

ANN ARBOR CITY APPROVAL NOTICE

ORDINANCE NO. ORD-26-21

315 WEST HURON PUD ZONING
(301, 311, 315, 317, 319 WEST HURON STREET
AND 102, 106 SOUTH FIRST 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 5.10.2 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:

The Land is described as follows: Situated in the City of Ann Arbor, County of Washtenaw, State of Michigan

Parcel II

Beginning at the Northeast corner of Lot 1, Block 1, Assessor's Plat No. 3 in the City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 2 of Plats, Page 39, Washtenaw County Records; thence South along the West line of First Street, 54.28 feet; thence Westerly deflecting 90°15' to the right, 85.47 feet; thence Southerly deflecting 90°15' to the left, 78.49 feet; thence Westerly deflecting 90°15' to the right, 46.53 feet; thence Southerly deflecting 90°15' to the left, 132.67 feet to the North line of Washington Street; thence Westerly along said North line, deflecting 90°15' to the right, 46.0 feet; thence Northwesterly deflecting 75°19' to the right, 127.55 feet; thence Easterly deflecting 103°47' to the right, 9.0 feet; thence Northerly deflecting 87°58' to the left, 141.94 feet to the South line of Huron Street; thence along said South line, Easterly deflecting 89°07' to the right, 198.33 feet to the place of beginning, being Lot 6 and part of Lots 1 and 7, Block 1, Assessor's Plat No. 3, in the City of Ann Arbor, Washtenaw County, Michigan, excepting therefrom the following described land; Beginning at the Northeast corner of Lot 1, Block 1, Assessor's Plat No. 3 in the City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 2 of Plats, Page 39, Washtenaw County Records; thence Southerly along the West line of First Street, 54.28 feet; thence Westerly deflecting 90°15' to the right, 100.10 feet along the South line of Lot 1 of said Plat and its Westerly extension; thence Northerly deflecting 89°45' to the right, 54.28 feet along a line between two contiguous brick walls; thence Easterly deflecting 90°15' to the right, 100.10 feet

along the South line of Huron Street to the Place of Beginning, being Lot 1 and part of Lot 7, Block 1, Assessor's Plat No. 3 in the City of Ann Arbor, Washtenaw County, Michigan.

Parcel III

Lot 2 and the South 2 inches of Lot 1, Block 1, Assessor's Plat No. 3 in the City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 2 of Plats, Page 39, Washtenaw County Records.

Parcel IV

Lot 8 and the West 2.8 feet of Lot 7, Block 1, Assessor's Plat No. 3 in the City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 2 of Plats, Page 39, Washtenaw County Records.

AND ALSO, Beginning at the Northeast corner of Lot 1, Block 1 Assessor's Plat #3, City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 2 of Plats, Page 39, Washtenaw County Records; thence Southerly along the West line of First Street, 54.28 feet; thence Westerly deflecting 90°15' to the right 100.10 feet along the South line of Lot 1 of said Plat and its Westerly extension; thence northerly deflecting 89°45' to the right 54.28 feet along a line between two contiguous brick walls; thence Easterly deflecting 90°15' to the right 100.10 feet along the South line of Huron Street to the Place of Beginning, being Lot 1 and part of Lot 7 of Assessor's Plat No. 3, City of Ann Arbor, Michigan.

In the City of Ann Arbor, Washtenaw County, Michigan as PUD (Planned Unit Development District) in accordance with the attached 315 W. Huron Supplemental Regulations, which are hereby adopted and incorporated in this ordinance.

Parcel ID 09-09-29-213-016: 5,422 SF, 0.12 acres (+/-)

Parcel ID 09-09-29-213-017: 31,370 SF, 0.72 acres (+/-)

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

As Amended at First Reading by Ann Arbor City Council on July 6, 2026.

I hereby certify that the foregoing ordinance was adopted by the Council of the City of Ann Arbor, Michigan, at its regular session of August 6, 2026.

Jacqueline Beaudry, Ann Arbor City Clerk
Christopher Taylor, Ann Arbor Mayor

The 315 West Huron PUD Supplemental Regulations are on file at the City Clerk's Office and available online at a2gov.legistar.com

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