



City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION
301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

APPLICATION FOR CHANGES IN OR ADDITIONS TO THE ZONING CHAPTER

See www.a2gov.org/planning/petitions for submittal requirements.

TO: The Honorable Mayor and City Council
City of Ann Arbor
Ann Arbor, Michigan

We, the undersigned, respectfully petition the Honorable Council of the City of Ann Arbor to amend the Zoning Map as it relates to the property hereinafter described.

(Give or attach legal description and include location of property)

Legal description attached.

The petitioner(s) requesting the zoning/rezoning are:

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

Name: Mountainview Properties, Inc.

Address: 6735 Telegraph Road, Suite 110 Bloomfield Hills, MI 48301

Phone: (248) 594-1005

Interest: Developer/Sponsor

Also interested in the petition are:

(List others with legal or equitable interest)

Cranbrook Village Limited Partnership

The applicant requests that the Official City Zoning Map be amended to reclassify this property from
O (Office) to R4E to permit the following use(s): Dwelling, Multi-family

(state intended use)

Justification:

1. The extent to which the zoning/rezoning requested is necessary:

The proposed re-zoning would allow a higher density for much needed housing than the extremely limited current office zoning, and when viewed with the adjacent Whole Foods shopping center would create a walkable, bikeable community along an important Ann Arbor transit corridor.

Additional office and shopping center square footage is not needed in this immediate area.

2. This zoning/rezoning will affect the public welfare and property right of persons located in the vicinity in the following ways:

This re-zoning will facilitate the development of a parcel that has been an eye sore for the neighborhood and under the current zoning has remained vacant for over 20 years. More housing adjacent to the shopping center reduces vehicle trips and brings added support to the businesses located in the center.

3. This zoning/rezoning will be advantageous to the City of Ann Arbor in the following ways:

Ann Arbor-Saline Road is an important transit corridor and development of housing on this site furthers the City's goal of increasing the local housing supply while reducing commuting traffic. Additionally, the re-zoning will turn an underused vacant parcel into a higher producing real estate tax asset for the City.

4. This particular location will meet the convenience and service requirements of potential users or occupants in the following ways:

The re-development of this area will create a mixed-use environment locating residential, grocery, retail and service uses in close proximity. With easy access to Cranbrook Village shopping center and Woodland Plaza, residents will have daily essential needs close by with limited or no need for a car.

5. Any changed or changing conditions in any particular area, or in the municipality generally which may have bearing on the proposed zoning/rezoning are:

Many, perhaps a majority, of people who commute daily into Ann Arbor would rather be city residents, saving the time and expenditure of energy resources necessitated by commuting. The proposed development made possible by this re-zoning helps to meet that desire.

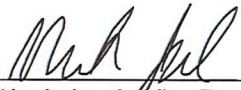
6. Other circumstances and factors which will further justify the requested zoning/rezoning are:

The remaining developable land in Ann Arbor should be put to more intensive use than was traditionally allowed if future population growth is to be accommodated with minimal impact on roads and traffic.

Attached is a scaled map of the property proposed for zoning/rezoning, showing the boundaries of the property, the boundaries of the existing zones, the boundaries of the proposed zones, and the public and/or private easements located within or adjacent to the property petitioned for zoning/rezoning.

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: April 15, 2024


Signature: 
Noah Jacob, Vice President of Mountainview Properties
6735 Telegraph Rd., Suite 110
Bloomfield Hills, MI 48301
(Print name and address of petitioner)

Signature: _____

(Print name and address of petitioner)

