

North Maple Road Apartments Supplemental Regulations

Section 1: Purpose

It is the purpose of the City Council in adopting these regulations to provide for the coordinated and unified rezoning of this parcel of land. These regulations seek to promote the development of a multiple-story, residential building and a single-story clubhouse that will provide the community additional residential dwelling units including 12 affordable housing units (15% of the total number of units). Additionally, this apartment community will be 100% electrified and provide a substantial amount of its own energy needs via a roof mounted solar array.

Section 2: Applicability.

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

OVERALL PARCEL DESCRIPTION: Part of Lots 9, 10, and 23, Plat of Garden Homes Subdivision, unrecorded, being part of the Northeast 1/4 of Section 24, Town 2 South, Range 5 East, Scio Township, Washtenaw County, Michigan, described as: Commencing at the Northeast corner of said Section; thence S89°40'09"W 249.78 feet along the North line of said Section; thence S01°51'26"E 57.00 feet to the Point of Beginning; thence continuing S01°51'26"E 108.00 feet; thence S89°39'45"W 230.98 feet; thence S01°51'17"E 107.01 feet; thence S89°39'01"W 214.50 feet along the North right-of-way line of Woodrow Street; thence N01°51'17"W 44.00 feet; thence N60°29'22"E 242.08 feet along the right-of-way line of East bound M-14 Service Drive; thence N76°39'57"E 235.61 feet along said East bound M-14 Service Drive to the Point of Beginning.

AND

Part of Lots 38, 39, and 40, Plat of Garden Homes Subdivision, unrecorded, being part of the Northeast 1/4 of Section 24, Town 2 South, Range 5 East, Scio Township, Washtenaw County, Michigan, described as: Commencing at the Northeast corner of said Section; thence S89°40'09"W 249.78 feet along the North line of said Section; thence S01°51'26"E 165.00 feet to the Point of Beginning; thence N89°42'17"E 112.85 feet; thence S47°18'08"E 128.26 feet along the right-of-way line of East bound M-14 Service Drive; thence S00°36'20"E 407.35 feet along the West right-of-way line of N. Maple Road; thence S89°40'37"W 195.43 feet; thence N01°51'02"W 495.04 feet to the Point of Beginning. Contains 3.13 acres. Subject to any and all easements, restrictions, right-of-way of record.

Further, the provisions of these regulations shall be adopted and incorporated into the North Maple Road Apartments 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, the Planning Commission and City Council determined that:

- (A) It is desirable to develop the parcel described above with residential use.
- (B) The surrounding neighborhoods contain residential, office, educational, restaurant and retail uses.
- (C) The Huron River and its associated watersheds will be protected and enhanced by the establishment of a unified storm water management system within the development.
- (D) A compact residential development with open space will provide for the enjoyment of tenants while simultaneously contributing to the beautification of the area.
- (E) The development and availability of 15 percent of the total number of residential dwelling units for lower income households in the City of Ann Arbor, or payment of an affordable housing contribution to the City of Ann Arbor Affordable Housing Trust Fund in lieu of the development of units on-site, will expand the supply of affordable housing and will have a beneficial effect for the City of Ann Arbor.
- (F) A refuge island is proposed to be provided in North Maple Road to provide safer pedestrian crossing conditions.
- (G) The parcel described above meets the standards for approval as a Planned Unit Development, and the regulations contained herein constitute neither the granting of special privilege nor deprivation of property rights.

Section 4: PUD Regulations

- (A) Unless otherwise specifically addressed below, the uses allowed in the R4D zoning district apply.
- (B) Permitted principal uses of the components of the development (as identified in the approved Site Plan) shall be:
 - Building A: Ground floor: residential units, leasing office, and common amenity space.
Upper floors: residential space with a total maximum of 80 dwelling units.
 - Building B: Ground floor: club house with common amenity space.Residential uses shall constitute floors one, two, three, and four of Building A.
- (C) Permitted accessory uses of the components of the development shall be those allowed in the R4D zoning district:

No more than three (3) wireless communication antennas, if affixed to buildings and no taller than 15 feet above the primary roof of a building, not to exceed a height 65 feet above the ground.

