



Legislation Details (With Text)

File #: 16-0829 **Version:** 1 **Name:** 7/7/16 -- Kingsley Condominiums (221 Felch Street) Rezoning with Conditions

Type: Ordinance **Status:** Passed

File created: 7/7/2016 **In control:** City Council

On agenda: 8/4/2016 **Final action:** 8/4/2016

Enactment date: 7/7/2016 **Enactment #:** ORD-16-15

Title: An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 2.0 Acres from M1 (Limited Industrial District) to R4D With Conditions (Multiple-Family Dwelling District with Conditions), Kingsley Condominiums Conditional Rezoning, 221 Felch Street and 214 West Kingsley Street (CPC Recommendation: Denial - 5 Yeas and 3 Nays) (Ordinance No. ORD-16-15)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 16-15 Kingsley Condominiums Rezoning Ordinance Briefed and approved.pdf, 2. 16-15 Kingsley Condominiums Rezoning Ordinance Briefed and approved.docx, 3. 16-15 Kingsley Condominiums Rezoning Ordinance Briefed.pdf, 4. Ordinance (Kingsley Condominums, 221 Felch).pdf, 5. Conditional Zoning Statement of Conditions (Draft 5-26-16).pdf, 6. May 4, 2016 Draft Development Agreement.pdf, 7. May 17, 2016 Planning Staff Report, 8. 3-1-2016 CPC Minutes for Kingsley Condos-221 Felch Site Plan, 9. 4-5-2016 CPC Minutes for Kingsley Condos-221 Felch Site Plan, 10. 5-17-2016 CPC Minutes for Kingsley Condos-221 Felch Site Plan, 11. Letter of Support for Kingsley Condos.pdf, 12. Ann Arbor RR Kingsley rezoning exception letter

Date	Ver.	Action By	Action	Result
8/4/2016	1	City Council	Held and Closed	
8/4/2016	1	City Council	Adopted on Second Reading	Pass
7/7/2016	1	City Council	Approved on First Reading	Pass

An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 2.0 Acres from M1 (Limited Industrial District) to R4D With Conditions (Multiple-Family Dwelling District with Conditions), Kingsley Condominiums Conditional Rezoning, 221 Felch Street and 214 West Kingsley Street (CPC Recommendation: Denial - 5 Yeas and 3 Nays) (Ordinance No. ORD-16-15)

Approval of this resolution will rezone this 2.0 acre parcel from M1 (Limited Industrial) to R4D With Conditions (Multiple-Family Dwelling District with Conditions) to allow the site to be redeveloped for residential use.

The Master Plan future land use recommendation calls for continued industrial use on the site. The M1 district is intended for “various types of industrial and manufacturing uses” on large lots with deep setbacks in low-scale buildings. Office, research, storage and warehouses, manufacturing and assembly, and vehicle repair are among the permitted principal uses. Residential and retail commercial uses are prohibited. The R4D district is intended to permit high density residential uses outside of downtown in high-profile locations where the development can both support and benefit from commercial, service and employment centers and where the site size, location and geography minimize the impact of the intensity of land use.

The petitioner has offered to condition the requested R4D zoning designation with the following

Beginning at the point of intersection in the Southerly line of Felch Street with the Easterly line of vacated First Street; thence Easterly along the Southerly line of Felch Street to a point in the centerline of Allen Creek as existed in 1861; thence Southerly along the meandering of said creek, as existed in 1861, to a point in a line parallel to the Northerly line of Kingsley Street, which parallel line intersects the Easterly line of vacated First Street at a point 66 feet Northerly of the Northerly line of said Kingsley Street, measured along the Easterly line of vacated First Street; thence Westerly along said parallel line to the Easterly line of vacated First Street; thence Northerly along the Easterly line of vacated First Street to the point of beginning.

Parcel II: Commencing at the North ¼ corner, Section 29, Township 2 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan; thence N87°53'30"E 29.32 feet along the centerline of Felch Street, as shown on Assessor's Plat No. 22, as recorded in Liber 9 of Plats, page 6, Washtenaw County Records; thence S02°06'30" E 33 feet for a Place of Beginning; thence S04°27'50"W 436.08 feet along the east line of First Street (now vacated), as shown on the Plat of James B. Gott's Addition to the City of Ann Arbor, as recorded in Liber 50 of Deeds, pages 61 and 62, Washtenaw County Records, thence N85°51'10"W 57.75 feet along the north line of North Street (now west Kingsley Street), as shown on said Gott's Addition; thence N08°12'40"E 343.86 feet; thence N10°27'30"E 90.79 feet; thence N87°53'30"E 25.97 feet along the south line of Felch Street to the Place of Beginning; being part of vacated First Street, as shown on the Plat of James B. Gott's Addition to the City of Ann Arbor.

Parcel III: Land in the City of Ann Arbor, Washtenaw County, Michigan, as described as:

Lot 1, Block 4 North, Range 2 East, James B. Gott's Addition, as recorded in Liber 50 of Deeds, pages 61 and 62, Washtenaw County Records. Also the part of Lot 1, Block 4 North, Range 2 East, of the Original Plat of Ann Arbor, as recorded in Transcripts, pages 152 and 153, Washtenaw County Records, not replatted into James B. Gott's Addition, except the East 3.5 feet thereof.

in the City of Ann Arbor, Washtenaw County, Michigan as R4D (Multiple-Family Dwelling) 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.

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 August 4, 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 August 11, 2016.

Jacqueline Beaudry, City Clerk