



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)*

See Attached. 1310 Wisteria Drive

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.):*

Botanical Garden Associates, LLC, -300 Eagle Pond Circle

Walled Lake, MI 48390

Also interested in the petition are *(List others with legal or equitable interest:)*

None

The applicant requests that the Official City Zoning Map be amended to reclassify this property from **R4A/R4C to TC1 with conditions** to permit the following use(s) *(state intended use):*

Justification:

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

The City has identified two key deficiencies in its current housing situation 1) the lack of sufficient student housing to keep up with the regular increase in student population at the University of Michigan and 2) the lack of convenient and attainable housing for working residents. Students searching for housing options fill the residential areas in close proximity to campus, driving up costs and displacing workforce housing opportunities. This rezoning is necessary to allow for higher density residential development which would be allowed by the TC1 zoning classification over what was previously developed under the, now antiquated, zoning model embodied in R4A/C zoning regulations. This proposal would replace 33 existing units with 352 new, modern, and energy efficient units. The City is largely developed. Current housing strategy is to focus on infill or redevelopment of properties within close proximity of downtown and the UM Campus through greater efficiency of land use. This project addresses both needs and comports with new directives and approaches.

The existing structures will be removed and the property redeveloped into a new, modern, energy-efficient Mid-rise residential development with extensive on-site amenities. The project is ideally situated near the downtown district and in close proximity to the U of M Central and Athletic Campuses, including the Law School and Business School, and athletic fields & facilities. It is intended to cater to both students and working residents. It is within walking distance to the concentrated retail and other businesses downtown and the most densely concentrated areas of the Michigan campus. The project is bounded by two major downtown streets and transit corridors.

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

As explained above, the project will provide desperately needed additional student and workforce housing in an ideal location consistent with City planning objectives. The proposed conditions of the rezoning provide for a generous buffer in height and stature from neighboring single-family residential areas that is more transitional than the published requirements for the TC1 zoning district. This project will include extensive on-site recreational amenities to promote healthy living and housing that meets the City's modern sustainability objectives. By attracting students from nearby lower density housing, the project could stimulate the renovation and improvement of older housing stock suitable for longer term residents and home ownership. With access onto 2 streets and the

opportunities for public transportation at this location, traffic impacts will be minimal as compared to the number of new housing units provided in the project.

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

Ann Arbor is seeking opportunities to solve the housing crisis that is currently affecting the City. The TC1 zoning will allow the property to be redeveloped with a higher density in a more efficient manner while being able to take advantage of the multiple mass transit opportunities located on both major streets adjacent to the project. As described above, the project will in part replace aging, energy inefficient structures, with additional modern housing with significantly less ongoing environmental impact. Its proximity to the central downtown retail core will provide more customers to sustain retail business in a challenging environment for brick and mortar retail establishments.

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

As previously stated, the location is ideally situated for convenient walking and biking access to the downtown retail and business core and to U of M campus including all of the key sports facilities at U of M. Most of the potential residents can participate in daily living, working, and recreational activities without the necessity of individual vehicular traffic. The project will have significant amenities and convenient and accessible bike storage. The property is ideally situated to be served by mass transit, bikeways and access to arterial roadway connections in the city.

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:

The area in which the project is situated is undergoing transformative changes in planning and physical conditions, including the proposed Arbor South project nearby and the Southtown project to the west. Both projects are consistent with the Woodbury project in their goals to redevelop existing lower density properties into new, efficient, higher density living.

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

This is a conditional rezoning. Certain conditions voluntarily offered by the owner of the land, including an agreement between the City and the developer, may become a condition of the rezoning of property. The conditions run with the land. In order to further justify and support the rezoning and bind the property to the limitations and commitments we are making, the developer is prepared to offer conditions as part of this rezoning request regarding limitations on the height of the buildings, commitments regarding environmental sustainability, including the use of rooftop solar panels and all electric appliances and heating and cooling equipment.

