



**City of Ann Arbor**  
**PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES**  
301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
p. 734.794.6265 | f. 734.994.8312 | [planning@a2gov.org](mailto:planning@a2gov.org)

**APPLICATION FOR PLANNED PROJECTS**

TO: Ann Arbor City Planning Commission

We, the undersigned, respectfully petition the City Planning Commission to approve this planned project request as it relates to the property hereinafter described.

**A. Legal Description**

*(Give or attach legal description and include address of property)*

1110 South Maple and 1132 South Maple. See Attached for legal descriptions.

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**B. Petitioner Information**

The petitioner(s) requesting the planned project are:

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

Avalon Housing 1327 Jones, Ann Arbor, Mi 48105 734-663-5858 Wendy Carty-Saxon

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option to purchase

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Also interested in the petition are:

*(List others with legal or equitable interest)*

1110 South Maple: Harry Gable 1110 South Maple, Ann Arbor 48103

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1132 South Maple: Erling Hansen PO Box 2706 Ann Arbor MI 48106

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**C. Modification(s) Request**

The applicant requests the following area, height and placement modifications of the following section(s) of the Zoning Ordinance:

The applicant is requesting a modification to the required side and front yard setbacks. Section 5:24 requires a maximum 40 ft front setback and the applicant proposed 62 ft. Section 5:62 requires additional side setbacks for buildings over 50 ft in length.

Please explain how these modifications will help achieve the objectives of the development program and the standards listed in Section D below (add attachment if necessary):

The modifications will allow for a more compact site by reducing the area of disturbance to construct several smaller buildings. The proposed buildings will provide affordable housing, preserve open space and minimize impacts to natural features including landmark trees and wetlands on the site.

**D. Standards for Approval**

Based upon compliance with the following standards, the Planning Commission may recommend approval, and City Council may approve modifications of the area, height and placement regulations of the Zoning Chapter in the form of a planned project site plan. Please explain how and to what extent these standards are met by the proposal:

- 1. The lot or lots included in the planned project must meet the minimum gross lot size requirement of the zoning district in which they are located. In residential zoning districts, the minimum gross lot size shall be the combined total of the minimum gross lot sizes for each dwelling on a parcel. However, the following exceptions may apply:
  - a. For purposes of this section, zero lot line duplex or townhouse development shall mean a development containing attached single-family units on individual lots. If a planned project for a zero lot line duplex or townhouse development provides affordable housing for lower income households, the minimum gross lot size and width requirements may be reduced. The number of dwelling units permitted shall not exceed the maximum permitted density in the zoning district in which the proposed development is located.
  - b. In any residential zoning district allowing 3 or fewer dwelling units per acre, when 20 percent or more of the total area of a development is set aside for permanent open space preservation, the gross lot size may be reduced below the minimum lot area per dwelling unit and width requirements for the zoning district in which it is located, as provided in this section.

The lots exceed the required minimum lot size. The required minimum is 14,00 sf. The proposed site includes over 200,000 sf.

2. The proposed modifications of zoning requirements must provide one or more of the following:
- a. Usable open space in excess of the minimum requirement for the zoning district. Where no minimum usable open space standard is required by the zoning district, a minimum usable open space standard shall be established by the approval of the planned project.
  - b. Building or parking setback(s) in excess of the minimum requirement for the zoning district. Where no minimum building or parking setback is required by the zoning district, a minimum setback standard shall be established by the approval of the planned project.
  - c. Preservation of natural features that exceeds ordinance requirements, especially for those existing features prioritized in the land development regulations as being of highest and mid-level concern.
  - d. Preservation of historical or architectural features.
  - e. Solar orientation or energy conserving design.
  - f. An arrangement of buildings which provides a public benefit, such as transit access, pedestrian orientation, or a reduced need for infrastructure or impervious surface.
  - g. Affordable housing for lower income households.
  - h. A recorded conservation easement or similar binding instrument providing for permanent open space of 20 percent or more of the planned project, in any residential zoning district allowing 3 or fewer dwelling units per acre.

The proposed modifications include affordable housing. The modifications also allow for  
 greater open space, natural features buffers and preservation of landmark trees and  
 wetlands. Over 40% of the site will remain undisturbed.

3. The planned project shall be designed in such a manner that traffic to and from the site will not be hazardous to adjacent properties.

Traffic to and from the site will not be hazardous to adjacent property owners. The project  
 proposes to defer the maximum parking spaces allowed as historical information from other  
 sites owned and managed by the petitioner indicate that a majority of the residents will  
 utilize mass transit as opposed to individual vehicles.

4. The proposed modifications shall be consistent with the proper development and use of adjacent land and buildings.

The requested setback modifications are consistent with adjacent properties. The proposed  
 building is consistent with adjacent properties which are residential and multi family residential.

