

340 Depot – 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 the identified parcel in harmony with the surrounding neighborhood and presenting a proposed development of mixed-uses.

These regulations seek to promote development of a mix of desirable uses 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"):

Lots 1 and 3, Block No. 8, Ormsby and Page's Addition to the City of Ann Arbor, as recorded in Liber M of Deeds, Page 191, Washtenaw County Records; also free right of way in a strip of land 2 rods wide of Depot Street and running of equal width to Summit Street and adjoining Lots 1 and 2 of said Block 8 on the West of Ormsby and Page's Addition to the City of Ann Arbor, as set forth in Liber 36, Page 666, Washtenaw County Records.

Further, the provisions of these regulations shall be adopted and incorporated into 340 Depot 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 for a three-story mixed-use building containing residential units, retail and office uses.

- (B) The surrounding neighborhood contains existing multi-family developments to the south & west, a train depot to the east and commercial use (restaurant) to the north.
- (C) It is in the best interest of the City of Ann Arbor that the developer maximize buildable area to encourage a viable mixed use project. Eliminating a surface parking lot and locating the building near the front property line with an active patio use will increase the vitality of the immediate area. 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 the following beneficial effects for the City:
- A small-scale mixed-use project providing a minimum of 1,300 square feet of office or retail use on the first floor.
 - Economical land use by reducing the parking provided and using the floor area to provide retail and office uses to activate street frontage.
 - Activation of the ground floor street level through a reduced front setback and required retail or office uses.
 - Minimum 2,000 square feet of a vegetated roof to reduce the cooling & heating load on the building and therefore the carbon footprint of the occupants.
 - Aesthetics consistent with the neighborhood. Building is designed using materials and forms common to and compatible with the neighborhood rather than a modern “stand-out” pallet of materials such as brightly colored corrugated metal siding.
 - Environmental remediation of contaminated soils will occur in accordance with Part 201 of the Natural Resources and Environmental Protection Act. Remediation could not occur if existing building was to remain.
- (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

Permitted Principal Uses of the development as depicted in the attached Site Plan shall include all principal uses in the C1B Zoning District. A minimum of 1,300 square feet of retail and/or office use is required on the ground floor.

Permitted Accessory Uses shall be as permitted in the C1B Zoning District

- (A) Setbacks:
 North (Front/ Depot St): 4 feet MIN
 East (Side): 0 feet MIN

South (Rear): 0 feet MIN

West (Side/Alley): 0 feet MIN

- (B) Required Open Space: Minimum of 175 square foot outdoor patio
- (C) Vegetated Roof: Minimum of 2,000 square feet of vegetated 'green' roof
- (D) Lot Size: 6,534 square feet (.15 acres).
- (E) Floor Area: Maximum 11,000 square feet. Below grade basement shall not count as floor area.
- (F) Parking: No minimum vehicular parking required, and a maximum of Six (6) vehicle spaces as well as 8 Class A and 4 Class C bicycle parking spaces. A minimum of 33% of all provided vehicular parking spaces shall include installation of electric vehicle charging stations, the remainder of provided vehicular parking spaces shall provide conduit installed (EV-C) for future installation of charging stations.
- (G) Architectural design materials of the building shall be brick, cast stone, metal panel and glass as shown on the approved site plan dated 04/14/2022.
- (H) All mechanical units and solid waste shall be screened from view from adjacent properties.
- (I) Environmental Remediation: 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.
- (J) Additional Regulations - Unless specifically noted in these regulations, all other applicable requirements in Chapter 55 shall apply.