



PLD # 63 Northside Commons Revised PLD Zoning & Site Plan
 Approved 4/15/02
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JOB NO.	99030
DATE	11/15/02
PROJECT	NORTH SIDE COMMONS
CLIENT	ROBERTSON DEVELOPMENT CORP.
DESIGNER	DAVID HANCOCK, INC.
CHECKED	DAVID HANCOCK, INC.
DATE	11/15/02

NORTHSIDE COMMONS
 SITE PLAN
 Landscape Plan

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Effective: May 1, 2002

NORTHSIDE COMMONS REVISED PUD ZONING ORDINANCE

AN ORDINANCE TO AMEND THE ZONING MAP BEING A PART OF CHAPTER 55
OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR.

The City of Ann Arbor ordains:

Section 1. THE ZONING MAP, which, by Section 5:4 of Chapter 55 of Title V of the Code of the City of Ann Arbor is made a part of said Chapter 55, shall be so amended as to designate the zoning classification of property described as follows:

BEGINNING at the North 1/4 corner of Section 16, T2S, R6E, Ann Arbor Township, Washtenaw County, Michigan; thence N 85°48'08" E 298.14 feet along the North line of said Section and the centerline of Dhu Varren Road; thence S 01°06'40" E 352.44 feet; thence S 85°48'08" W 50.00 feet; thence S 01°06'40" E 472.61 feet; thence S 85°48'08" W 248.14 feet to a point on the North and South 1/4 line of said Section; thence S 01°06'40" E 499.57 feet along said North and South 1/4 line; thence S 86°06'50" W 759.70 feet to a point on the centerline of Pontiac Trail; thence N 06°19'30" E 1348.22 feet along said centerline to a point on the north line of said Section and the centerline of Dhu Varren Road; thence N 86°29'10" E 584.84 feet along said North line and said centerline to the point of Beginning. Being a part of the North 1/2 of Section 16, T2S, R6E, Ann Arbor Township, Washtenaw County, Michigan, and containing 25.55 acres of land, more or less. Being subject to the rights of the public over the Southerly 33 feet of Dhu Varren Road and the Easterly 33 feet of Pontiac Trail. Also being subject to a 20-foot wide private drive easement as described in Liber 542, Page 281, Liber 901, Page 139, Liber 1568, Page 749 and Liber 1881, Page 163, Washtenaw County Records. Also being subject to other easements and restrictions of record, if any,

in the City of Ann Arbor, Washtenaw County, Michigan as Planned Unit Development (PUD), in accordance with the attached Northside Commons PUD Supplemental Regulations, which are hereby adopted and incorporated into the Northside Commons Revised PUD zoning ordinance.

Section 2. This ordinance shall take effect and be in force on and after ten days from legal publication.

March 18, 2002

Adopted by Ann Arbor City Council
March 6, 2000

Revised by Ann Arbor City Council
April 15, 2002

NORTHSIDE COMMONS PUD SUPPLEMENTAL REGULATIONS

Section 1: Purpose

It is the purpose of the City Council in adopting these regulations to provide for a mixed-use development that incorporates convenience commercial services for a growing residential population and offers a variety of housing types for a mixture of incomes.

These regulations seek to promote development that provides a mix of desirable uses arranged in such a way that is innovative and efficient; makes optimal use of vacant land; creates more useable active and passive recreational space, and provides affordable housing opportunities.

Section 2: Applicability.

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

BEGINNING at the North 1/4 corner of Section 16, T2S, R6E, Ann Arbor Township, Washtenaw County, Michigan; thence N 85°48'08" E 298.14 feet along the North line of said Section and the centerline of Dhu Varren Road; thence S 01°06'40" E 352.44 feet; thence S 85°48'08" W 50.00 feet; thence S 01°06'40" E 472.61 feet; thence S 85°48'08" W 248.14 feet to a point on the North and South 1/4 line of said Section; thence S 01°06'40" E 499.57 feet along said North and South 1/4 line; thence S 86°06'50" W 759.70 feet to a point on the centerline of Pontiac Trail; thence N 06°19'30" E 1348.22 feet along said centerline to a point on the north line of said Section and the centerline of Dhu Varren Road; thence N 86°29'10" E 584.84 feet along said North line and said centerline to the point of Beginning. Being a part of the North 1/2 of Section 16, T2S, R6E, Ann Arbor Township, Washtenaw County, Michigan, and containing 25.55 acres of land, more or less. Being subject to the rights of the public over the Southerly 33 feet of Dhu Varren Road and the Easterly 33 feet of Pontiac Trail. Also being subject to a 20-foot wide private drive easement as described in Liber 542, Page 281, Liber 901, Page 139, Liber 1568, Page 749 and Liber 1881, Page 163, Washtenaw County Records. Also being subject to other easements and restrictions of record, if any.

