



Legislation Text

File #: 11-1306, **Version:** 1

An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 2.01 acres from Hoover Mansion PUD (Planned Unit Development District) to University Bank Revised PUD, 2015 Washtenaw Avenue (CPC Recommendation: Approval - 7 Yeas and 0 Nays) (Ordinance No. ORD-11-24)

Approval of this ordinance will amend the PUD (Planned Unit Development) zoning for this property that was originally approved in 1978. Approval of this ordinance will also create supplemental regulations for the revised PUD, which was approved prior to the current PUD zoning requirements.

Petition Summary:

Supplemental regulations were drafted in association with the PUD Site Plan petition for a new parking lot on the site. No specific public benefits were articulated in the original Hoover Mansion PUD; the proposed public benefits for the University Bank Revised PUD include: increased job opportunities within the City as a result of the increased number of employees that can be accommodated with the new parking; the addition of a new sidewalk connection and bicycle parking to support transportation alternatives; and, parking lot landscaping and screening mitigation in excess of the minimum required.

The Site Plan petition proposes construction of a 14-space surface parking lot, to be set back 24-feet from the eastern property line. A continuous six-foot tall wall is proposed along the eastern and southern property lines screening the parking lot from adjacent neighbors. Two landmark trees and 19 woodland trees are proposed to be removed for the drive and parking lot with mitigation trees in excess of the requirement to be planted throughout the site.

The City Planning Commission, at its meeting of October 4, 2011, recommended approval of this request.

Attachments: Proposed Ordinance, 10/4/11 Planning Staff Report, 9/8/11 Planning Staff Report, 10/4/11 Planning Commission Minutes

Prepared By: Chris Cheng, City Planner

Reviewed By: Wendy L. Rampson, Planning Manager and Sumedh Bahl, Community Services Administrator

ORDINANCE NO. ORD-11-24

First Reading: November 21, 2011

Published: December 22, 2011

Public Hearing: December 19, 2011

Effective: January 1, 2012

UNIVERSITY BANK
2015 WASHTENAW AVENUE

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:

PRT LOT 15 C L TUOMY WASHTENAW HILLS SUB BEG SW COR LOT 21 TH SE 84 FT IN SL LOT 21 TH SE 207.9 FT IN SL LOTS 22 23 & 24 TH S 47 DEG 30 MIN W 127.52 FT TH S 42 DEG 30 MIN E 20 FT TH S 47 DEG 30 MIN W 64.2 FT TH N 42 DEG 30 MIN W 64.70 FT TH S 47 DEG 30 MIN W 110.19 FT TH S 20 DEG 49 MIN W 14.92 FT TH S 24 DEG 9 MIN W 25 FT TH S 29 DEG 6 MIN W 25 FT TH S 37 DEG 8 MIN W 25 FT TH S 47 DEG W 25 FT TH S 57 DEG 20 MIN W 25 FT TH S 65 DEG 45 MIN W 25 FT TH S 73 DEG 39 MIN W 25 FT TH S 81 DEG 55 MIN W 25 FT TH S 88 DEG 23 MIN W 25 FT TH N 78 DEG 5 MIN W 20 FT TH N 73 DEG 48 MIN W 20 FT TH N 81 DEG 55 MIN W 18.63 FT TH N 42 DEG 30 MIN W 192.84 FT TH NE 218.33 FT TH SW 35.9 FT TH N 60 DEG 45 MIN E 134.78 FT TH NE 13.72 FT TH N 59 DEG 4 MIN E 82.45 FT TH NW 52.1 FT TO POB

in the City of Ann Arbor, Washtenaw County, Michigan as PUD (Planned Unit Development District) in accordance with the attached University Bank PUD Supplemental Regulations, which are hereby adopted and incorporated into the University Bank PUD zoning ordinance.

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

University Bank PUD Zoning District
Supplemental Regulations

Section 1: Purpose

It is the purpose of City Council in adopting these regulations to create a more functional set of PUD regulations for this parcel. These regulations will create additional parking as well as create the opportunity for additional employees. These regulations will limit the use of the parcel to uses that are compatible with the surrounding residential parcels.