(D) Setbacks: (see Exhibit A)

Front: East (North Maple Road) – 10 feet minimum and 15 feet maximum

Rear: West 20 foot minimum

Side: North 100 feet minimum

South 75 feet minimum

(E) Height:

Maximum heights shall be restricted, as shown below:

Building A: 55 feet and 4 stories, maximum; 15 feet and 1 story, minimum.

Building B: 16 feet and 1 story, maximum; 12 feet and 1 story, minimum.

Heights shall not be applicable to roof-mounted mechanical equipment, solar power equipment, or up to three wireless communication antennas which extend no more than 15 feet beyond the surface of the primary roof.

(F) Lot Size: The size of the PUD zoning district shall be 3.13 acres minimum.

The PUD may be developed as condominiums, in accordance with the laws of the State of Michigan; provided, however, that the Condominium Master Deed shall address ownership and mutual obligations of maintenance and liability, including but not limited to, shared landscaping, utilities, storm water management system, and architectural review. Prior to any filing of the Condominium Master Deed, access easements shall be recorded, conveying to each owner the right of shared parking and vehicular and pedestrian access. If the proposed apartments are converted to condominiums, the affordable housing units would need to remain rental apartment units with rental rates that do not exceed 60% Area Median Income in perpetuity.

The PUD may be developed as leasable apartments.

(G) Parking:

No more than 75 vehicular parking spaces shall be provided on site.

Bicycle: No fewer than 58 bicycle parking spaces shall be located throughout the site to provide service near building entrances and dwelling units. These spaces shall consist of a minimum of 20 Class A spaces, 0 Class B spaces, and a minimum of 38 Class C spaces, as defined in City Code.

(H) Landscaping, Open Space, and Site Amenities

Landscape design and installation shall be coordinated throughout the PUD zoning district, as shown on the approved site plan. A minimum of 50% open space shall be maintained. All paved surface materials and walls shall meet performance standards of the City of Ann Arbor Public Services Department Standard specifications. All landscaping shall meet the materials standards established in the Unified Development Code and in these supplemental regulations.

(I) Site Access

Vehicular: Access shall be limited to the following:

- North Maple Road – one curb cut on the east side of the property, allowing right and left turn ingress and right turn egress only. One curb cut on the east side of the property (north of Building A), allowing emergency vehicle access only of left and right turn ingress and left and right turn egress.

Pedestrian:

- Barrier-free public access shall be provided to and within the site by sidewalks, not less than five feet in width, bordering North Maple Road with sidewalk and plazas providing pedestrian access within the site.
- Barrier-free public access shall be maintained to all buildings on the site and along all sidewalks and plazas.

(J) Architectural Design:

General provisions for Buildings A: Principal exterior materials of sides of all buildings shall be EIFS with accent materials including wood, composite wood, and metal louver panels. Roof areas visible from ground level shall be surfaced with standing seam metal. Transformers, meters, roof mounted equipment, loading, and service areas shall be screened using materials consistent with buildings' principal and accent materials. All façades of Building A for residential uses, up to a minimum height of 55 feet, shall contain an average of 12 percent of clear glass, including full light doors, storefront, or windows. Facades of Building A for common amenity uses, and leasing office uses, up to a minimum height of 10 feet, shall contain an average of 35 percent of clear glass, including full lite doors, storefront, or windows. Façade provisions for Buildings B: Exterior building façades shall have matching textures/tones with existing buildings exterior colors and materials.

(K) Affordable Housing

Building A will provide the required 15% residential dwelling units affordable to lower income households on-site or a payment in lieu of these units consist with City ordinance requirements.

(L) Sustainability

The petitioner will provide sustainability elements as identified on the approved site plan and in the development agreement including: rooftop solar panels that provides a minimum of 90kW STC (Standard Test Conditions) of solar power to the buildings (estimated to generate 112,000 of kilowatt hours annually), battery storage system in the basement to store power from the rooftop solar panels, wall insulation that provides a minimum R value of 24 and roof insulation that provides a minimum R value of 36, all electrical appliances and HVAC systems, interior and exterior LED lighting systems, all Energy Star appliances, and reduced thermal bridging on all exterior walls