5. Required off-street parking and landscaping must be provided in accordance with the provisions of Chapters 59 (Off-Street Parking) and Chapter 62 (Landscape and Screening).

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Required parking is provided in accordance with Chapter 59. The project proposes to defer the 40% of the parking spaces. Landscaping will be provided to meet the requirements of Chapter 62 except that a modification is requested for the 15' conflicting land use buffer to allow for a varying width of 13.93' to 26.91' along the north property line.

6. The standards of density, allowable floor area and required usable open space for the zoning district(s) in which the project is located must be met.

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The density, allowable floor area and open space requirements are met.

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7. There shall be no uses within the proposed project which are not permitted uses in the zoning district(s) in which the proposed project is to be located.

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The project proposes residential use.

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8. In any residential zoning district allowing 3 or fewer dwelling units per acre and where 20 percent or more of the total area is proposed for permanent open space, projects shall meet the following standards:

- a. The minimum gross lot size of the parcel proposed for the planned project shall be 2 acres. The size and shape of the portions of the planned project designated for open space preservation shall be reviewed and approved in conjunction with a planned project site plan, a planned unit development site plan, or a plat, in relation to natural features or characteristics specific to that site.
- b. The area of each residential building lot or limited common area of a condominium development shall be 10,000 square feet or greater, exclusive of the permanent open space. Minimum lot width and setback requirements shall meet or exceed standards of the R1B residential zoning district.
- c. Permanent open space area shall be in, and shall continue to be in, an undeveloped, natural state preserving and conserving natural resources, natural features, scenic or wooded condition, or naturally occurring water surfaces. It may also provide an undeveloped greenway of contiguous or linear open space that includes habitats or corridors for wildlife, or links parks, nature reserves, cultural features or historic sites with each other for passive recreation or for conservation purposes.
- d. Land in permanent open space may be, but is not required to be, dedicated to the use of the public.
- e. Prior to the issuance of any permit, the permanent open space shall be protected by a recorded conservation easement or similar binding instrument containing provisions for ownership and ongoing maintenance of the permanent open space by a responsible party such as, but not limited to, a homeowner's association, an independent agency or trust established for such purposes, or a municipality for open space preservation. Such permanent open space shall constitute 20 percent or more of the total area of a development.

- f. The option of utilizing a conservation easement or plat dedication for open space preservation for not less than 20 percent of the total area may be exercised only one time on a parcel of land.

The project proposes 2,920 sf per dwelling unit.  
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The Commission or Council may add conditions to the approval of the planned project to achieve conformity to these standards.

**E. Supporting Plans**

Attach a site plan and building elevations of the property proposed for planned project approval, showing the boundaries of the property, the buildings, vehicular use areas, and all requirements set forth in Chapter 57 (Subdivision and Land Use Controls) and the Land Development Regulations.

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: 8-24-2016

Signature: [Signature]  
 Avalon Housing, Inc.  
 Washtenaw County - Saxon  
 Director of Real Estate Dev  
 1327 Jones Dr Suite 102  
 Ann Arbor MI 48106  
 (Print name and address of petitioner)

STATE OF MICHIGAN

COUNTY OF WASHTENAW

On this 24<sup>th</sup> day of August, 2016, before me personally appeared the above named petitioner(s), who being duly sworn, say that they have read the foregoing petition and 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: [Signature]  
 TARA TARBOX  
 (Print name of Notary Public)



My Commission Expires: 7/29/2021

PARCEL 1:

Beginning at a point in the East line of Section 36, Town 2 South, Range 5 East, said point being 1782.76 feet North measured along said line from the East quarter post of said Section 36; thence continuing North along said East Section line 100 feet; thence South 89 degrees 28 minutes West 1323 feet; thence South 0 degrees 40 minutes West 100 feet; thence North 89 degrees 28 minutes East parallel with the first mentioned Northerly line to the place of beginning, being in the Northeast quarter of Section 36, Scio Township, Washtenaw County, Michigan, excepting and reserving therefrom the South 6.74 feet conveyed to Erling J. Hansen and wife by quitclaim deed dated July 30, 1951 and recorded in Liber 613 of Records, page 285, on December 11, 1952; also excepting and reserving therefrom land conveyed by Warranty Deed to the State Highway Commissioner dated August 5, 1952 and recorded in Liber 609, Page 499 on October 24, 1952, Washtenaw County Records.

PARCEL 2:

Commencing at the East  $\frac{1}{4}$  post of section; thence North 1704.5 feet in East line of section for place of beginning; thence South 89 degrees 28 minutes 00 seconds West 1178.51 feet; thence North 02 degrees 51 minutes 15 seconds East 85.06 feet; thence North 89 degrees 28 minutes 00 seconds East 1175.33 feet; thence South in East line of section 85 feet to place of beginning, all part of Northeast  $\frac{1}{4}$ , Section 36, Town 2 South, Range 5 East.

