

First Reading : June 5, 2000
Public Hearing: June 19, 2000

Approved: June 19, 2000
Published: June 25, 2000
Effective : July 5, 2000

PLYMOUTH ROAD COMMERCIAL REZONING

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:

Commencing at the NE corner of Section 21, T2S, R6E, Ann Arbor Township, Washtenaw County, Michigan; thence Southerly along the East line of said Section 2 and West line of Uplands Subdivision as recorded in Liber 5 of Plats, page 41 of Washtenaw County Records, to the Northeast corner of Osage Hill Subdivision as recorded in Liber 8 of Plats, page 49 of Washtenaw County Records, for a PLACE OF BEGINNING; thence continuing Southerly along said East line, said West line and the East line of said Osage Hill Subdivision 21.4 feet to the Northwest corner of Lot 20 of Uplands subdivision; thence Easterly along the North line of said lot 158.32 feet; thence Southerly parallel to Upland Drive 133 feet; thence Westerly along the South line of said lot 158.16 feet; thence Southerly along the East line of said Section, West line of Uplands Subdivision and East line of Osage Hill Subdivision to the Northeast corner of Lot 16 of said Osage Hill Subdivision; thence Southwesterly along the Northwest line of said Lot 16 and its range to the centerline of Osage Drive; thence southerly and Southwesterly along the centerline of said drive to the Northeast line of Plymouth Road; thence Northwesterly along the said Northeast line and the Southwest line of said Osage Hill Subdivision to the West corner of Lot 2 of said Osage Hill Subdivision; thence Northeasterly along the Northwest line of said Lot 2 to the Northwest corner of said lot; thence Easterly along the North line of said Osage Hill Subdivision to the Place of Beginning, being part of said Osage Hill Subdivision and part of said Lot 20 of Uplands Subdivision, containing 3.77 acres of land, more or less,

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

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

**PLYMOUTH ROAD COMMERCIAL
PLANNED UNIT DEVELOPMENT SUPPLEMENTAL REGULATIONS**

Section 1: Purpose

It is the purpose of the City Council in adopting these regulations to provide for the provision of convenient neighborhood services as part of a unified development, both within the zoning district and in harmony with the adjacent shopping center. These regulations seek to promote development that will enhance the general neighborhood which it serves and that will limit the intensity of impact on the roadways.

Section 2: Applicability.

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

Commencing at the NE corner of Section 21, T2S, R6E, Ann Arbor Township, Washtenaw County, Michigan; thence Southerly along the East line of said Section 2 and West line of Uplands Subdivision as recorded in Liber 5 of Plats, page 41 of Washtenaw County Records, to the Northeast corner of Osage Hill Subdivision as recorded in Liber 8 of Plats, page 49 of Washtenaw County Records, for a PLACE OF BEGINNING; thence continuing Southerly along said East line, said West line and the East line of said Osage Hill Subdivision 21.4 feet to the Northwest corner of Lot 20 of Uplands subdivision; thence Easterly along the North line of said lot 158.32 feet; thence Southerly parallel to Upland Drive 133 feet; thence Westerly along the South line of said lot 158.16 feet; thence Southerly along the East line of said Section, West line of Uplands Subdivision and East line of Osage Hill Subdivision to the Northeast corner of Lot 16 of said Osage Hill Subdivision; thence Southwesterly along the Northwest line of said Lot 16 and its range to the centerline of Osage Drive; thence southerly and Southwesterly along the centerline of said drive to the Northeast line of Plymouth Road; thence Northwesterly along the said Northeast line and the Southwest line of said Osage Hill Subdivision to the West corner of Lot 2 of said Osage Hill Subdivision; thence Northeasterly along the Northwest line of said Lot 2 to the Northwest corner of said lot; thence Easterly along the North line of said Osage Hill Subdivision to the Place of Beginning, being part of said Osage Hill Subdivision and part of said Lot 20 of Uplands Subdivision, containing 3.77 acres of land, more or less.

Further, the provisions of these regulations shall be adopted and incorporated into the Plymouth Road Commercial Planned Unit Development zoning district. These regulations, however, are intended to supplement only those provisions in the City Codes which 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, the Planning Commission and City Council determined that:

- (A) It is desirable to develop the lots described above for self-storage buildings; a fast-food restaurant with drive-thru window; and automobile services including carwash and oil-changing facilities, but excluding vehicle repairs and the sale of gasoline.