These regulations shall be adopted and incorporated into the Northside Commons Planned Unit Development (PUD) zoning district. These regulations, however, are intended to supplement only those provisions in the City Code which 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 Code.

Section 3: Findings

During the public hearings on this PUD, the Planning Commission and City Council determined that:

- A. The surrounding residential and PL (Public Land) districts contain predominantly single-family housing, parks and township properties.

- B. It is desirable to develop the property described above with a mixture of residential and non-residential uses.
- C. It is in the best interest of the surrounding properties and the City of Ann Arbor that the Northeast Area is preserved and enhanced by providing a medium-density, mixed-use development on the site which has a high quality of architectural and site design, a strong pedestrian orientation and a wide range of residential units on the site. The development will have a beneficial effect on, and will not adversely affect, the surrounding properties or the City, in terms of health, safety or welfare.
- D. The architectural design of the mixed-use aspect at the corner of Pontiac Trail and Dhu Varren Road will enhance the Northeast Area's image as the gateway to the City.
- E. The mixed land uses and proposed design amenities cannot be achieved within a single zoning district.
- F. The parcel described above meets the standards for approval as a Planned Unit Development, and the regulations contained in this ordinance do not constitute the granting of special privilege nor deprivation of property rights.

Section 4: PUD Regulations

A. PUD District Components:

The PUD shall contain two components as described below and generally diagrammed in Exhibit A (attached):

- 1. Mixed-use component: An area at the northwest corner of the site with frontage on both Dhu Varren Road and Pontiac Trail which shall comprise no less than 15 percent and no more than 18 percent of the PUD district's gross land area, excluding public rights-of-way.
- 2. Residential component: An area which shall comprise no less than 82 percent of the PUD district's gross land area, excluding public rights-of-way.

B. Permitted Principal Uses:

- 1. Residential component:
 - a) Multiple-family dwellings.
 - b) Child care center.
 - c) Private school.
 - d) General office of no greater than 15,000 square feet of usable floor area.
- 2. Mixed-use component:
 - a) Retail sales and personal services which serve the needs of the surrounding residential neighborhoods providing goods and services that meet day-to-day needs and are considered "convenience goods and services", such as: Sit-down restaurants, take-out restaurants, grocery and produce markets, banks, cleaners, pharmacies, barbershops/beauty salons, clothing apparel, variety and general merchandise, hardware, florists, books.

- b) Medical and dental offices, real estate and insurance offices, and other office uses incidental to commercial development.
- c) Retail sales that may have service, repair, leasing or rental in connection with, but not limited to: sporting goods, garden supplies, radio and television, interior decorating, and upholstery.
- d) Multiple-family dwellings, the majority of which shall be on the second floor.

C. Permitted Accessory Uses:

- 1. Residential component:
 - a) Family or group day care home, if licensed by the State of Michigan.
 - b) Home occupation, subject to all the performance standards provided under the City of Ann Arbor Code of Ordinances.
- 2. Mixed-use component:
 - a) A single drive-up service window for banks, cleaners, and pharmacies.
 - b) Home occupation, subject to all the performance standards provided under the City of Ann Arbor Code of Ordinances.
 - c) Outdoor sales or display area, not to exceed 10 percent of the gross floor area of the principal building. The activity may not be located in any required front, side or rear open space and the activity may be conducted for periods up to 180 days in any one calendar year.

D. Prohibited Uses:

Sales, service, repair, leasing, rental, or storage of vehicles is prohibited.

E. Setbacks:

Front (Dhu Varren Road): Residential Component - 40 feet MINIMUM;
Mixed-use Component - 25 feet MINIMUM

Front (Pontiac Trail): Residential Component - 40 feet MINIMUM;
Mixed-use Component - 25 feet MINIMUM

Side (south): 40 feet MINIMUM

Side (east): 40 feet MINIMUM

Rear (east): 30 feet MINIMUM

Lot lines interior to the PUD district: 20 feet MINIMUM

Building spacing (residential component): 20 feet MINIMUM

Accessory structures, such as carports, storage buildings and garages, shall meet the setback minimums noted above.

