

**THE GARNET PUD SUPPLEMENTAL REGULATIONS
City of Ann Arbor, Michigan**

Section 1: Purpose

It is the purpose of City Council in adopting these regulations to provide for the comprehensive development of a 0.2-acre parcel, in a manner that is compatible with the existing single- and multiple-family neighborhood to the south, and commercial areas to the west and north. These regulations seek to promote development of a desirable use arranged in an innovative and efficient manner that advances the City's land use plans and policies, and that would not be otherwise possible in any existing zoning classification without multiple variances.

Section 2: Applicability

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

LOTS 2, 4 & 6 BLK 8 MAP OF ORMSBY & PAGES ADDN

Otherwise known as 325 E Summit St, Ann Arbor, MI 48104. Parcel No. 09-09-20-415-003

Further, the provisions of these regulations shall be adopted and incorporated into The Garnet Planned Unit Development 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 and Analysis

During the citizen participation phase of this rezoning, the petitioner has determined that:

- (A) The PUD zoning provides:
 - Redevelopment of an under underutilized parcel consistent with residential densities in the areas adjacent to Downtown Ann Arbor providing better utilization of limited resources and infrastructure;

- Permitting a more efficient use of the subject property and providing moderate density residential uses within walking distance to the urban core of Ann Arbor;
 - Reduction in the need for vehicular transportation and Downtown Ann Arbor parking. The site offers its residents multiple emission-reducing transportation alternatives to nearby places of employment (e.g. the university, the medical complex or downtown), as well as, central city shopping/working/entertainment venues like Kerrytown and the Farmer's market.
 - Environmental remediation of the subject property, estimated to cost between \$200,000-\$300,000;
 - Significant improvement to the on-site storm water management and reduction of the heat-island effect, while offsetting greenhouse gas emissions associated with the building proper through the installation of a green roof on the building; and
 - Including either Affordable Housing or a payment in lieu of the same.
- (B) 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 Uses: Those permitted or special exception in the C1B Community Convenience District.
- B. Permitted Accessory Uses: Those permitted in the C1B Community Convenience District.
- C. Setbacks:
- (1) Front (East Summit): 10 feet
 - (2) Front (Broadway): 7 feet
 - (3) Side (north): Zero feet
 - (4) Rear (west): Zero feet
- D. Height:

The maximum height of the building is 65 feet. All heights are to be measured to the midpoint of the proposed roof or highest point of a flat roof. The building shall be a maximum of four stories and shall not exceed an altitude of 850.00 feet above sea level.

The maximum height shall include architectural features such as parapet walls, railings, skylights and similar structures, but shall exclude structures and mechanical equipment such as chimneys and ventilation assemblies, screens, elevator penthouses, solar panel installations, antennae and similar structures. Excluded structures shall not extend more than the minimum height necessary to achieve their intended purpose and shall not extend more than 10 feet above the maximum height limit.

- E. Lot Size: 8,571 square feet
- F. Floor Area Ratio: Up to 200% maximum
- G. Parking: A minimum of 11 spaces for vehicles and 18 spaces for bicycles shall be located beneath the building. Parking quantities shall be required based on current City ordinance standards.
- H. The site shall be environmentally remediated to a residential criteria as specified through the State of Michigan Department of Environment, Great Lakes, and Energy culminating in site closure or a due care plan.
- I. Installation of a green roof covering a minimum of 70% of the roof to reduce emissions and stormwater discharge from the site.
- J. In lieu of providing affordable housing on site for households at or below 60% of Area Median Income, \$88,200 shall be provided to the City for the Ann Arbor Housing Fund.

As Amended and Approved by Ann Arbor City Council on May 18, 2020