- (B) The surrounding neighborhood contains single-family and multiple-family dwellings, campus residents, retail and service establishments, and an adjacent shopping center.
- (C) It is in the best interest of the surrounding properties and the City of Ann Arbor that a broad range of convenient services be provided to nearby residents in a manner compatible with adjacent development on the lots, described above to that which 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 limitations placed on the allowed uses and the shared access easements will provide a wider range of convenient services to the neighborhood and will not create any adverse impacts on the surrounding streets and neighborhood.
- (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 shall be:

A self-storage facility, not to exceed 51,200 square feet of storage; a fast food restaurant with drive-thru window, not to exceed 2,800 square feet; and an automobile service facility not to exceed 5,000 square feet, including carwash and oil-changing activities, but excluding vehicle repairs, sale of gasoline, or storage, sales, or display of vehicles.

- (B) Permitted accessory uses shall be:

An office and two apartment units in conjunction with the self storage facility, not to exceed 2,000 square feet.

- (C) Setbacks:

Front: 30 feet minimum from Plymouth Road
 Side: No required setback on the east; 60 feet minimum setback on the west;
 Rear: 20 feet minimum setback

- (D) Height:

Self-storage facility: 20 feet/two stories
 Restaurant: 16 feet/one story maximum
 Automobile Service: 14 feet/one story maximum
 Office and Apartments: 24 feet/two stories maximum

- (E) Lot Size:

The zoning district shall contain 164,400 square feet. The district may be divided into no more than three parcels. In the event that the PUD is divided, cross-easements shall be recorded for access, shared parking, and shared storm water detention facilities.

- (F) Floor Area Ratio and/or Open Space Requirements:

Floor area in percentage of lot area shall not exceed 36.5 percent.

(G) Parking:

Parking shall be provided for 56 vehicles. An easement shall be recorded granting the use of 21 vehicle spaces for shared parking to the adjacent shopping center to the east, site planned as North Campus Plaza.

(H) Landscaping, Screening and Buffers:

No minimum internal setbacks are required because of the unified development of the project. Existing trees along the north property boundary shall be preserved.

(H) Site Access

Site access shall be provided by two shared drives from Plymouth Road. Additionally, access shall be provided to parking lots east of the site, site planned as North Campus Plaza.