F. Height:

Residential component: 33 feet MAXIMUM
Mixed-use component: two stories, 43 feet MAXIMUM

G. Lot Size:

The minimum gross land area of the PUD zoning district is 25.56 acres. The PUD may be divided into no more than four lots, in accordance with laws of the State of Michigan and consistent with the PUD district components of these regulations; provided, however, that easements shall be recorded providing for, but not limited to, shared access, parking and utilities, continuation of established architectural character, and integrated maintenance and landscaping.

H. Usable Floor Area in Percent of Lot Area:

Mixed-use component:

- a) 30 percent MINIMUM, in no fewer than 2 two-story buildings.
- b) 40 percent MAXIMUM.
- c) A MINIMUM of 35 percent and a MAXIMUM of 50 percent of the usable floor area in percent of lot area shall be multiple-family dwellings, the majority of which shall be on the second floor.

I. Usable Open Space:

1. Mixed-use component:

- a) MINIMUM usable open space shall be 30 percent of the gross land area of the mixed-use component of the PUD district.
- b) A plaza/central gathering area shall be located between the two commercial buildings. The plaza/central gathering area shall be surfaced with brick or concrete pavers or similar architecturally treated surface and be a minimum of 1,000 square feet. Landscaping shall be incorporated to screen the plaza from the multiple-family dwellings in the residential component. The plaza also shall include at least one of the following components: benches, pavilion, gazebo or flower garden.

2. Residential component:

- a) MINIMUM usable open space shall be 55 percent of the gross land area of the residential component of the PUD district.
- b) As part of the required usable open space, a minimum of three private recreation areas shall be provided for the residential development. The southwest corner of the site shall have a recreation area containing a minimum of 0.65 acres, with sidewalk and bicycle parking. Each of the interior recreation areas shall be not less than 0.25 acres in size and total a minimum of 0.75 acres, with sidewalks and Class C bicycle hoops.

J. Required Additional Landscape Buffering

In addition to any buffers required by City Code, two additional landscape buffer areas shall be required:

1. A landscape buffer, at least 18 feet wide, located along Pontiac Trail beginning at the northern end of the residential component, then south approximately 540 feet to its southern end. The buffer shall contain not fewer than 271 native shrubs, which primarily are deciduous but which may include some evergreens. The shrubs shall be planted randomly, with approximately equal amounts by plant type. Shrub calculation: total length of applicable road frontage divided by six-foot spacing times three planting rows.
2. A landscape buffer at least 15 feet wide, located along the northeast corner property line of the residential component shared with 1610 Dhu Varren Road, beginning from the southern edge of the Dhu Varren Road right-of-way, then south approximately 110 feet to the property line of the parcel to the south. The buffer shall contain not fewer than 55 native shrubs, which primarily are deciduous but which may include some evergreens. The shrubs shall be planted randomly, with approximately equal amounts by plant type. Shrub calculation: total length of applicable property line divided by six-foot spacing times three planting rows.

K. Density

Residential component: Minimum lot area per dwelling unit shall be no less than 4,800 square feet.

L. Off-Street Parking:

Vehicular:	a)	<u>Mixed-use component</u>	
		Retail and office uses:	1:250 square feet MINIMUM
		Multiple-family dwellings:	1 space/unit MINIMUM 1.5 spaces/unit MAXIMUM
	b)	<u>Residential component</u>	
		Multiple-family:	1.5 spaces/unit MINIMUM 2.5 spaces/unit MAXIMUM
		Child care center:	1 space/employee and 2 spaces plus 1 space/child MINIMUM 55 spaces (6 shared w/future commercial component) MAXIMUM
		Private school:	3 spaces/classroom MINIMUM 5 spaces/classroom MAXIMUM
		Office:	1 space/333 square feet of floor area MINIMUM 1 space/250 square feet of floor area MAXIMUM

- Bicycle:
- a) Mixed-use component
 Retail and office uses: 1:3,000 square feet MINIMUM Class C
 Multiple-family dwellings: 1:5 dwelling units MINIMUM Class A
 - b) Residential component
 Multiple-family: 160 Class A bicycle parking spaces MINIMUM
 18 in recreation areas Class C bicycle parking spaces MINIMUM
 Child care center: 1 space per 10 caregivers
 Private school: 5 spaces/classroom
 Office: 1 space/3,000 square feet

M. Lighting:

Child care, private school and office facility parking lots shall turn off lighting levels after operating hours.

