SERVICES

5. Any changed or changing conditions in any particular area, or in the municipality generally which may have bearing on the proposed zoning/rezoning are:

THE CITY NEEDS A LOCATION FOR A REGIONAL
STORM WATER DETENTION FACILITY WHICH THE
PROPOSE DEVELOPMENT ACCOMMODATES
AS WELL AS:

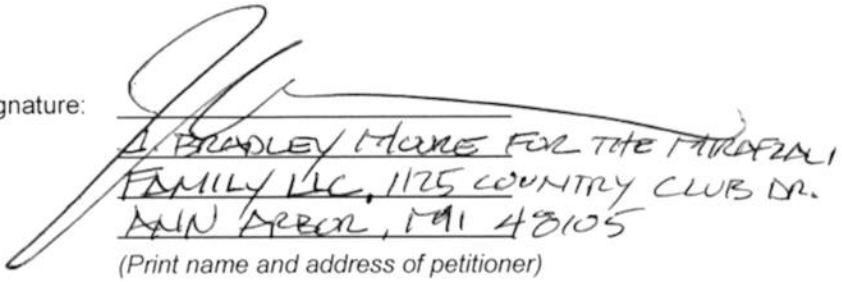
6. Other circumstances and factors which will further justify the requested zoning/rezoning are:

INCREASING DEMAND FOR ACTIVE ADULT
RESIDENTIAL DWELLING UNITS

Attached is a scaled map of the property proposed for zoning/rezoning, showing the boundaries of the property, the boundaries of the existing zones, the boundaries of the proposed zones, and the public and/or private easements located within or adjacent to the property petitioned for zoning/rezoning.

The undersigned states he/she is interested in the property as aforesaid and that the foregoing statements are true and correct to the best of his/her knowledge and belief.

Dated: 4-25-14

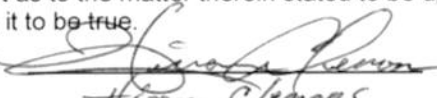
Signature: 
J. BRADLEY MOORE FOR THE PARADISE
FAMILY LLC, 1125 COUNTRY CLUB DR.
ANN ARBOR, MI 48105
(Print name and address of petitioner)

Signature: _____

(Print name and address of petitioner)

STATE OF MICHIGAN
COUNTY OF WASHTENAW

On this 25 day of April, 2014, before me personally appeared the above-named petitioner(s), who being duly sworn, say that they have read the foregoing petition by them signed, and know the contents thereof, and that the same is true of their knowledge, except as to the matter therein stated to be upon their information and belief, and as to those matters they believe it to be true.

Signature: 
Hiram Clemons
(Print name of Notary Public)

My Commission Expires: _____
HIRAM CLEMONS
NOTARY PUBLIC, STATE OF MI
COUNTY OF WASHTENAW
MY COMMISSION EXPIRES May 16, 2014
ACTING IN COUNTY OF Washtenaw

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2250 Ann Arbor Saline Road

The land referred to in the Township of Pittsfield, Washtenaw County, Michigan, and is described as follows:

Commencing at the Northwest corner of Section 5, T3S, R6E; thence Easterly along the North line of Section 5, 984.9 feet; thence deflecting $90^{\circ}53'$ to the right 718.12 feet to an iron pipe for the Place of Beginning; thence deflecting $79^{\circ}06'$ to the left 493.10 feet; thence deflecting $32^{\circ}12'$ to the right 394.72 feet to the centerline of Saline Road; thence deflecting 90° to the right 264.28 feet along the centerline of the Saline Road; thence deflecting 90° to the right 195.82 feet; thence deflecting 40° to the left, 449.67 feet; thence deflecting $86^{\circ}54'$ to the right, 398.00 feet to the Place of Beginning. Except for East 60 feet along and Northwesterly of the centerline of Ann Arbor-Saline Road.

Being more particularly described as:

Commencing at the NW Corner Section 5, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan; thence N $89^{\circ}41'05''$ E 984.90 feet along the North line of said Section 5 and the centerline of Scio Church Road (variable width); thence S $00^{\circ}34'24''$ W 718.11 feet to the Point of Beginning,

thence S $78^{\circ}31'36''$ E 493.10 feet;

thence S $46^{\circ}19'36''$ E 334.21 feet;

thence S $43^{\circ}37'10''$ W 263.23 feet measured along the Northerly right-of-way line of Ann Arbor Saline Road (120.00 feet wide);

thence along the Northerly line of "Village Oaks Subdivision", as recorded in Liber 24 of Plats, Pages 72 & 73, Washtenaw County Records, in the following two (2) courses:

N $46^{\circ}22'52''$ W 136.08 feet;

N $86^{\circ}28'33''$ W 450.81 feet measured (449.67 feet recorded, 451.22 feet platted);

thence N $00^{\circ}15'45''$ E 117.99 feet;

thence N $00^{\circ}55'45''$ E 279.89 feet to the POINT OF BEGINNING. Being a part of the NW 1/4 of Section 5, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan and containing 5.34 acres of land, more or less. Being subject to easements and restrictions of record, if any.

Being subject to:

4.) Building and use restrictions contained in instrument recorded in Liber 410, Page 465, Washtenaw County Records, but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin.

5.) Easement for water main and sewer as disclosed by instrument recorded in Liber 2236, Page 549, Washtenaw County Records.

6.) Rights of the public or any governmental unit in any part of subject property taken, deeded, or used for street, road, or highway purposes.