STATE OF MICHIGAN
COUNTY OF WASHTENAW

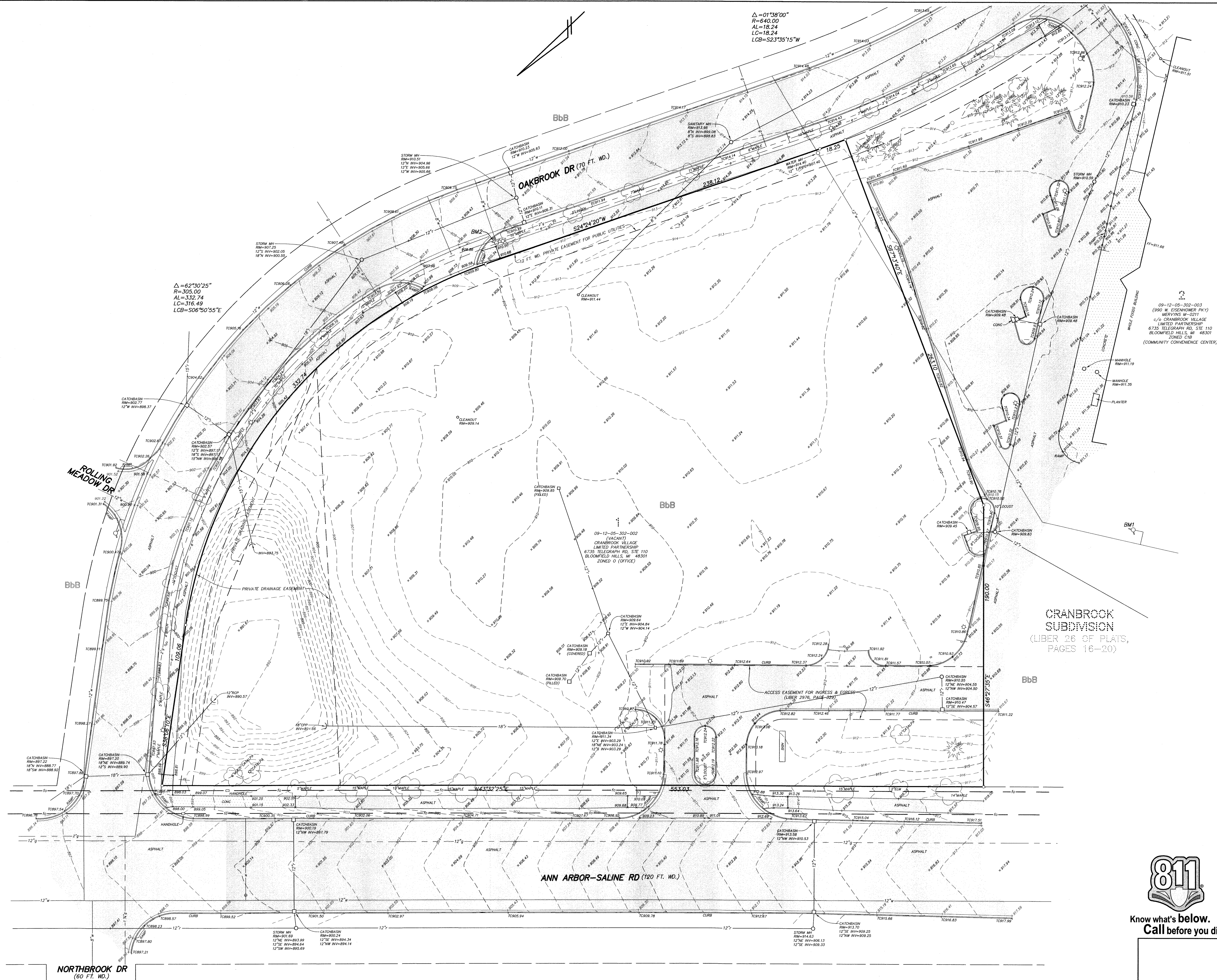
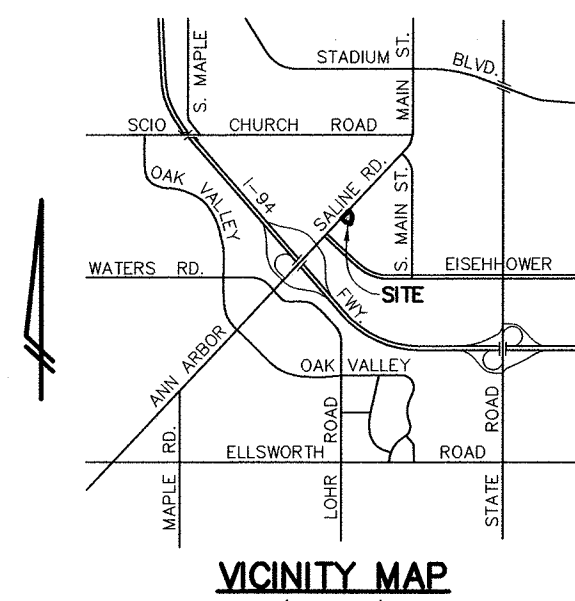
On this 15th day of April, 2024, before me personally appeared the above-named petitioner(s), who being duly sworn, say that they have read the foregoing petition by them signed, and know the contents thereof, and that the same is true of their knowledge, except as to the matter therein stated to be upon their information and belief, and as to those matters they believe it to be true.