N. Site Access:

Vehicular: Mixed-use component: Access to the site shall be provided by two driveways: a maximum of one on Pontiac Trail and one on Dhu Varren Road. A minimum of one driveway access shall be provided between the mixed-use and residential components.

Residential component: Access to the site shall be provided by two driveways to access the multiple-family dwellings: one on Pontiac Trail and one on Dhu Varren Road.

Pedestrian: Minimum 5-foot wide sidewalks shall be provided throughout the site connecting the mixed-use to the residential components. Interior sidewalks shall be provided connecting the three recreation areas. Sidewalks along Pontiac Trail and Dhu Varren Road shall be constructed to the property line for future connections with adjacent properties.

The plaza central gathering area in the mixed-use component shall have a direct sidewalk connection to the residential component of the development. The sidewalks fronting the two buildings in the mixed-use component shall be a minimum of ten feet wide.

O. Architectural Design:

Detailed architectural drawings, colors and materials shall be submitted to the City Planning Commission for review and approval of the mixed-use component prior to the issuance of building permits. The criteria for approval of the design of the mixed-use component shall be:

1. Exterior materials and colors of the mixed-use component shall be in harmony with the design features of the residential component.

2. All building facades, including accessory structures, shall have peaked roofs as viewed from grade and architectural materials and details compatible with the residential component.
3. All commercial mechanical equipment shall be screened from view on all sides.
4. All sides of the buildings in the mixed-use component shall be architecturally finished facades.

P. Affordable Housing:

A total of 42 units of affordable housing shall be provided in the residential component in the following manner:

A minimum of 28 of the multiple-family dwelling units shall be offered for initial sale for owner occupants at a price affordable to families of four or more people with an income of up to 80 percent of median income for the Ann Arbor area, as defined by the United States Department of Housing and Urban Development (HUD) at the time of the sale. The 28 units shall be pre-marketed to these targeted incomes for no less than 60 days as units become available for reservation, but no less than two units per building. After this time period, the 28 units may be made available to the general public.

One unit in each eight-unit module of the multiple-family dwelling units, for a total of 14, shall be offered for initial sale to the City or its designee at a price affordable to families of three or more people with an income of up to 80 percent of median income, as defined by HUD at the time of the sale. These 14 two-bedroom units shall be offered for sale as the units become available for reservation, and further, shall be offered for sale without garages to maintain their affordability. Adequate surface parking shall be provided for these units. If purchased by the City or its designee, restrictions on resale of the units may be established to support the long-term affordability of the unit as long as these restrictions allow the homeowner all material equity from his/her investment in the unit and a material share of appreciation of the unit.

Attachment: Exhibit A
Prepared by Chris Cheng

8-00

First Reading : February 7, 2000
Public Hearing: March 6, 2000

Approved: MAR 06 2000
Published: MAR 12 2000
Effective : MAR 22 2000

PROPOSED NORTHSIDE COMMONS PUD ZONING

AN ORDINANCE TO AMEND THE ZONING MAP BEING A PART OF CHAPTER 55 OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR.

The City of Ann Arbor ordains:

Section 1. THE ZONING MAP, which, by Section 5:4 of Chapter 55 of Title V of the Code of the City of Ann Arbor is made a part of said Chapter 55, shall be so amended as to designate the zoning classification of property described as follows:

BEGINNING at the North 1/4 corner of Section 16, T2S, R6E, Ann Arbor Township, Washtenaw County, Michigan; thence N 85°48'08" E 298.14 feet along the North line of said Section and the centerline of Dhu Varren Road; thence S 01°06'40" E 352.44 feet; thence S 85°48'08" W 50.00 feet; thence S 01°06'40" E 472.61 feet; thence S 85°48'08" W 248.14 feet to a point on the North and South 1/4 line of said Section; thence S 01°06'40" E 499.57 feet along said North and South 1/4 line; thence S 86°06'50" W 759.70 feet to a point on the centerline of Pontiac Trail; thence N 06°19'30" E 1348.22 feet along said centerline to a point on the north line of said Section and the centerline of Dhu Varren Road; thence N 86°29'10" E 584.84 feet along said North line and said centerline to the point of Beginning. Being a part of the North 1/2 of Section 16, T2S, R6E, Ann Arbor Township, Washtenaw County, Michigan, and containing 25.55 acres of land, more or less. Being subject to the rights of the public over the Southerly 33 feet of Dhu Varren Road and the Easterly 33 feet of Pontiac Trail. Also being subject to a 20-foot wide private drive easement as described in Liber 542, Page 281, Liber 901, Page 139, Liber 1568, Page 749 and Liber 1881, Page 163, Washtenaw County Records. Also being subject to other easements and restrictions of record, if any,

in the City of Ann Arbor, Washtenaw County, Michigan, as Planned Unit Development (PUD), in accordance with the attached Northside Commons PUD Supplemental Regulations, which are hereby adopted and incorporated into the Northside Commons PUD zoning ordinance.

