



City of Ann Arbor Planning Services

301 East Huron Street, Ann Arbor, Michigan 48107

Phone: 734-794-6265 Email: planning@a2gov.org Web: www.a2gov.org/planning

Follow these instructions for a PUD (Planned Unit Development) Pre-Petition Conference, the official first step to applying and receiving approval for a new PUD Zoning District or an amendment to existing PUD Supplemental Regulations.

Application for PUD Pre-Submittal Conference

Petitioner Information

Full Name: Avalon Housing Inc.
Wendy Carty-Saxon, Director of Real Estate Development
1327 Jones Dr., Suite 102
Ann Arbor, MI 48105

Interest in the Land (i.e. owner, land contract, option to purchase, etc.):
Purchase Agreement

Additional Interested Person and Relationship:

City of Ann Arbor
301 East Huron Street
Ann Arbor, MI 48107
Attn: City Attorney

Additional Interested Person and Relationship:

Click or tap here to enter text.

Site Information

Address(es) or description of the existing or proposed PUD Zoning District:

1146 S. Maple Road Scio Township MI

The existing property is currently located in Scio Township and will be annexed into the City of Ann Arbor. A PUD zoning designation is being requested. As parcel is not currently in the City, it does not have a relevant current zoning designation.

Proposal Information for New PUD Zoning Districts

1. Describe the proposed development program, including ...
 - a) What is the objective, purpose and beneficial effect for the City that will be achieved by the proposed PUD zoning district?

Avalon Housing is proposing a new construction multifamily affordable housing development that will feature 39 one-bedroom units. The target tenancy for the project will be low income residents that make no more than 60% of the Area Median Income. A portion (up to 35%) of the units will be designated as supportive housing for formerly unhoused residents. Given the dire need for affordable housing in Ann Arbor and broader Washtenaw County, the developer believes the PUD designation will be pivotal in addressing the creation of this new housing.

b) Explain why this beneficial effect cannot be achieved under any other zoning designation.

The PUD designation will allow the development team to flexibly respond to the density requirements necessary to create a sustainable low income housing development, while also making best use of the existing site features and acreage.

c) Explain how the proposed PUD zoning district is consistent with the Comprehensive Plan recommendations for the site.

Per the City of Ann Arbor's 2009 Land Use Element

Site Specific Land Use Recommendations (West Area)

Site 18 - This six acre site is located on the west side of South Maple Road, between Pauline Boulevard and Liberty Street. There are four single-family homes fronting on Maple Road, leaving a long, narrow portion at the rear that could potentially be divided and developed. Multiple-family uses exist across Maple Road, and Hansen Park is immediately south of this site. I-94 is the western boundary, while the Pinelake Village Cooperative is to the north.

It is recommended that a high density, single-family subdivision be created. Single-family development at this location will serve to provide diversity in the area and offer additional housing options. A secondary recommendation would be the expansion of the Pinelake Village Cooperative housing development onto this site. Higher density multiple family uses of this nature are appropriate if affordable housing is being provided. This would serve as an additional opportunity to provide affordable housing in the neighborhood. The woodlands on the western portion of the site should be protected and appropriate buffering from I-94 should be included in the site design. The Parks and Recreation Department requests the provision of an access easement through the site to Hansen Park.

2. Prepare a comparison chart in a separate document or on the conceptual PUD site plan, comparing the proposed PUD uses, density, area, height, placement, landscaping, buffering, screening, any additional standards to those of the current zoning designation and similar zoning designations.

Attached

3. Prepare a conceptual PUD site plan to illustrate the proposed development program on the subject site.

Attached

Proposal Information for Amendments to PUD Supplemental Regulations

1. Provide the name of the PUD Zoning District and Supplemental Regulations to be amended:

The current parcel is not located in Ann Arbor and thus does not have an existing zoning classification for the City. An annexation will be completed, running in parallel path with the site approval process and necessitating the PUD Zoning designation for the intended use of multifamily housing.

2. Provide a marked copy of the PUD Supplemental Regulations with the current supplemental regulations and proposed amendments.

N/A

3. Provide a conceptual PUD Site Plan to illustrate the proposed amendments on the subject site.

Attached

Meeting Request

The Planning Commission meets for working sessions on the second Tuesday of each month. Consult the posted meeting calendar for specific dates. Indicate here your requested working session meeting at which you will present the proposed Planned Unit Development. If your requested working session is not available for new agenda items, you will most likely be scheduled for the next month's working session.

Requested working session meeting: 5/7/2024

Submitting Materials

Submit this completed application along with the proposal information, including separate comparison chart and conceptual PUD site plan documents, to the Planning Department at planning@a2gov.org. Indicate "Request for PUD Pre-Submittal Conference" in the subject.

October 2022