

ORDINANCE NO. ORD-15-19

First Reading: August 17, 2015  
Public Hearing: September 21, 2015

Approved:  
Published:  
Effective:

WHITE/STATE/HENRY PUD ZONING  
(701 HENRY STREET)

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:

LOTS 5 & 6 N 7.48 FT LOT 7 ALL LOTS 14 15 16 & N 7.48 FT LOT 17  
ALSO E 1/2 VACATED ALLEY ADJ LOT 14 ON W & ALL OF VACATED  
ALLEY BET LOTS 5,6,15,16, & N 7.84 FT OF LOTS 7 & 17 BLK 3  
HAMILTON ROSE & SHEEHAN ADDN

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

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

## White/State/Henry PUD Supplemental Regulations

### Section 1: Purpose

It is the purpose of the City Council in adopting these regulations to provide for the orderly and efficient development of an affordable housing development on this site. These regulations promote that by specifying the range of permitted principal and accessory uses.

### Section 2: Applicability

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

LOTS 5 & 6 N 7.48 FT LOT 7 ALL LOTS 14 15 16 & N 7.48 FT LOT 17  
ALSO E 1/2 VACATED ALLEY ADJ LOT 14 ON W & ALL OF VACATED  
ALLEY BET LOTS 5,6,15,16, & N 7.84 FT OF LOTS 7 & 17 BLK 3  
HAMILTON ROSE & SHEEHAN ADDN, in the City of Ann Arbor,  
Washtenaw County, Michigan.

Further, the provisions of these regulations shall be adopted and incorporated into the White/State/Henry PUD (Planned Unit Development) District. These regulations, however, are intended to supplement only those provisions in the 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 the City Code.

### Section 3: Findings

During the public hearings on the Planned Unit Development, the Planning Commission and City Council determined that:

- (A) It is desirable to develop the property described above for an affordable housing complex and community center use that can only be achieved under the PUD Zoning.
- (B) The development and availability of 32 units of affordable housing for lower income households in the City of Ann Arbor will expand the supply of affordable housing and will have a beneficial effect for the City of Ann Arbor.
- (C) The property described above meets the standards for approval as a Planned Unit Development, and the regulations contained herein constitute neither the granting of special privilege nor deprivation of property rights.

## Section 4: PUD Regulations

(A) Permitted principal uses shall be:

Affordable Housing Units: A maximum of 35 residential dwelling units, and a minimum of 30 residential dwelling units shall be permitted. All residential dwelling units on site shall be affordable to lower income households, as defined in Chapter 55 of Ann Arbor City Code, at 60% or below of the Area Median Income (AMI), as determined by the United States Department of Housing and Urban Development. Affordable housing units shall be made available for lease or sale to eligible lower income households consistent with City ordinances, policies and regulations regarding affordable housing, and under terms reasonably acceptable to the City.

Community Center: General gathering area and office space related to the leasing and maintenance of the rental units occupying no more than a maximum of 4,000 square feet of floor area on the ground floor is permitted.

(B) Permitted accessory uses shall be:

Those accessory uses permitted in the R4C Multiple Family Dwelling District

(C) Setback Requirements:

Front (east) – 20 feet minimum

Front (west) – 20 feet minimum

Front (south) – 10 feet minimum

Rear (north) – 30 feet minimum

Side (north) - 30 feet minimum

(D) Height: 35 feet, 3 stories maximum

(E) Lot Size: 0.85 acre minimum

(F) Usable Open Space:

Minimum: 45% Open Space

(G) Parking – Off-street parking shall be provided as follows:

A minimum of 14 parking spaces

A minimum of 7 Class A bicycle spaces

(H) Landscaping, Screening and Buffers:

Landmark tree replacements are to be native species. The conflicting land use

buffer running along the north property line shall be a minimum of 5.5 feet wide. All exterior trash enclosures and utility meter locations shall be screened either via decorative fencing or vegetation.

(I) Site Access:

One access drive shall be provided for the residential and community center buildings with two-way ingress/egress provided off White Street and one-way egress off South State Street.

(J) Architectural Design:

General: Principal exterior materials of the building facades shall be brick, panelized exterior cladding materials plus accent materials. Acceptable materials shall include: fiber cement siding, split face block concrete masonry units (CMU), Burnished Block CMU, metal or vinyl siding and composite trim.

Details: All building façades shall be detailed to provide architectural relief, accent materials, fenestration, and balconies. All architectural design, materials, and colors are to be visually compatible with the surrounding neighborhood. All decks and patios shall have a minimum square footage of 50 square feet with a depth no less than five feet. Each dwelling unit shall have a porch or balcony.

(K) Entrances:

Public entrances to buildings shall be provided in no fewer locations than the following:

Primary pedestrian entrance(s) to the ground floor residential units shall be provided from the stoops along White Street, Henry Street and South State Street. At least two sidewalk entrances to the residential units shall be accessible from South State Street and White Street.

(L) Phasing:

The PUD shall be constructed in one phase.