Section 2. This ordinance shall take effect and be in force on and after ten days from legal publication.

Supplemental Regulations Amended
3/6/00

B-2 49

NORTHSIDE COMMONS PUD SUPPLEMENTAL REGULATIONS

Section 1: Purpose

It is the purpose of the City Council in adopting these regulations to provide for a mixed-use development that incorporates convenience commercial services for a growing residential population and offers a variety of housing types for a mixture of incomes.

These regulations seek to promote development that provides a mix of desirable uses arranged in such a way that is innovative and efficient; makes optimal use of vacant land; creates more useable active and passive recreational space, and provides affordable housing opportunities.

Section 2: Applicability.

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

BEGINNING at the North 1/4 corner of Section 16, T2S, R6E, Ann Arbor Township, Washtenaw County, Michigan; thence N 85°48'08" E 298.14 feet along the North line of said Section and the centerline of Dhu Varren Road; thence S 01°06'40" E 352.44 feet; thence S 85°48'08" W 50.00 feet; thence S 01°06'40" E 472.61 feet; thence S 85°48'08" W 248.14 feet to a point on the North and South 1/4 line of said Section; thence S 01°06'40" E 499.57 feet along said North and South 1/4 line; thence S 86°06'50" W 759.70 feet to a point on the centerline of Pontiac Trail; thence N 06°19'30" E 1348.22 feet along said centerline to a point on the north line of said Section and the centerline of Dhu Varren Road; thence N 86°29'10" E 584.84 feet along said North line and said centerline to the point of Beginning. Being a part of the North 1/2 of Section 16, T2S, R6E, Ann Arbor Township, Washtenaw County, Michigan, and containing 25.55 acres of land, more or less. Being subject to the rights of the public over the Southerly 33 feet of Dhu Varren Road and the Easterly 33 feet of Pontiac Trail. Also being subject to a 20-foot wide private drive easement as described in Liber 542, Page 281, Liber 901, Page 139, Liber 1568, Page 749 and Liber 1881, Page 163, Washtenaw County Records. Also being subject to other easements and restrictions of record, if any.

These regulations shall be adopted and incorporated into the Northside Commons Planned Unit Development (PUD) zoning district. These regulations, however, are intended to supplement only those provisions in the City Code which 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 Code.

Section 3: Findings

During the public hearings on this PUD, the Planning Commission and City Council determined that:

- A. The surrounding residential and PL (Public Land) districts contain predominantly single-family housing, parks and township properties.
- B. It is desirable to develop the property described above with a mixture of residential and non-residential uses.
- C. It is in the best interest of the surrounding properties and the City of Ann Arbor that the Northeast Area is preserved and enhanced by providing a medium-density, mixed-use development on the

site which has a high quality of architectural and site design, a strong pedestrian orientation and a wide range of residential units on the site. The development will have a beneficial effect on, and will not adversely affect, the surrounding properties or the City, in terms of health, safety or welfare.

- D. The architectural design of the mixed-use aspect at the corner of Pontiac Trail and Dhu Varren Road will enhance the Northeast Area's image as the gateway to the City.
- E. The mixed land uses and proposed design amenities cannot be achieved within a single zoning district.
- F. The parcel described above meets the standards for approval as a Planned Unit Development, and the regulations contained in this ordinance do not constitute the granting of special privilege nor deprivation of property rights.

Section 4: PUD Regulations

A. PUD District Components:

The PUD shall contain two components as described below and generally diagramed in Exhibit A (attached):

- 1. Mixed-use component: An area at the northwest corner of the site with frontage on both Dhu Varren Road and Pontiac Trail which shall comprise no less than 15 percent and no more than 18 percent of the PUD district's gross land area, excluding public rights-of-way.
- 2. Residential component: An area which shall comprise no less than 82 percent of the PUD district's gross land area, excluding public rights-of-way.