Prepared by Donna Franklin Johnson
CH/lhf

PUD # 316

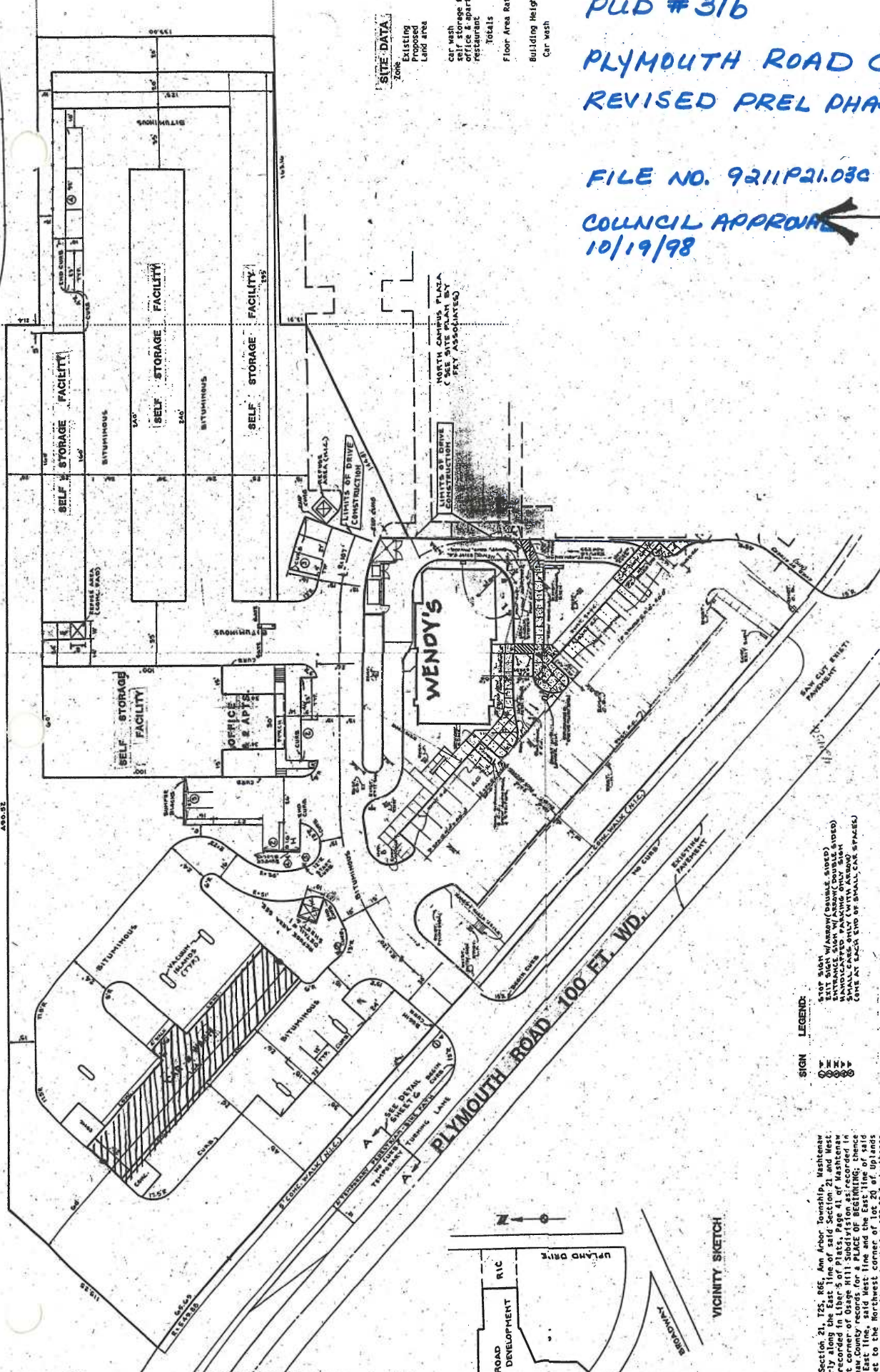
PLYMOUTH ROAD COMMERCIAL
REVISED PREL PHASE PUD

FILE NO. 9211P21.03C

COUNCIL APPROVED
10/19/98

NORTH

Plymouth Commercial Revised Preliminary Phase PUD



SITE DATA

Zone	Existing	Proposed	Land area
	car wash	self storage f.	
	office & apart.	restaurant	
	TOTALS		
	Floor Area Rat		
	Building Height		
	Car wash		

SIGN LEGEND:

- STOP SIGN (W/ ARROW) (DOUBLE SIDED)
- ENTRANCE SIGN (W/ ARROW) (DOUBLE SIDED)
- MANUAL SIGN (W/ ARROW) (DOUBLE SIDED)
- SMALL CAR SPACES (WITH ARROW)
- CAME AT EACH END OF SMALL CAR SPACES

Section 21, T2S, R6E, Ann Arbor Township, Washtenaw County along the East line of said Section 21, north corner of Osage Hill Subdivision as recorded in Washtenaw County records for a PLACE OF BEGINNING; thence S 89° 00' 00" E 150.00 feet to the intersection of the East line of said Section 21 and the North line of said lot 158.42 feet; thence along the North line of said lot 158.42 feet; thence

composite prepared by
Ann Arbor Planning Department

First Reading : September 14, 1998
Public Hearing: October 19, 1998

Approved : October 19, 1998
Published : October 25, 1998
Effective : November 4, 1998

PLYMOUTH ROAD COMMERCIAL
REVISED PRELIMINARY PHASE PUD ZONING ORDINANCE

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in the City of Ann Arbor, Washtenaw County, Michigan, as Preliminary Phase Planned Unit Development (PUD), in accordance with the attached Plymouth Road Commercial Planned Unit Development Supplemental Regulations, which are hereby adopted and incorporated into the Plymouth Road Commercial Revised Preliminary Phase PUD zoning ordinance.

