



Legislation Details (With Text)

**File #:** 16-0644      **Version:** 2      **Name:** 10/6/16 - 2250 Ann Arbor-Saline Road Site Plan  
**Type:** Ordinance      **Status:** Filed  
**File created:** 9/19/2016      **In control:** City Council  
**On agenda:** 12/5/2016      **Final action:** 12/5/2016  
**Enactment date:** 11/10/2016      **Enactment #:** ORD-16-19

**Title:** An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 5.34 Acres from TWP (Township District) to R4B (Multiple-Family Dwelling District), Mirafzali Family LLC, 2250 Ann Arbor-Saline Road WITH CONDITIONS (CPC Recommendation: Approval - 7 Yeas and 0 Nays) (8 Votes Required at Second Reading) (Ordinance No. ORD-16-19)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 16-19 Mirafzali Family LLC Rezoning Briefed and Approved.pdf, 2. 16-19 Mirafzali Zoning Ordinance Briefed as Amended on 111016, 3. 2250 Ann Arbor Saline Conditional Zoning Conversion Memo (002), 4. 2250 Ann Arbor Saline Rezoning Ordinance - Revised 11-10-16, 5. 2250 Ann Arbor Saline Petitioner Zoning Conditions, 6. 2250 Ann Arbor Saline Statement of Conditions, 7. 16-19 Mirafzali Zoning Ordinance Briefed.pdf, 8. 2250 Ann Arbor Saline Zoning Ordinance CC, 9. 8-3-16 2250 Ann Arbor Saline Staff Report with Attachments 8-3-16-rev, 10. 8-3-2016 CPC Minutes with Live Links.pdf, 11. 7-21-15 CPC Minutes with Live Links, 12. Protest Petition 2250 Ann Arbor Saline Road, 13. Support Letter from Joyce Krantz regarding Mirafzali 2250 Ann Arbor-Saline Road Rezoning.pdf

Date	Ver.	Action By	Action	Result
12/5/2016	2	City Council	Held and Closed	
12/5/2016	2	City Council	Adopted on Second Reading	Pass
11/10/2016	1	City Council	Held and Closed	
11/10/2016	1	City Council	Approved on First Reading	Pass
10/6/2016	1	City Council	Approved on First Reading	Pass
9/19/2016	1	City Council	Deleted from Agenda	
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An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 5.34 Acres from TWP (Township District) to R4B (Multiple-Family Dwelling District), Mirafzali Family LLC, 2250 Ann Arbor-Saline Road WITH CONDITIONS (CPC Recommendation: Approval - 7 Yeas and 0 Nays) **(8 Votes Required at Second Reading) (Ordinance No. ORD-16-19)**

This ordinance will zone this property R4B (Multi-Family District) to allow the development of 75 Multiple-family attached dwellings in 1 building, with 79 vehicle parking spaces under the building and 74 surface parking spaces. No vehicular connection to Lambeth is proposed. The Secretary of State recently notified the City Clerk that this boundary change became effective on January 28, 2016.

The proposed zoning is consistent with the adjacent zoning, the surrounding land uses, and the City's Master Plan. The City Planning Commission, at its meeting of July 21, 2015, recommended approval

of the request. The associated site plan was recommended for approval at the October 20, 2015 City Planning Commission meeting.

In May 2016, Concerns were voiced by City Council regarding public notice for a different project. In order to ensure correct public notice, the petitioner chose to go back to City Planning Commission for another public hearing.

The project was considered by the Planning Commission at their August 3, 2016 meeting. The rezoning was recommended for approval by the Planning Commission.

Attachments: 2250 Ann Arbor Saline Zoning Ordinance  
August 3, 2016 Planning Commission Minutes  
August 3, 2016 Planning Staff Report  
July 21, 2015 Planning Commission Minutes  
Prepared by: Matt Kowalski, City Planner  
Reviewed by: Brett Lenart, Planning Manager  
Derek Delacourt, Community Services Area Administrator  
Approved by: Howard S. Lazarus, City Administrator

ORDINANCE NO. ORD-16-19

First Reading:	October 6, 2016	Approved:	December 5, 2016
	November 10, 2016	Published:	December 12, 2016
Public Hearing:	November 10, 2016	Effective:	December 22, 2016

MIRAFZALI FAMILY LLC ZONING  
(2250 ANN ARBOR-SALINE 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:

Commencing at the Northwest corner of Section 5, T3S, R6E; thence Easterly along the North line of Section 5, 984.9 feet; thence deflecting 90°53' to the right 718.12 feet to an iron pipe for the Place of Beginning; thence deflecting 79°06' to the left 493.10 feet; thence deflecting 32°12' to the right 394.72 feet to the centerline of Saline Road; thence deflecting 90° to the right 264.28 feet along the centerline of the Saline Road; thence deflecting 90° to the right 195.82 feet; thence deflecting 40° to the left, 449.67 feet; thence deflecting 86°54' to the right, 398.00 feet to the Place of Beginning. Except for East 60 feet along and Northwesterly of the centerline of Ann Arbor-Saline Road in the City of Ann Arbor, Washtenaw County, Michigan as R4B (Multiple-Family District) **WITH CONDITIONS**, in accordance with the attached Conditional Zoning Statement of Conditions which is

hereby adopted and incorporated herein.

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

**As Amended by Ann Arbor City Council on November 10, 2016**

**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 December 5, 2016.

Jacqueline Beaudry, City Clerk

Date

Christopher Taylor, Mayor

I hereby certify that the foregoing ordinance received legal publication in the Washtenaw Legal News on December 12, 2016.

Jacqueline Beaudry, City Clerk