B. Permitted Principal Uses:

- 1. Residential component:
 - a) One single-family detached dwelling.
 - b) Townhouse dwellings.
 - c) Multiple-family dwellings. For purposes of these regulations, multiple-family dwellings shall be three or more dwelling units, arranged one above the other, or above non-residential uses.
- 2. Mixed-use component:
 - a) Retail sales and personal services which serve the needs of the surrounding residential neighborhoods providing goods and services that meet day-to-day needs and are considered "convenience goods and services", such as: Sit-down restaurants, take-out restaurants, grocery and produce markets, banks, cleaners, pharmacies, barbershops/beauty salons, clothing apparel, variety and general merchandise, hardware, florists, books.
 - b) Medical and dental offices, real estate and insurance offices, and other office uses incidental to commercial development.

- c) Retail sales that may have service, repair, leasing or rental in connection with, but not limited to: sporting goods, garden supplies, radio and television, interior decorating, and upholstery.
- d) Multiple-family dwellings, the majority of which shall be on the second floor.

C. Permitted Accessory Uses:

1. Residential component:

- a) Family or group day care home, if licensed by the State of Michigan.
- b) Home occupation, subject to all the performance standards provided under the City of Ann Arbor Code of Ordinances.
- c) Freestanding garages or carports.
- d) Freestanding storage buildings equal to or less than 240 square feet in floor area and equal to or less than 14 feet in height, for single-family detached component only.

2. Mixed-use component:

- a) A single drive-up service window for banks, cleaners, and pharmacies.
- b) Home occupation, subject to all the performance standards provided under the City of Ann Arbor Code of Ordinances.
- c) Outdoor sales or display area, not to exceed 10 percent of the gross floor area of the principal building. The activity may not be located in any required front, side or rear open space and the activity may be conducted for periods up to 180 days in any one calendar year.

D. Prohibited Uses:

Sales, service, repair, leasing, rental, or storage of vehicles is prohibited.

E. Setbacks:

Front (Dhu Varren Road): Residential Component - 40 feet MINIMUM;
Mixed-use Component - 25 feet MINIMUM

Front (Pontiac Trail): Residential Component - 40 feet MINIMUM;
Mixed-use Component - 25 feet MINIMUM

Side (south): 40 feet MINIMUM

Side (east): 40 feet MINIMUM

Rear (east): 30 feet MINIMUM

Lot lines interior to the PUD district: 20 feet MINIMUM

Building spacing (residential component): 20 feet MINIMUM

F. Height:

Residential component: 31 feet MAXIMUM

Mixed-use component: two stories, 43 feet MAXIMUM

G. Lot Size:

The minimum gross land area of the PUD zoning district is 25.56. The PUD may be divided into no more than four lots, in accordance with laws of the State of Michigan and consistent with the PUD district components of these regulations; provided, however, that no lot in the residential component shall be smaller than 43,000 square feet (lot area for the single-family detached dwelling unit) and easements shall be recorded providing for, but not limited to, shared access, parking and utilities, continuation of established architectural character, and integrated maintenance and landscaping.

H. Usable Floor Area in Percent of Lot Area:

Mixed-use component:

- a) 30 percent MINIMUM, in no fewer than 2 two-story buildings.
- b) 40 percent MAXIMUM.
- c) A MINIMUM of 35 percent and a MAXIMUM of 50 percent of the usable floor area in percent of lot area shall be multiple-family dwellings, the majority of which shall be on the second floor.

I. Usable Open Space:

1. Mixed-use component:

- a) MINIMUM usable open space shall be 30 percent of the gross land area of the mixed-use component of the PUD district.
- b) A plaza/central gathering area shall be located between the two commercial buildings. The plaza/central gathering area shall be surfaced with brick or concrete pavers or similar architecturally treated surface and be a minimum of 1,000 square feet. Landscaping shall be incorporated to screen the plaza from the townhouses in the residential component. The plaza also shall include at least one of the following components: benches, pavilion, gazebo or flower garden.

2. Residential component:

- a) MINIMUM usable open space shall be 59 percent of the gross land area of the residential component of the PUD district, unless the single-family detached dwelling unit area is divided as a separate lot, then the minimum open space for the remaining residential component shall be 57 percent.
- b) As part of the required usable open space, a minimum of three private recreation areas shall be provided for the residential development. The southwest corner of the site shall have a recreation area containing a minimum of 0.65 acres, with

sidewalk and bicycle parking. Each of the interior recreation areas shall be not less than 0.25 acres in size and total a minimum of 0.75 acres, with sidewalks and Class C bicycle hoops.