Section 2: Applicability

The provisions of these regulations shall apply to the property described as follows:

PRT LOT 15 C L TUOMY WASHTENAW HILLS SUB BEG SW COR LOT 21 TH SE 84 FT IN SL LOT 21 TH SE 207.9 FT IN SL LOTS 22 23 & 24 TH S 47 DEG 30 MIN W 127.52 FT TH S 42 DEG 30 MIN E 20 FT TH S 47 DEG 30 MIN W 64.2 FT TH N 42 DEG 30 MIN W 64.70 FT TH S 47 DEG 30

MIN W 110.19 FT TH S 20 DEG 49 MIN W 14.92 FT TH S 24 DEG 9 MIN W 25 FT TH S 29 DEG 6
MIN W 25 FT TH S 37 DEG 8 MIN W 25 FT TH S 47 DEG W 25 FT TH S 57 DEG 20 MIN W 25 FT
TH S 65 DEG 45 MIN W 25 FT TH S 73 DEG 39 MIN W 25 FT TH S 81 DEG 55 MIN W 25 FT TH S
88 DEG 23 MIN W 25 FT TH N 78 DEG 5 MIN W 20 FT TH N 73 DEG 48 MIN W 20 FT TH N 81
DEG 55 MIN W 18.63 FT TH N 42 DEG 30 MIN W 192.84 FT TH NE 218.33 FT TH SW 35.9 FT TH
N 60 DEG 45 MIN E 134.78 FT TH NE 13.72 FT TH N 59 DEG 4 MIN E 82.45 FT TH NW 52.1 FT TO
POB

Otherwise known as 2015 Washtenaw Ave. Ann Arbor, MI 48104

These regulations 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: Beneficial Effects

The beneficial effects of the proposed site plan and supplemental PUD regulations are as follows:

- A. Increased job opportunities within the city due to the increase in employees allowed to work in this historic building.
- B. Increased on-site parking will eliminate the need to park on the access drive and surrounding residential streets.
- C. Use of pavers will provide an environmental-friendly parking surface as well as promote better drainage for the site and adjacent residential parcels.
- D. By increasing the number of allowable employees, as well as the availability of parking on site, the petitioner will be able to remain on the site and continue its stewardship of this property.
- E. The proposed site plan includes a sidewalk and bicycle parking to encourage the use of alternate transportation.
- F. Negative impacts of the proposed site plan and supplemental regulations on surrounding public streets and adjacent properties will be mitigated by the petitioner's appropriate remedial measures. Mitigation efforts may include but are not limited to, landscape screening, directional lighting and improved storm water retention.

Section 4: Regulations

A. Permitted Principal Uses

Business offices of a public utility, real estate, insurance, commercial or industrial establishment

Offices of physicians, dentists and other health practitioners; legal, engineering, architectural and surveying services; accounting, auditing and bookkeeping services

Finance, insurance and real estate offices; travel bureau; and banks (drive-through facilities are not permitted)

Government offices

Business services such as: advertising, consumer credit reporting agencies, mailing list and copy services, business and management consulting services

Office of nonprofit organizations, such as professional membership organizations, labor unions, civic, social and fraternal associations, political organizations and religious organizations

The maximum number of employees on site shall be limited to 59

B. Permitted Accessory Uses

Employee and customer parking lot
Those allowed in the R3 zoning district

C. Setback Requirements

Front: 250 Feet Minimum
Rear: 50 Feet Minimum
Side: 30 Feet Minimum

D. Height:

Height shall not exceed current building height of the existing building. The maximum number of stories is three (3).

E. Lot Size

The size of the PUD zoning district is approximately 2.1 acres.

F. Floor Area Ratio

The floor area in percentage of lot area for the PUD shall determined for the entire 2.1 acre zoning district and shall not exceed 20 percent based on gross building area.

G. Parking

Parking shall consist of 53 spaces for vehicles and 10 class C bicycle parking spaces. The northeast parking lot shall be surfaced with pavers.

H. Screening and Landscape Buffers

Conflicting land use buffer for northwest parking lot:

Maintain existing vegetation

Conflicting land use buffer for northeast parking lot:

Width: 22 feet minimum

Screening: 6 foot tall masonry wall minimum between parking lot and eastern property line; 3 foot tall masonry wall minimum between parking lot and north property line.

Plant materials: As required by Chapter 62

Eastern driveway screening:

6 foot tall masonry wall minimum between the driveway and shared property line with 2021 Washtenaw Avenue

Prepared by Chris Cheng