Signature: 
Kristen Rondeau
(Print name of Notary Public)




My Commission Expires: 4-4-2028

KRISTEN RONDEAU Notary Public, State of Michigan County of Oakland My Commission Expires Apr. 04, 2028 Acting in the County of <u>Oakland</u>

THE OWNER SHALL NOT BE ALLOWED ANY OTHER PERSONS TO USE THE DRAWINGS SPECIFICATIONS ELECTRONIC DATA AND OTHER INSTRUMENTS OF SERVICE IN ANY MANNER FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THE PROJECT BY OTHERS SO LONG AS WASHTECH ENGINEERING COMPANY (WECO) IS NOT ADVISED TO BE IN DEFAULT UNDER THIS AGREEMENT. THE REUSE WITHOUT WECO'S PROFESSIONAL INVOLVEMENT WILL BE AT THE OWNER'S SOLE RISK AND WITHOUT LIABILITY TO WECO. THE OWNER SHALL NOTIFY AND FURNISH WASHTECH WECO'S CONSULTANTS AND AGENTS AND EMPLOYEES OF ANY OF THEM FROM WHOM THEY MAY OBTAIN ANY INFORMATION FROM THE DRAWINGS SPECIFICATIONS ELECTRONIC DATA OR OTHER INSTRUMENTS OF SERVICE. UNAUTHORIZED REUSE OF DRAWINGS SPECIFICATIONS ELECTRONIC DATA OR OTHER INSTRUMENTS OF SERVICE ARISING OUT OF THIS AGREEMENT SHALL BE CONSIDERED A BREACH OF THIS AGREEMENT.



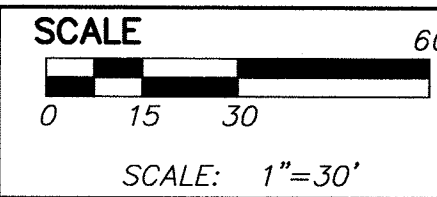
WASHTENAW COUNTY SOIL
SURVEY CLASSIFICATION
Bbb - BLOUNT LOAM, 2 TO 6 PERCENT SLOPES
• • • • • - SOILS BOUNDARY
SOILS ARE BASED ON USDA SOIL SURVEY
OF WASHTENAW COUNTY.

LEGEND		TC = TOP OF CURB	— — — — — = GRAVEL	r = EXISTING STORM
☆	= LIGHT POLE	TW = TOP OF WALL	- - - - - = FENCE	s = EXISTING SANITARY
○	= UTILITY POLE	○ = MANHOLE	 = CONCRETE	w = EXISTING WATER
⊗	= GUY ANCHOR	□ = CATCHBASIN	 = GAS	e = EXISTING ELECTRIC
⊕	= HYDRANT	□ = END SECTION	 = ASPHALT	t = EXISTING TELEPHONE
⊙	= SPOT ELEV.			
⊙	= POST			
⊙	= GATE VALVE			
⊙	= SIGN			

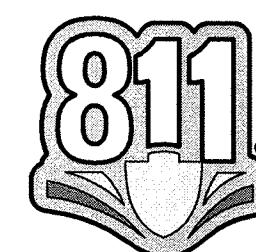
BENCHMARK BM1=STEAMER VALVE ON HYDRANT 66'± NWLY OF WHOLE FOODS BUILDING, ELEV=912.67. (NAVD88)

BM2=TOP NUT ON HYDRANT SOUTH OF FIRST ENTRANCE OFF OF OAKBROOK DR FROM ANN ARBOR-SALINE RD, ELEV=912.88. (NAVD88)

REVISIONS =



PREPARED BY _____



Know what's **below**.
Call before you dig

CLIENT

SHEET

PROJECT

SECTION 5 TOWN 3 SOUTH RANGE 6 EAST

CITY OF ANN ARBOR

DATE 8-17-23	JOB NO. 33047
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SHEET	2	DWG NO. 33047
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**ALTA/NSPS LAND
TITLE SURVEY**

09-12-05-302-002

UNIT 1
CRANBROOK SUBDIVISION

AGENT
FTA CRANBROOK
6735 TELEGRAPH RD
STE 110
BLOOMFIELD HILLS, MI 48301

WASHTENAW
ENGINEERING

CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

3526 W. LIBERTY RD.
SUITE 400
ANN ARBOR, MI 48103
TEL. 734-761-6800