

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 these five parcels in harmonious integration with the surrounding neighborhood and presenting a unified 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"):

Commencing at the Northwest corner of Section 25, T2S, R5E, City of Ann Arbor, Washtenaw County, Michigan; thence N8r48'27"E 701.33 feet (recorded as 702.00 feet) along the North line of said Section; thence S08°57'38"W 51.80 feet along the Easterly line of WESTOVER HILLS as recorded in Liber 5 of Plats, Page 32, Washtenaw County records to the POINT OF BEGINNING; thence Easterly along the centerline of Jackson Road 310.52 feet along the arc of a 1910.00 foot radius circular curve to the right, through a central angle of 09°18'54", having a chord that bears S72°53'59"E310.18 feet; thence continuing along said centerline S68°14'32"E 35.72 feet; thence S09°02'28"W 478.40 feet; thence N81°00'19"W 137.54 feet along the Northerly line of said WESTOVER HILLS to a concrete monument; thence continuing along said Northerly line N80°55'43"W 204.34 feet; thence N09°07'33"E 232.21 feet along the Easterly line of said WESTOVER HILLS to the centerline of Ferry Street; thence continuing along said Easterly line N08°57'38"E 297.55 feet to the Point of Beginning. Being a part of the Northwest 1/4 of Section 25, T2S, R5E, City of Ann Arbor, Washtenaw County, Michigan and containing 4.00 acres of land, more or less. Being subject to the rights of the public over Jackson Road as occupied. Also being subject to easements and restrictions of record, if any.

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 Ann Arbor 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 Ann Arbor City Code.

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 property described above for a 95 unit three-story independent senior living facility
- (B) The surrounding neighborhood contains Dolph Park to the east and to the south, and abuts Jackson Avenue to the north and an existing single-family neighborhood to the west.
- (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, public playground, off-site public sidewalk connection to a bus stop, and public path to the existing park adjacent. 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 20 affordable housing units designated for households with income no higher than 50% of the Area Median Income; and a minimum of 21 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 open space;
 - Increased pedestrian safety by requiring construction of approximately 495 feet of public sidewalk from the boundary of the site west to Wagner Road;
 - Increased Dolph Park access by requiring two dedicated parking spaces and approximately 480 feet of public path along the east of the site to connect with existing trails in Dolph Park.
 - Increased public recreation opportunities by providing an approximately 1600 square foot public playground designed by Parks Staff, constructed, and maintained by the developer.
 - Increased required open space and setbacks adjacent to the residential neighborhood than existing zoning (R1C) regulations.
- (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:
 - 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 (Jackson Avenue): 27 feet
- East (Dolph Park): 71 feet
- South (Dolph Park): 103 feet
- West (Single-Family): 41 feet
- (D) Height. Maximum of three-stories, not to exceed 42 feet, as measured to the midpoint of the proposed roof.
- (E) Lot Size. 153,331 square feet (3.52 acres).
- (F) Floor Area. Maximum 107,000 square feet.
- (G) Parking. 65 vehicle spaces and 6 Class C bicycle parking spaces. Parking shall include dual charging station for two electric vehicles and two spaces designated for use by Dolph Park and the onsite public playground.
- (H) Off-Site Sidewalks. Installation of 495 feet of public sidewalk from the boundary of the subject site to the Wagner Road intersection
- (I) Park Path. Installation of 480 feet of a three-foot wide public woodchip path from the Jackson Road sidewalk to the existing path systems within Dolph Park.
- (J) Public Playground. Installation and maintenance of minimum 1600 square foot public playground. Petitioner shall dedicate an easement for public use and access.
- (K) Site Access. One curb cut shall be permitted on Jackson Road.
- (L) Architectural Design. Exterior Materials -- Principle building materials shall be brick, stone, cast stone, precast concrete, vinyl and glass as shown on the approved site plan. Panel brick and EIFS are not permitted.
- (M) Screening -- All mechanical units and solid waste shall be screened from view from adjacent properties.
- (N) Additional Regulations – Unless specifically noted in these regulations, all other applicable requirements of Chapter 55 shall apply.

(O) Affordable Housing for Lower Income Households -

At all times, a minimum of 20 of the dwelling units shall not exceed the housing expense limit for lower income (50 percent of median) single-person households and a minimum of 21 of the dwelling units shall not exceed the housing expense limit for lower income (60 percent of median) single-person households. The housing expense limit shall be based on 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. The housing shall also comply with the definition of Affordable Housing for Lower Income Households in Chapter 55 of Ann Arbor City Code. The affordable housing units shall be made available for lease to eligible households consistent with City ordinances, policies and regulations regarding affordable housing, and under such negotiated terms reasonable acceptable to the City and the property owner.

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