

ORDINANCE NO. ORD-23-30

First Reading:	November 6, 2023	Approved:
Public Hearing:	December 4, 2023	Published:
		Effective:

LOCKWOOD OF ANN ARBOR PUD ZONING REVISION
(2195 East Ellsworth Road)

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:

Commencing at the Southwest corner of Section 10, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan; thence North 87 degrees 54'25" East 832.65 feet (measured North 87 degrees 54'25" East 832.26 feet) along the South line of said Section and the centerline of Ellsworth Road for a Place of Beginning; thence North 0 degrees 53'05" West 687.12 feet; thence North 87 degrees 47' East 502.23 feet (measured as North 87 degrees 47'00" East 502.50 feet); thence South 0 degrees 43'20" East 688.25 feet (measured a South 00 degrees 44'00" East 688.25 feet) along the N & S 1/4 line of the southwest 1/4 of said section (as monumented) and the boundary line of Arbor Oaks Subdivision No. 1 as recorded in Liber 19 of Plats, Page 67 through 71, Washtenaw County Records; thence South 87 degrees 54'25" West 500.25 feet (measured as South 87 degrees 54'25" West 500.66 feet) along the South line of said Section and the centerline of Ellsworth Road to the Place of Beginning. Being a part of the SW 1/4 of Section 10, T3S, R6E.

in the City of Ann Arbor, Washtenaw County, Michigan as PUD (Planned Unit Development District) in accordance with the attached Lockwood of Ann Arbor PUD Supplemental Regulations, which are hereby adopted [as amended](#) and incorporated into the Lockwood of Ann Arbor PUD zoning ordinance.

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

04/18/2023

Lockwood of Ann Arbor Supplemental Regulations

Section 1: Purpose

It is the purpose of the City Council in adopting these regulations to provide for the coordinated and unified development of this property in harmonious integration with the surrounding neighborhood and providing for innovation in land use, layout, and design.

These regulations seek to promote development arranged in an innovative and efficient manner that advances the City's land use plans and policies, and revitalizes and provides service to the neighborhood and the City as a whole.

Section 2: Applicability

The provisions of these regulations shall apply to the property described as follows ("Property"):

Commencing at the Southwest corner of Section 10, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan; thence North 87 degrees 54'25" East 832.65 feet (measured North 87 degrees 54'25" East 832.26 feet) along the South line of said Section and the centerline of Ellsworth Road for a Place of Beginning; thence North 0 degrees 53'05" West 687.12 feet; thence North 87 degrees 47' East 502.23 feet (measured as North 87 degrees 47'00" East 502.50 feet); thence South 0 degrees 43'20" East 688.25 feet (measured a South 00 degrees 44'00" East 688.25 feet) along the N & S 1/4 line of the southwest 1/4 of said section (as monumented) and the boundary line of Arbor Oaks Subdivision No. 1 as recorded in Liber 19 of Plats, Page 67 through 71, Washtenaw County Records; thence South 87 degrees 54'25" West 500.25 feet (measured as South 87 degrees 54'25" West 500.66 feet) along the South line of said Section and the centerline of Ellsworth Road to the Place of Beginning. Being a part of the SW 1/4 of Section 10, T3S, R6E Pittsfield Township (now City of Ann Arbor). Washtenaw County, Michigan.

Further, the provisions of these regulations shall be adopted and incorporated into Lockwood of Ann Arbor Planned Unit Development Zoning District. These regulations, however, are intended to supplement only those provisions in the City Codes 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 Codes.

Section 3: Findings

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

- (A) It is desirable to develop the property described above for a 154 unit three-story independent senior living facility
- (B) The surrounding neighborhood contains existing multi-family developments to the west & east, a public school to the north and abuts Ellsworth Road to the south.
- (C) It is in the best interest of the City of Ann Arbor that the developer reduce impervious surface and provide high quality independent senior living facility with designated

affordable housing units, increased open space, natural features management and dark sky compliant light fixtures. The project will have a beneficial effect on, and will not adversely affect, the surrounding properties or the City, in terms of public health, safety, or welfare.

(D) The PUD zoning district provides:

- Senior independent housing with a minimum of 65 affordable housing units designated for households with income no higher than 60% of the Area Median Income;
- Economical land use by reducing the need for unnecessary impervious surface by reducing the parking provided and increasing useable openspace;
- Increased required open space and setbacks adjacent to the residential neighborhood than existing zoning (R1C) regulations.
- Natural Features Management Plan for the northern open space that includes active removal and control of invasive species and planting of native species that encourage a healthy natural area.
- All exterior lighting will be Dark Sky compliant.

(E) The parcel described above meets the standards for approval as a Planned Unit Development, and the regulations contained herein do not constitute the granting of special privilege nor deprivation of property rights.

Section 4: PUD Regulations

(A) Permitted Principal Uses of the development as depicted in the attached Site Plan shall be Senior Multiple-Family Residential.

(B) Permitted Accessory Uses shall be:

1. Shuttle transportation for residents only.
2. Food preparation for residents only.
3. Personal salon services for residents only.
4. Medical Clinic for residents only.
5. Chapel Room for residents only.
6. Fitness Room for residents only.

(C) Setbacks:

North (Rear): 197 feet MIN

East (Side): 1440 feet MIN

South (Front): 648 feet MIN

West (Side): 62 feet

(D) Height: Maximum of three-stories, not to exceed 45 feet, as measured to the midpoint of the proposed roof.

- (E) Required Open Space: 61% Minimum
- (F) Lighting: All exterior lighting must be Dark Sky compliant.
- (G) Lot Size: 344,995.2 square feet (7.92 acres).
- (H) Floor Area: Maximum 170,000 square feet.
- (I) Parking: One vehicle space per unit as well as 16 Class A and 16 Class C bicycle parking spaces. Parking shall include installation of electric vehicle charging stations for four vehicles and underground conduit for future installation of charging stations for six electric vehicle(s).
- (J) Site Access: Two curb cuts shall be permitted on East Ellsworth Road.
- (K) Architectural Design:
 - 1. Exterior Materials -- Principle building materials shall be brick, stone, fiber cement trim boards and panels, vinyl siding with cellular PVC bands, asphalt shingles and glass as shown on the approved site plan. Panel brick and EIFS are not permitted.
- (L) Screening: All mechanical units and solid waste shall be screened from view from adjacent properties.
- (M) Additional Regulations: Unless specifically noted in these regulations, all other applicable development codes in Chapter 55 shall apply.
- (O) Affordable Housing for Lower Income Households:

Provisions to assure the affordability and availability of such housing shall be as follows:

At all times, a minimum of 65 units shall not exceed the housing expense limit for lower income households. Affordable Housing shall be provided compliant with the Ann Arbor Primary Metropolitan Statistical Area (PMSA) Housing Expense Limits, which is produced annually by the U.S. Department of Housing and Urban Development, for households at or below 60% of Area Median Income.
- (P) Sign Regulations:

Any proposed signage shall be subject to the current regulations applicable for properties zoned and used for multiple family residential purposes.

Prepared by Matt Kowalski