

## ERIM PUD REVISED SUPPLEMENTAL REGULATIONS

### Section 1: Purpose

It is the purpose of the City Council in adopting these regulations to provide for the comprehensive and coordinated development of a unique, partially developed parcel on Green Road into a mix of office, research, light industrial, multifamily residential housing and hotel uses. These regulations seek to promote development that integrates this parcel with its neighbors; enhances vitality of the Plymouth-Green area, contributing to a quality gateway image for the City.

### Section 2: Applicability

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

Commencing at the North  $\frac{1}{4}$  corner of Section 23, Town 2 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan, thence South  $88^{\circ}53'35''$  East 40.00 feet along the north line of said Section 23, to the Point of Beginning, thence South  $88^{\circ}53'35''$  East 1294.86 feet along the north line of said Section 23, thence along the west right-of-way line of US-23 Expressway in the following 2 courses: South  $00^{\circ}18'25''$  West 384.15 feet, southerly 785.60 feet along the arc of a curve to the left, radius 4016.72 feet, central angle  $11^{\circ}12'22''$  chord South  $05^{\circ}17'46''$  East 784.35 feet, thence North  $88^{\circ}53'35''$  West 1387.56 feet, thence North  $01^{\circ}06'00''$  East 1163.64 feet along the east right-of-way line of Green Road to the Point of Beginning, being a part of the North East  $\frac{1}{4}$  of Section 23, Town 2 South, Range 6, East, Washtenaw County, Michigan, and containing 35.26 acres of land, more or less.

Subject to any easements and restrictions of record.

Further, the provisions of these regulations shall be adopted and incorporated into the ERIM Planned Unit Development (PUD) Zoning. These regulations, however, are intended to supplement only those provisions in the Ann Arbor City Code that may be modified as a part of a PUD and shall not be construed to replace or modify other provisions or regulations in Ann Arbor City Code.

### Section 3: Findings

The Planning Commission and City Council determine that:

- A. It is desirable to coordinate development of the property described above to complement its neighboring uses by including certain office, research, limited manufacturing, multifamily residential housing and hotel uses as well as remain consistent with the intent of the City of Ann Arbor's Comprehensive Plan.
- B. The surrounding established neighborhood, of which the property described above is a part, contains residential areas, including a significant amount of immediately adjacent multifamily residential housing, a neighborhood commercial center with a wide range of goods and services, office buildings, banks, hotels, and other accessory uses.

- C. It is in the best interest of the surrounding properties and the City of Ann Arbor that the character and quality of the established neighborhood should be preserved, protected and maintained by providing for land use and development on the property described above which will have a beneficial effect on, and will not adversely affect, the surrounding properties or the City, in terms of public health, safety and welfare, including the construction of much needed housing for the City of Ann Arbor and its residents.
- D. The unique mix of uses that does not exist in any other zoning district in the City. This mix of uses allows limited manufacturing, research labs, limited retail in addition to desired residential uses along a transit route.
- E. In response to the City Policy goal of providing increased affordable housing opportunities, any residential development in the PUD district over 75% base Floor Area Ratio provides an additional 5% over the required amount of affordable housing to be provided on site or as a cash in lieu contribution,
- F. The parcel described above has met the standards for approval as a planned unit development, and the regulations contained herein do not constitute the granting of special privilege nor deprivation of property rights.

**Section 4: PUD Regulations**

Unless specifically noted in these Supplemental Regulations, all other applicable development codes in Chapter 55(Unified Development Code) shall apply.

- A. Permitted principal uses shall be:
  - 1. All Office uses.
  - 2. Research and development, technical training and related activities for industrial, scientific, and business enterprises, and design of pilot or experimental products.
  - 3. Laboratories for the research, development, and testing of medical, optical, dental, and pharmaceutical products.
  - 4. Any of the following industrial uses when conducted wholly within an enclosed building:
    - (a) Processing and assembly of engineering, laboratory, scientific, and research instruments and associated equipment.
    - (b) Manufacture, processing, packaging, or treatment of products such as, but not limited to, bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware, and cutlery.
    - (c) Manufacture, assembling, or treatment of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics,

precious or semi-precious metals for stones, sheet metal (excluding large stamping such as automobile fenders, or bodies), shell textiles, tobacco, wax, wire, wood (excluding saw and planing mills), and yarns.

