



Legislation Details (With Text)

**File #:** 17-0065      **Version:** 1      **Name:** 2/6/17 -- South Maple Apartments by Avalon Zoning  
**Type:** Ordinance      **Status:** Passed  
**File created:** 2/6/2017      **In control:** City Council  
**On agenda:** 3/6/2017      **Final action:** 3/6/2017  
**Enactment date:** 3/6/2017      **Enactment #:** ORD-17-01

**Title:** An Ordinance to Amend Chapter 55 (Zoning), Rezoning of South Maple Apartments by Avalon (Hickory Way Apartments), 4.9 Acres from TWP (Township District) to R4B (Multiple-Family Dwelling District), 1110 and 1132 South Maple Road (CPC Recommendation: Approval - 7 Yeas and 0 Nays) (Ordinance No. ORD-17-01)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 17-01 Ordinance to Rezone South Maple Apts by Avalon Briefed and Approved.pdf, 2. Ordinance to Rezone South Maple Apts by Avalon Briefed.pdf, 3. Ordinance to Rezone South Maple Apts by Avalon, 4. October 18, 2016 Planning Staff Report, 5. 17-01 Ordinance Approval Notice.doc

Date	Ver.	Action By	Action	Result
3/6/2017	1	City Council	Held and Closed	
3/6/2017	1	City Council	Adopted on Second Reading	Pass
2/6/2017	1	City Council	Approved on First Reading	Pass

An Ordinance to Amend Chapter 55 (Zoning), Rezoning of South Maple Apartments by Avalon (Hickory Way Apartments), 4.9 Acres from TWP (Township District) to R4B (Multiple-Family Dwelling District), 1110 and 1132 South Maple Road (CPC Recommendation: Approval - 7 Yeas and 0 Nays) (Ordinance No. ORD-17-01)

Approval of this resolution will zone a 4.9-acre parcel from TWP to R4B to allow the development of an affordable housing site including 70 apartments in two buildings. The site was recently annexed into the City, as notified by the Secretary of State to the City Clerk.

The City Planning Commission determined that the proposed zoning is consistent with the adjacent zoning, the surrounding land uses, and the City's Master Plan and recommended approval of the request at its meeting of October 18, 2016. A separate petition for a planned project site plan has been submitted and will be scheduled for City Council action concurrent with the second reading and action of the zoning petition.

**Attachments:** 10/18/16 Planning Staff Report  
10/18/16 Planning Commission Minutes  
**Prepared by:** Alexis DiLeo, City Planner  
**Reviewed by:** Brett Lenart, Planning Manager  
Derek Delacourt, Community Services Area Administrator  
**Approved by:** Howard S. Lazarus, City Administrator

ORDINANCE NO. ORD-17-01

First Reading: February 6, 2017  
Public Hearing: March 6, 2017

Approved: March 6, 2017  
Published: March 9, 2017  
Effective: March 19, 2017

SOUTH MAPLE APARTMENTS BY AVALON  
(HICKORY WAY APARTMENTS)  
(1110 AND 1132 SOUTH MAPLE ROAD)

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:

PARCEL 1: (SUBSEQUENT TO SURVEY)

A part of the Northeast 1/4 of Section 36, Town 2 South, Range 5 East, Scio Township, Washtenaw County, Michigan described as: Commencing at the East 1/4 Corner of said Section 36; thence along the East line of said Section 36 and the Centerline of Maple Road North 01°41'46" West 1789.50 feet to the POINT OF BEGINNING; thence South 87°46'14" West 1206.84 feet to the East line of Interstate 94; thence along said East line North 2°28'29" East 93.57 feet; thence North 87°46'14" East 1200.03 feet to the East line of said Section 36 and the centerline of Maple Road; thence along said East line and said Centerline South 01°41'46" East 93.26 feet to the POINT OF BEGINNING, containing 2.576 acres of land, more or less.

PARCEL 2: (SUBSEQUENT TO SURVEY)

A part of the Northeast 1/4 of Section 36, Town 2 South, Range 5 East, Scio Township, Washtenaw County, Michigan described as: Commencing at the East 1/4 Corner of said Section 36; thence along the East line of said Section 36 and the Centerline of Maple Road North 01°41'46" West 1704.50 to the POINT OF BEGINNING; thence South 87°46'14" West 1213.04 feet to the East line of Interstate 94; thence along said East line North 2°28'29" East 85.27 feet; thence North 87°46'14" East 1206.84 feet to the East line of said Section 36 and the centerline of Maple Road; thence along said East line and said Centerline South 01°41'46" East 85.00 feet to the POINT OF BEGINNING, containing 2.361 acres of land, more or less.

COMBINED PARCEL:

A part of the Northeast 1/4 of Section 36, Town 2 South, Range 5 East, City of Ann Arbor, Washtenaw County, Michigan described as: Commencing at the East 1/4 Corner of said Section; thence along the East line of said Section and the Centerline of South Maple Road North 01°41'46" West 1704.50 feet to the POINT OF BEGINNING; thence South 87°46'14" West 1213.04 feet to the East line of Interstate I-94; thence along said East line North 02°28'29" East 178.84 feet; thence North 87°46'14" East 1200.03 feet to the East line of said Section 24 and the Centerline of said Maple Road; thence along said East line and said Centerline South 01°41'46" East 178.26 feet to the POINT OF BEGINNING, containing 4.937 acres of land, more or less.

in the City of Ann Arbor, Washtenaw County, Michigan as R4B (Multiple Family Dwelling District).

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

**CERTIFICATION**

I hereby certify that the foregoing ordinance was adopted by the Council of the City of Ann Arbor, Michigan, at its regular session of March 6, 2017.

Jacqueline Beaudry, City Clerk

Date

Christopher Taylor, Mayor

I hereby certify that the foregoing ordinance received legal publication in the Washtenaw Legal News on March 9, 2017.

Jacqueline Beaudry, City Clerk