

## **Society of Les Voyageurs PUD Supplemental Regulations**

### **Section 1: Purpose**

It is the purpose of the City Council in adopting these regulations to provide for the continuation of a unique parcel, structure, and use that has been in harmonious existence since 1924. These regulations seek to promote reasonable, orderly and appropriate development for the location and its surroundings that recognize that the existing uses have helped create the established character of the area and should continue to be an integral part of the neighborhood.

### **Section 2: Applicability**

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

Commencing at an iron pipe monument at the intersection of the northerly line of Cedar Street with the easterly line of Long Shore Drive; thence easterly along the northerly line of Cedar Street 59 feet to an iron pipe; thence northerly at right angles 142 feet to an iron pipe in the southerly line of Maple Street; thence westerly at right angles along said southerly line of Maple Street 59 feet to an iron pipe in the easterly line of Long Shore Drive; thence southerly at right angles along the easterly line of Long Shore Drive 142 feet to the Place of Beginning.

Further, the provisions of these regulations shall be adopted and incorporated into the Society of Les Voyageurs Planned Unit Development (PUD) 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 PUD, the Planning Commission and City Council determined that:

- (A) It is desirable to develop the property described above for the Society of Les Voyageurs, an outing club whose members share a similar love of the out-of-doors.
- (B) The surrounding neighborhood contains natural open space, passive and active public parks that are similar in function, character and features as the above property.
- (C) It is in the best interest of the surrounding properties and the City of Ann Arbor that an outing club be permitted on the property described above for use by its members which will have a beneficial effect on, and will not adversely affect, the surrounding properties or the City in terms of public health, safety or welfare.
- (D) Limitations placed on the district provided in these Supplemental Regulations will enable use of the land as has historically occurred and ensure continued stewardship of land and structures by a unique co-ed fraternal organization devoted to nature and the outdoors.
- (E) The creation of this PUD zoning district as described above will allow a unique mix of uses that are not permitted in any conventional established zoning district but which are reasonable, beneficial, desirable and pose no harm, threat or concern to the natural environment, surrounding area, or the City.

(F) The parcel described above meets the standards for approval as a PUD, and the regulations contained herein do not constitute the granting of special privilege or deprivation of property rights.

**Section 4: PUD Regulations**

(A) Permitted principal uses of the development shall be:

The headquarters of the Society of Les Voyageurs, an organization of men and women who share a love of nature and the outdoors, and

A dwelling for up to six occupants.

(B) Permitted accessory uses shall be:

Meeting space and shared meals of the membership, and enclosed storage of recreational equipment such as canoes, hiking gear, and bicycles.

(C) Setbacks:

	Principal Building	Accessory Building
Front (South)	15 feet MINIMUM	15 feet MINIMUM
Front (West)	15 feet MINIMUM	As located when these Supplemental Regulations take effect for existing buildings, 15 feet MINIMUM for future/new accessory buildings
Side (East)	None	15 feet MINIMUM
Rear (North)	40 feet MINIMUM	As located when these Supplemental Regulations take effect for existing buildings, 15 feet MINIMUM for future/new accessory buildings

(D) Height:

Maximum height for all structures on the site: 30 feet

(E) Lot Size:

The Society of Les Voyageurs PUD Zoning District shall be 0.19 acres.

(F) Floor Area

A maximum of 5,000 square feet of floor area for all buildings, principal and accessory, shall be permitted.

(G) Parking:

A minimum of 3 and a maximum of 4 off-street vehicle parking spaces shall be provided. A minimum of 8 Class C bicycle parking spaces shall be provided.

(H) Landscaping, Screening and Buffers:

A landscaped screening buffer a minimum of 15 feet (except where existing accessory buildings encroach, as shown on the approved PUD Site Plan) along all property lines shall be required. Existing trees and vegetation, as shown on the approved PUD Site Plan, within the buffer shall be maintained, allowing for increased growth as time passes, additional plantings and replacement of any dead, diseased or dying plants. The intent of this buffer is to provide a natural screen of the site from the public right-of-way and adjacent parkland.

(I) Site Access:

One vehicular driveway shall be permitted on the west side of the site. In addition, one non-motorized access point shall be permitted on the west side of the site for access to accessory buildings containing recreational equipment.

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