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

**PLYMOUTH ROAD COMMERCIAL
PLANNED UNIT DEVELOPMENT SUPPLEMENTAL REGULATIONS**

Section 1: Purpose

It is the purpose of the City Council in adopting these regulations to provide for the provision of convenient neighborhood services as part of a unified development, both within the zoning district and in harmony with the adjacent shopping center. These regulations seek to promote development that will enhance the general neighborhood which it serves and that will limit the intensity of impact on the roadways.

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- (B) The surrounding neighborhood contains single-family and multiple-family dwellings, campus residents, retail and service establishments, and an adjacent shopping center.
- (C) It is in the best interest of the surrounding properties and the City of Ann Arbor that a broad range of convenient services be provided to nearby residents in a manner compatible with adjacent development on the lots, described above to that which 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.
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Section 4: PUD Regulations

- (A) Permitted principal uses shall be:

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- (B) Permitted accessory uses shall be:

An office and two apartment units in conjunction with the self storage facility, not to exceed 2,000 square feet.

- (C) Setbacks:

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Self-storage facility: 20 feet/two stories
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- (F) Floor Area Ratio and/or Open Space Requirements:

Floor area in percentage of lot area shall not exceed 36.5 percent.

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(H) Landscaping, Screening and Buffers:

No minimum internal setbacks are required because of the unified development of the project. Existing trees along the north property boundary shall be preserved.

(H) Site Access

Site access shall be provided by two shared drives from Plymouth Road. Additionally, access shall be provided to parking lots east of the site, site planned as North Campus Plaza.

Prepared by Donna Franklin Johnson
DFJ/lgh

UNIVERSITY MICROFILMS

PUD # 31a
Wendy's Restaurant
Revised Final
Phase PUD

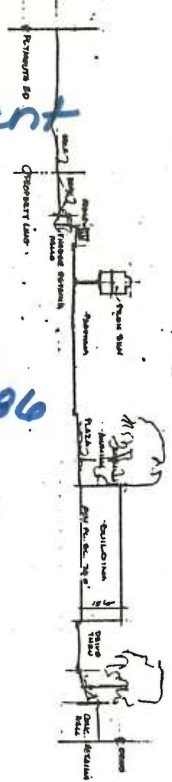
City Council
Approval: DEC. 1, 1986

File No. 9211P21.03B

SITE DATA	
CRITERIA	REVISIONS
1. LAYOUT	1. 12/18/86
2. LAND AREA	2. 12/18/86
3. PLANNING	3. 12/18/86
4. UTILITIES	4. 12/18/86
5. EXISTING IMPROVEMENTS	5. 12/18/86
6. PROPOSED IMPROVEMENTS	6. 12/18/86
7. TOTAL IMPROVEMENTS	7. 12/18/86
8. TOTAL IMPROVEMENTS	8. 12/18/86
9. TOTAL IMPROVEMENTS	9. 12/18/86
10. TOTAL IMPROVEMENTS	10. 12/18/86