- (d) Manufacture of pottery or other similar ceramic products using only previously pulverized clay and kilns fired only by electricity or gas.
  - (e) Manufacture of musical instruments, toys, novelties, and metal or rubber stamps, or other small, molded rubber products.
  - (f) Manufacture or assembly of small electrical appliances, electronic instruments, small computers, and other electronic devices.
- 5. Printing, publishing, duplicating, and photographic processing.
  - 6. Hotels.
  - 7. Assembly hall, display hall, convention center, or similar place of assembly excluding theaters.
  - 8. Multifamily residential.

B. Permitted accessory uses shall be:

- 1. Enclosed maintenance buildings, utility structures and solid waste receptacles Warehousing, storage, shipping, and receiving of materials produced or used on the premises.
- 2. Retail, Restaurant Bar, Food Service up to 10% of the total Floor Area of each building, but not to exceed 12,000 square feet per building.
- 3. Amenities appurtenant to multifamily residential uses, including, without limitation, exercise amenities (such as a pool or exercise facility) and a sales or leasing office.

C. District Building Setbacks:

- 1. East and West – 15 feet
- 2. North – 25 feet along
- 3. South – 30 feet if the building is for multifamily residential use, and 100 feet if the building is for other than multifamily residential use.
- 4. There shall be no required minimum setbacks from any interior property lines, in order to maintain the unified nature of the PUD.

D. Height: Heights shall be restricted to:

- 1. A maximum of 65 feet and five stories.

- E. Lot Size: The size of the PUD zoning district shall be 35.26 acres, more or less.
- F. Floor Area Ratio: No maximum Floor Area Ratio
- G. Affordable Housing: For basis of the required affordable housing contribution, 75% FAR will be used as the base FAR for the required affordable housing contribution for each parcel. Construction of any residential floor area above 75% FAR and up to 100% total FAR for the parcel shall be required to provide 15% of the total Dwelling Units as Affordable Housing Dwelling Units. Construction of any residential floor area above 100% total FAR for the parcel shall be required to provide 20% of the total Dwelling Units as Affordable Housing Dwelling Units. Construction of a residential building which exceeds 75% total FAR for the parcel and elects to avoid providing affordable housing shall be required to make an affordable housing contribution consistent with the formula adopted by annual resolution of the City Council, or by a combination of the development of on-site Affordable Dwelling Units and such contribution. Capitalized terms not otherwise defined in this subsection shall have the meanings ascribed to them in Article VIII (Definitions) of the City of Ann Arbor Unified Development Code (the “UDC”).
- H. Parking: Permitted parking shall be a maximum of one space per 250 SF (office), one space per 600 SF (research), one space per room (hotel), or one and a half spaces per dwelling unit (multifamily) on a per lot basis; no minimum parking is required for any use. In the event that the 35.26-acre PUD is divided into lots, mutual access easements shall be recorded, prior to finalization of the land division, conveying to each lot the right of shared vehicular access, parking, and pedestrian access. Bicycle and EV parking shall be provided as required in Chapter 55, Table 5.19-1 for all new buildings.
- I. Landscape, Screening, and Lighting: All requirements of Chapter 55, Section 5.20 Landscaping, Screening, and Buffering apply to future site plans.

All outdoor lighting shall be designed and maintained in accordance with Article IV, Section 5.25 (Outdoor Lighting) of the UDC with illumination levels as stated therein.

- J. Site Access:
  - 1. Access to Green Road shall be limited to a maximum of two curb cuts. Additional access across the hotel site located at 3600 Plymouth Road shall be conveyed by means of the mutual cross-access easements as shown in the attached agreement.
  - 2. To facilitate non-motorized access between on- and off-site uses, a system of sidewalks shall be provided along on-site interior streets, connecting to the properties on the north (retail center, hotel, bank, etc.), connecting to the existing sidewalk at Green Road on the west, and along the naturalized detention basins.