LEGAL DESCRIPTION

FIRST AMERICAN TITLE INSURANCE COMPANY

Commitment No.: 739772

DATE: JULY 14, 2016

Land in the City of Ann Arbor, Washtenaw County, Michigan, described as follows:

Commencing at the Northwest corner of Lot 20 of FRISINGER INDUSTRIAL SUBDIVISION, according to the Plat thereof recorded in Liber 15 of Plats, pages 25 and 26, Washtenaw County Records; thence along the North line of said Subdivision North 87 degrees 55 minutes 00 seconds East 7.64 feet for PLACE OF BEGINNING; thence along the Northeasterly line of South Industrial Highway, North 25 degrees 41 minutes 00 seconds West 806.91 feet; thence continuing along said Northeasterly line 97.07 feet along the arc of a circular curve to the right, radius 456.26 feet, chord North 19 degrees 35 minutes 20 seconds West 96.88 feet; thence North 88 degrees 01 minutes 00 seconds East 262.38 feet; thence North 01 degree 06 minutes 00 seconds West 955.47 feet (Recorded as 960.78 feet) to the South line of Stadium Boulevard (90 feet wide); thence Easterly along the South line of Stadium Boulevard 169.97 feet along the arc of a nontangential circular curve to the left, radius 1,681.65 feet, chord South 71 degrees 28 minutes 33 seconds East 169.89 feet to the East line of Woodbury Drive (60 feet wide); thence South 1 degree 06 minutes 00 seconds East 40.11 feet (Recorded as 44.67 feet) along the East line of Woodbury Drive; thence continuing along said East line 160.89 feet along the arc of a circular curve to the left, radius 670.35 feet, chord South 5 degrees 46 minutes 32 seconds West 160.50 feet; thence continuing along said East line South 1 degree 06 minutes 00 seconds East 216.56 feet; thence continuing along said East line 124.44 feet along the arc of a circular curve to the left, radius 399.72 feet, chord South 10 degrees 01 minutes 07 seconds East 123.94 feet; thence North 87 degrees 52 minutes 00 seconds East 299.83 feet; thence North 87 degrees 54 minutes 00 seconds East 1,055.21 feet along the South line of FRISINGER LAND COMPANY'S SECOND SUBDIVISION, according to the Plat thereof recorded in Liber 9 of Plats, page 37, Washtenaw County Records; thence South 2 degrees 47 minutes 00 seconds East 661.39 feet along the West line of SOUTH PARK SUBDIVISION, according to the Plat thereof recorded in Liber 2 of Plats, page 36, Washtenaw County Records; thence South 2 degrees 47 minutes 00 seconds East 178.84 feet; thence South 87 degrees 57 minutes 00 seconds West 294.39 feet; thence Northwesterly 89.78 feet along the arc of a circular curve to the right, radius 120.0 feet, chord North 70 degrees 37 minutes 00 seconds West 87.70 feet; thence North 49 degrees 11 minutes 00 seconds West 80.64 feet; thence Southwesterly 52.04 feet along the arc of a nontangential circular curve to the right, radius 85.94 feet, chord South 58 degrees 13 minutes 44 seconds West 51.25 feet; thence South 1 degree 28 minutes 40 seconds East 410.94 feet along the West line and its extension of PACKARD HOME SITES, a Subdivision, according to the Plat thereof recorded in Liber 4 of Plats, page 34, Washtenaw County Records; thence South 87 degrees 55 minutes 00 seconds West 957.83 feet along the North line of FRISINGER INDUSTRIAL SUBDIVISION, according to the plat thereof recorded in Liber 15 of Plats, pages 25 and 26, Washtenaw County Records, to the PLACE OF BEGINNING, being a part of Section 33, Town 2 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan, and part of Section 4, Town 3 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan. EXCEPTING THERE FROM that part deeded for road purposes to the City of Ann Arbor as disclosed by Quit Claim Deed recorded in Liber 1301, Page 358, Washtenaw County Records.

Containing 1,798,702 square feet or 41.292 acres of land, more or less.

Tax Item No.: 09-09-33-313-031, Tax Item No.: 09-09-33-313-032,
Tax Item No.: 09-09-33-313-033, Tax Item No.: 09-09-33-313-034,
Tax Item No.: 09-09-33-313-035, Tax Item No.: 09-12-04-201-040,
Tax Item No.: 09-12-04-201-041.