

ORDINANCE NO. ORD-25-04

First Reading:	February 18, 2025	Approved:	March 17, 2025
Public Hearing:	March 17, 2025	Published:	March 27, 2025
		Effective:	April 6, 2025

1146 SOUTH MAPLE ROAD 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 5.10.2 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:

(PER TITLE COMMITMENT)

COMMENCING AT THE NORTHEAST CORNER OF SECTION 36, SCIO TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE SOUTH 01 DEGREES 19 MINUTES EAST 954.44 FEET IN THE LAST LINE OF SECTION FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH 1 DEGREES 19 MINUTES EAST 155.00 FEET; THENCE SOUTH 88 DEGREES 09 MINUTES WEST 320.00 FEET; THENCE NORTH 4 DEGREES 27 MINUTES WEST 155.23 FEET; THENCE NORTH 88 DEGREES 09 MINUTES EAST 328.50 FEET TO THE PLACE OF BEGINNING, BEING PART OF THE EAST 1/2 OF NORTHEAST 1/4, SECTION 36, TOWN 2 SOUTH, RANGE 5 EAST, WASHTENAW COUNTY, MICHIGAN.

Parcel ID [Newly-Annexed Parcel Number Not Yet Assigned]: 50,247 SF, 1.15 acres (+/-)

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

**CERTIFICATION**

I hereby certify that the foregoing ordinance was adopted by the Council of the City of Ann Arbor, Michigan, at its regular session of March 17, 2025.

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
Jacqueline Beaudry, Ann Arbor City Clerk

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Christopher Taylor, Mayor of the City of Ann Arbor

I hereby certify that the foregoing ordinance received legal publication in the Washtenaw County Legal News on March 27, 2025.

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Jacqueline Beaudry, Ann Arbor City Clerk

# 1146 SOUTH MAPLE ROAD PUD SUPPLEMENTAL REGULATIONS

City of Ann Arbor, Michigan

## **Section 1: Purpose**

It is the purpose of the City Council in adopting these regulations to provide for the development of the Property (defined below) with a multiple-family residential use in an efficient and sustainable manner to further the overarching goals of the City to encourage more dense development with a particular emphasis on more housing overall and a wider range of housing types, and more sustainable developments, living arrangements that enable less or no reliance on personal vehicles, and reduced vehicle miles traveled.

These regulations seek to promote development of underutilized parcels with permanent affordable housing near centers of employment, education, and recreation. Furthermore, these regulations provide for the Property to be used in a manner that is compatible with the surrounding uses and properties, and will arrange the Property in an innovative and efficient manner that advances the City's land use plans and policies, and which revitalizes the neighborhood and the City as a whole.

## **Section 2: Applicability**

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

(PER TITLE COMMITMENT)

COMMENCING AT THE NORTHEAST CORNER OF SECTION 36, SCIO TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE SOUTH 01 DEGREES 19 MINUTES EAST 954.44 FEET IN THE LAST LINE OF SECTION FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH 1 DEGREES 19 MINUTES EAST 155.00 FEET; THENCE SOUTH 88 DEGREES 09 MINUTES WEST 320.00 FEET; THENCE NORTH 4 DEGREES 27 MINUTES WEST 155.23 FEET; THENCE NORTH 88 DEGREES 09 MINUTES EAST 328.50 FEET TO THE PLACE OF BEGINNING, BEING PART OF THE EAST 1/2 OF NORTHEAST 1/4, SECTION 36, TOWN 2 SOUTH, RANGE 5 EAST, WASHTENAW COUNTY, MICHIGAN.

Parcel ID [Newly-Annexed Parcel Number Not Yet Assigned]: 50,247 SF, 1.15 acres (+/-)

Further, the provisions of these regulations shall be adopted and incorporated into the 1146 South Maple Road Planned Unit Development (PUD) zoning district. These regulations 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 this PUD, the Planning Commission and City Council determined that:

**A. Affordable Housing**

To address the City's desire to increase affordable housing options available within the City, more than the standard requirement for affordable housing is proposed.

**B. Sustainability Features**

To address the City's desire to increase housing sustainability by obtaining National Green Building Standards (NGBS) Certification, or comparable green standard.

**Section 4: PUD Regulations**

**The PUD shall meet the standards and regulations of the R4E Zoning District provided in the UDC unless specifically provided in these Supplemental Regulations.**

The standards and regulations provided below shall regulate development in the 1146 South Maple Road PUD district using the terms, definitions, interpretations, and applicability set forth in Chapter 55, Unified Development Code. All standards and regulations provided in the UDC shall also apply unless specifically provided in these Supplemental Regulations.

**(A) Principal Uses.** The permitted Principal and Special Exception Uses shall be those provided for in the R4E Zoning District as provided in Table 5.15-1: Primary Use Table of Section 5.15 of the Unified Development Code.

**(B) Required Affordable Housing**

1. A minimum of 39 designated affordable residential units shall be provided on site. The units shall be Affordable Dwelling Units as defined by the Unified Development Code.
2. Verification of ongoing compliance with Affordable Housing requirements shall be required and verified by the City of Ann Arbor or its designee on a frequency established by the City.

**(C) Area, Height and Placement Standards**

1. **District Area.** The PUD zoning district shall be 50,247 square feet.
2. **Setbacks, Building Spacing, and Height**

All applicable area, height and placement regulations of the R4E zoning district shall apply with the following exceptions:

**Side Setbacks** - A minimum side setback of 10 feet shall be required.

**(D) Landscaping, Screening, and Buffering**

1. **Public Park and Residential Zoning District Buffers** - A minimum six-foot buffer shall be provided. Trees and other plantings in the buffer shall be maintained.
2. **Trees in the Public Right-of-Way** - Street trees shall be planted on the subject parcel along the right-of-way line of the property.