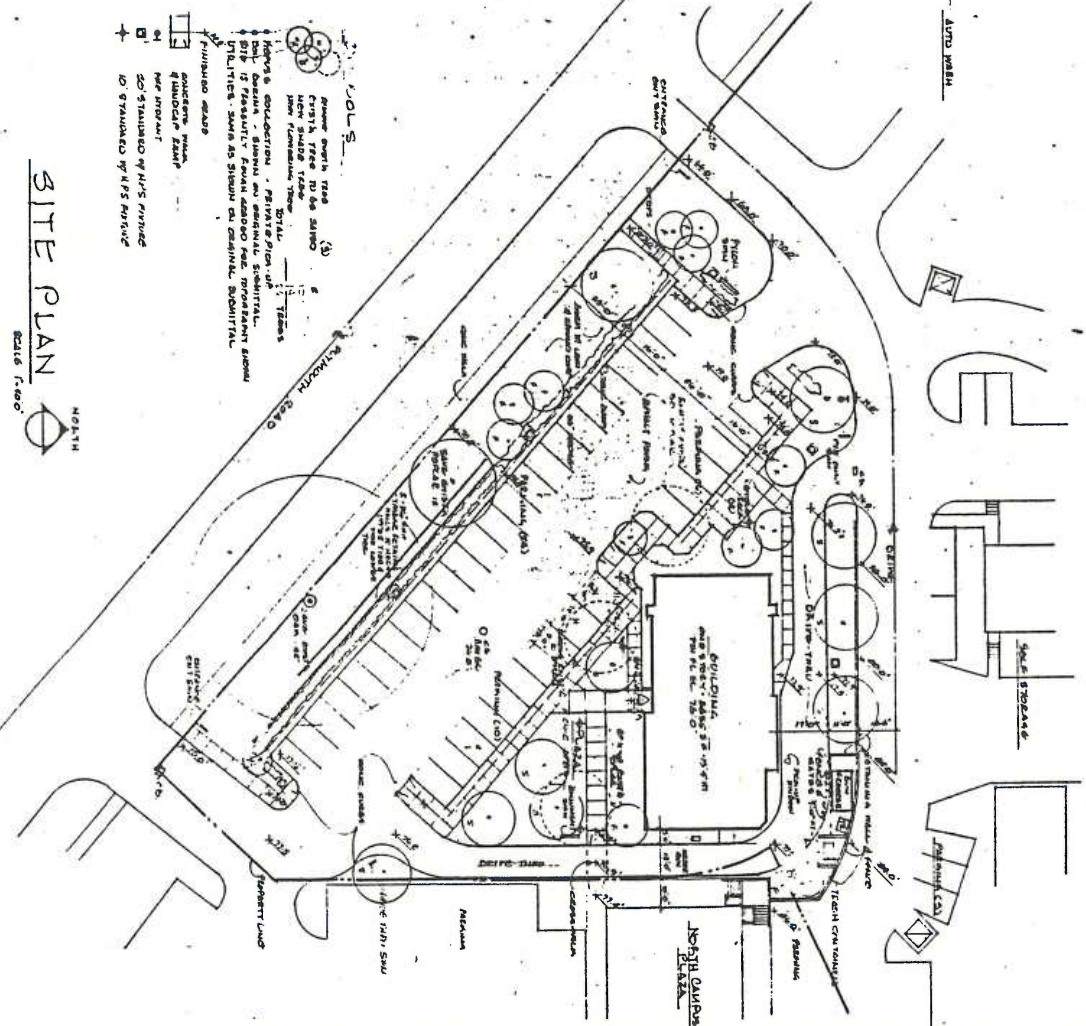
BY: [Signature] DATE: 12/18/86
 PROJECT NO. 9211P21.03B
 SHERWIN-WOODS ARCHITECTS
 1177 N. ZEEB ST., ANN ARBOR, MI 48106-1506
 TEL: 313/761-0994 FAX: 313/761-0993
 C. CONSTRUCTION IS ANTICIPATED TO BEGIN FALL 1986 AND COMPLETION DATE 1987.
 D. SITE LAYOUT SHALL COMPLY WITH CHAPTER 91, CITY ZONING ORDINANCE AND SHALL PROVIDE 1 F.T. FIRE SET.

SITE SECTION
SCALE 1:1000



NOTES
 1. Remove north tree to the site
 2. Plant trees to the site
 3. New shrubs to be planted
 4. New shrubs to be planted
 5. New shrubs to be planted
 6. New shrubs to be planted
 7. New shrubs to be planted
 8. New shrubs to be planted
 9. New shrubs to be planted
 10. New shrubs to be planted
 11. New shrubs to be planted
 12. New shrubs to be planted
 13. New shrubs to be planted
 14. New shrubs to be planted
 15. New shrubs to be planted
 16. New shrubs to be planted
 17. New shrubs to be planted
 18. New shrubs to be planted
 19. New shrubs to be planted
 20. New shrubs to be planted

SITE PLAN
 SCALE 1:1000



Sheet 1 of 1
 File # 9211P21.03B

PROJECT: WENDY'S OLD FASHIONED HAMBURGERS - NORTH CAMPUS PLAZA STORE ANN ARBOR MICHIGAN
DAVID J. STANTON AND ASSOCIATES

architronics architects
JACKSON, MICHIGAN

Drawn by: H. COE
 Issued: 1/5/87
 Revised: 9/22/86

This drawing is copyrighted 1986 and is to be used solely for the completion of the subject project. No other use of the drawing shall be permitted without the written consent of Architronics.

