

**2015 Washtenaw Ave PUD Zoning District
Supplemental Regulations**

Section 1: Purpose

It is the purpose of City Council in adopting these regulations to create a more functional set of PUD regulations for this parcel. These regulations will create additional parking as well as create the opportunity for additional employees. These regulations will limit the use of the parcel to uses that are compatible with the surrounding residential parcels.

Section 2: Applicability

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

PRT LOT 15 C L TUOMY WASHTENAW HILLS SUB BEG SW COR LOT 21 TH SE 84 FT IN SL LOT 21 TH SE 207.9 FT IN SL LOTS 22 23 & 24 TH S 47 DEG 30 MIN W 127.52 FT TH S 42 DEG 30 MIN E 20 FT TH S 47 DEG 30 MIN W 64.2 FT TH N 42 DEG 30 MIN W 64.70 FT TH S 47 DEG 30 MIN W 110.19 FT TH S 20 DEG 49 MIN W 14.92 FT TH S 24 DEG 9 MIN W 25 FT TH S 29 DEG 6 MIN W 25 FT TH S 37 DEG 8 MIN W 25 FT TH S 47 DEG W 25 FT TH S 57 DEG 20 MIN W 25 FT TH S 65 DEG 45 MIN W 25 FT TH S 73 DEG 39 MIN W 25 FT TH S 81 DEG 55 MIN W 25 FT TH S 88 DEG 23 MIN W 25 FT TH N 78 DEG 5 MIN W 20 FT TH N 73 DEG 48 MIN W 20 FT TH N 81 DEG 55 MIN W 18.63 FT TH N 42 DEG 30 MIN W 192.84 FT TH NE 218.33 FT TH SW 35.9 FT TH N 60 DEG 45 MIN E 134.78 FT TH NE 13.72 FT TH N 59 DEG 4 MIN E 82.45 FT TH NW 52.1 FT TO POB

Otherwise known as 2015 Washtenaw Ave. Ann Arbor, MI 48104

These regulations 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: Beneficial Effects

The beneficial effects of the proposed site plan & supplemental PUD regulations are as follows:

- A. Increased job opportunities within the city due to the increase in employees allowed to work on the site.
- B. Increased on site parking will eliminate the need to park on the access drive and surround residential streets.

- C. Use of European pavers will provide an environmental friendly parking surface as well as promote better drainage for the site as well as the adjacent residential parcels.
- D. By increasing the number of allowable employees as well as the availability of parking on site the petitioner will be able to remain on the site and continue its stewardship of this property.
- E. Negative impacts of the proposed site plan and supplemental regulations on surrounding public streets and adjacent properties will be mitigated by the petitioner's appropriate remedial measures. Mitigation efforts may include but are not limited to, landscape screening, directional lighting and improved storm water retention.

Section 4: Regulations

- A. Permitted principle uses of the parcel shall be as follows:

Bank headquarters

Bank branch

Bank operations

Mortgage offices

Insurance offices

The maximum number of employees on site shall be limited to 59

- B. Permitted accessory uses shall be:

Employee and customer parking lot

- C. Setbacks:

Front: 250 Feet Minimum

Rear: 50 Feet Minimum

Side: 30 Feet Minimum

- D. Height:

Height shall not exceed current building height of the existing building. The maximum number of stories is 3.

E. Lot Size:

The size of the PUD zoning district is 2.1 acres

F. Floor Area Ratio:

The floor area percentage of lot area for the PUD shall determined for the entire 2.1 acre zoning district and shall not exceed 20 percent based on gross building area.

G. Parking:

Parking shall consist of 48 spaces for vehicles and 5 class C bicycle parking spaces as described in the proposed site plan.

H. Screening and Buffers:

All dumpsters and outdoor mechanical components shall be screened per the proposed site plan. Buffers from the surrounding residential parcels through the use of landscaping and fencing shall be as described in the proposed site plan.

I. Landscaping and Amenities:

Landscaping shall meet the standards of all applicable City Codes for landscaping and screening as described in the proposed site plan. All parking surface materials and walls shall meet applicable standards of the City Code.

J. Site Access:

Vehicular and pedestrian access to the site is as shown in the proposed site plan.

K. Architectural Design:

All buildings and features on the site will be similar in construction and appearance and material to the existing building.