J. Density

Residential component (including single-family detached housing area): Minimum lot area per dwelling unit shall be no less than 5,000 square feet.

K. Off-Street Parking:

Vehicular: a) Mixed-use component: Retail and office uses: 1:250 square feet
MINIMUM
Multiple-family dwellings: 1 space/unit MINIMUM
1.5 spaces/unit MAXIMUM

b) Residential: 1.5 spaces/unit MINIMUM
2.5 spaces/unit MAXIMUM

Bicycle: a) Mixed-use component: Retail and office uses: 1:3,000 square feet
MINIMUM Class C
Multiple-family dwellings: 1:5 dwelling units MINIMUM Class A

b) Residential: 160 Class A bicycle parking spaces MINIMUM
18 in recreation areas Class C bicycle parking spaces
MINIMUM

L. Site Access:

Vehicular: Mixed-use component: Access to the site shall be provided by two driveways: a maximum of one on Pontiac Trail and one on Dhu Varren Road. A minimum of one driveway access shall be provided between the mixed-use and residential components.

Residential component: Access to the site shall be provided by two driveways to access the townhouse and multiple-family dwellings: one on Pontiac Trail and one on Dhu Varren Road. The existing single-family detached dwelling may maintain its driveway on Dhu Varren Road, until such time as more dwellings may be added to that portion of the site, at which time access will be re-evaluated.

Pedestrian: Minimum 5-foot wide sidewalks shall be provided throughout the site connecting the mixed-use to the residential components. Sidewalks shall be provided connecting the three recreation areas and constructed for future connections with adjacent properties.

The plaza central gathering area in the mixed-use component shall have a direct sidewalk connection to the residential component of the development. The sidewalks fronting the two buildings in the mixed-use component shall be a minimum of ten feet wide.

M. Architectural Design:

Detailed architectural drawings, colors and materials shall be submitted to the City Planning Commission for review and approval of the mixed-use component prior to the issuance of building permits. The criteria for approval of the design of the mixed-use component shall be:

1. Exterior materials and colors of the mixed-use component shall be in harmony with the design features of the residential component.
2. All building facades, including accessory structures, shall have peaked roofs as viewed from grade and architectural materials and details compatible with the residential component.
3. All commercial mechanical equipment shall be screened from view on all sides.
4. All sides of the buildings in the mixed-use component shall be architecturally finished facades.

N. Affordable Housing:

A total of 42 units of affordable housing shall be provided in the residential component in the following manner:

A minimum of 28 of the multiple-family dwelling units shall be offered for initial sale for owner occupants at a price affordable to families of four or more people with an income of up to 80 percent of median income for the Ann Arbor area, as defined by the United States Department of Housing and Urban Development (HUD) at the time of the sale. The 28 units shall be pre-marketed to these targeted incomes for no less than 60 days as units become available for reservation, but no less than two units per building. After this time period, the 28 units may be made available to the general public.

One unit in each eight-unit module of the multiple-family dwelling units, for a total of 14, shall be offered for initial sale to the City or its designee at a price affordable to families of three or more people with an income of up to 80 percent of median income, as defined by HUD at the time of the sale. These 14 two-bedroom units shall be offered for sale as the units become available for reservation, and further, shall be offered for sale without garages to maintain their affordability. Adequate surface parking shall be provided for these units. If purchased by the City or its designee, restrictions on resale of the units may be established to support the long-term affordability of the unit as long as these restrictions allow the homeowner all material equity from his/her investment in the unit and a material share of appreciation of the unit.

Attachment: Exhibit A

Prepared by Chris Cheng
lhf

Exhibit A

Exhibit B

Exhibit C

EXHIBIT A
Area Plan
 Northside Commons
 City of Ann Arbor, Michigan

Developer:
 Horick Development Corporation
 6300 Jackson
 Ann Arbor, Michigan 48103
 734.936.1550

Planner:
 Robert Leighton Associates, Inc.
 607 Arbor
 Ann Arbor, Michigan 48103
 734.936.9800

Engineer:
 MGS Engineering, Inc.
 14500 Washtenaw Drive
 Ann Arbor, Michigan 48108
 734.935.0200