First Reading November 3, 1986
 Public Hearing December 1, 1986

Approved December 1, 1986
 Effective December 17, 1986

WENDY'S RESTAURANT REVISED FINAL PHASE PUD

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 5:3 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:

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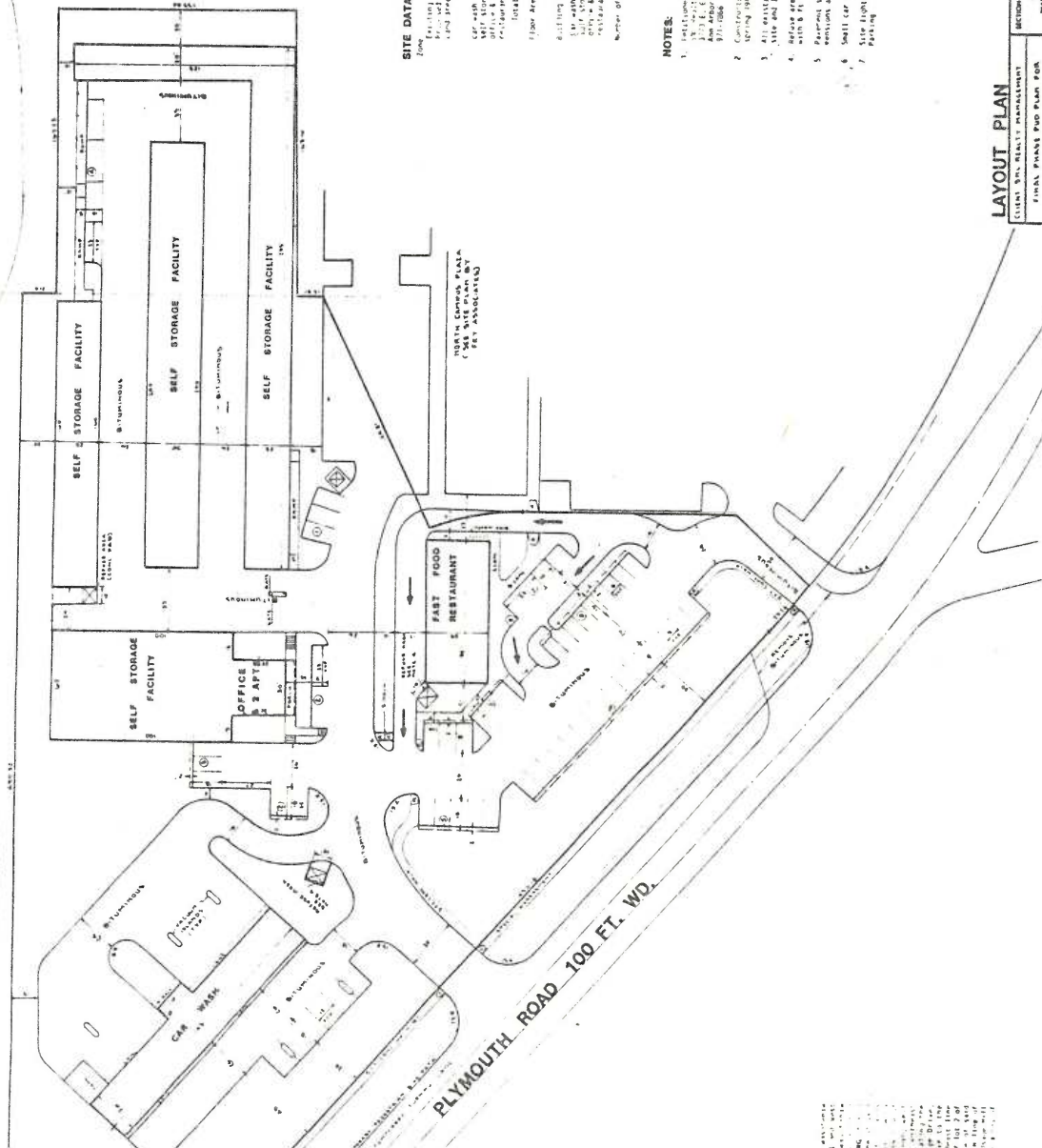
in the City of Ann Arbor, Washtenaw County, Michigan, as Revised Final Phase PUD (Planned Unit Development) District, in order to expand the approved 2,800-square foot restaurant to 3,953 square feet, which includes a 98-square foot bun freezer, as shown on the PUD site plan dated October 9, 1986.

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

10/27/86
 MWO/lg/m

UPLAND DRIVE 50 FT. WD.

ARBOR RIDGE APARTMENTS



SITE DATA

Lot Area	13,274 S.F.	Lot Area	13,274 S.F.
Frontage	132.0 FT.	Frontage	132.0 FT.
Depth	100.0 FT.	Depth	100.0 FT.
Setback	10.0 FT.	Setback	10.0 FT.
Area	4,000 S.F.	Area	4,000 S.F.
Office	2,000 S.F.	Office	2,000 S.F.
Storage	2,000 S.F.	Storage	2,000 S.F.
Total	4,000 S.F.	Total	4,000 S.F.
Floor Area Ratio	0.30	Floor Area Ratio	0.30

NOTE:

1. All existing structures, including buildings, are to be removed from site and legally disposed of.
2. Construction is tentatively scheduled for late winter, 1985 through spring 1986.
3. All existing structures, including buildings, are to be removed from site and legally disposed of.
4. All existing structures, including buildings, are to be removed from site and legally disposed of.
5. Parking for car wash and restaurant to be 8 x 10' concrete with asphalt surface, including 20' wide aisle.
6. Small car spaces and handicap spaces to be typical 12' x 18'.
7. Site lighting will be provided as required by Chapter 55, City Street.

LAYOUT PLAN

SECTION TITLE FORM # 1 APPROVED BY CITY	ATWELL-HICKS, INC.
CITY OF PLYMOUTH	1241 South Main St., Plymouth, MI 48150
PROJECT NO. 92-11PZ1-03a	DATE: 9/23/85
CITY OF PLYMOUTH	SCALE: AS SHOWN
PROJECT NO. 92-11PZ1-03a	DATE: 9/23/85
CITY OF PLYMOUTH	SCALE: AS SHOWN

PLYMOUTH ROAD 100 FT. WD.

DESCRIPTION

The site is located on the east side of Plymouth Road, north of the intersection with Arbor Ridge Drive. The site is currently vacant and is zoned C-1 (Community Commercial). The proposed development consists of a fast food restaurant, a car wash, and self-storage facilities. The total floor area is 4,000 square feet. The site is bounded by Upland Drive to the north, Plymouth Road to the east, and Arbor Ridge Drive to the south. The site is adjacent to the Arbor Ridge Apartments to the west.

PUD #31

PLYMOUTH ROAD COMMERCIAL DEVELOPMENT PREL. & FINAL PHASE

CITY COUNCIL APPROVAL DATE: 9/23/85

FILE NO. 9211PZ1.03a

SHEET 1 OF 3

PROPOSED PLYMOUTH ROAD COMMERCIAL DEVELOPMENT

PRELIMINARY AND FINAL PHASE 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 5:3 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:

From TWP, AG and R1C to PUD

Commencing at the NE corner of Section 21, T2S, R6E, Ann Arbor Township, Washtenaw County, Michigan; thence Southerly along the East line of said Section 21 and West line of Uplands Subdivision as recorded in Liber 5 of Plats, Page 41 of Washtenaw County Records to the Northeast corner of Osage Hill Subdivision as recorded in Liber 8 of Plats, Page 49 of Washtenaw County Records for a PLACE OF BEGINNING; thence continuing Southerly along said East line, said West line and the East line of said Osage Hill Subdivision 21.4 feet to the Northwest corner of Lot 20 of said Uplands Subdivision; thence Easterly along the North line of said lot 158.32 feet; thence Southerly parallel to Upland Drive 133 feet; thence Westerly along the South line of said lot 158.16 feet; thence Southerly along the East line of said Section, West line of said Uplands Subdivision and East line of Osage Hill Subdivision to the Northeast corner of lot 16 of said Osage Hill Subdivision; thence Southwesterly along the