



Legislation Text

File #: 09-0868, **Version:** 1

An Ordinance to Amend Chapter 55, Rezoning of 0.6 Acres from R4C (Multiple-Family Residential Dwelling District) to PUD (Planned Unit Development District), Casa Dominick's, 808-814 Monroe Street, 700 and 706 Tappan Street and 705 Oakland Avenue, (CPC Recommendation: Approved - 8 Ayes and 0 Nays) (Ordinance No. ORD-09-30)

Attached for your approval is an ordinance to rezone 808-814 Monroe Street, 700 and 706 Tappan Street and 705 Oakland Avenue from R4C Multiple-Family Residential Dwelling District to PUD Planned Unit Development. This rezoning will expand the existing Casa Dominick's PUD Zoning District, which currently includes 812 and 804 Monroe Street. PUD Supplemental Regulations have been prepared to establish use, area, height, placement, off-street parking, landscaping and screening, preservation of existing buildings and architectural design regulations for the district. A PUD Conceptual Plan has been submitted to illustrate potential future development; no new development is proposed at this time.

The City Planning Commission recommended approval of this request at its meeting of July 21, 2009, subject to amendments to the proposed PUD Supplemental Regulations regarding bicycle parking, screening, suitability for pervious pavement and building preservation. A revised draft of the PUD Supplemental Regulations that reflects the Planning Commission amendments is attached, with revisions to Paragraph G(3) bicycle parking, Paragraph H(2) screening and conflicting land use buffer, Paragraph H(3) underlying soil conditions and pervious pavement, and Paragraph I building preservation. Also attached is the citizen participation report which was inadvertently not attached to the Planning staff report.

Petition Summary:

- Existing PUD district includes 4,365 square feet (0.1 acres) and permits a restaurant and one dwelling unit.
- The proposal will consolidate all of the owner's properties under one zoning classification and will remedy numerous existing zoning nonconformities.
- Expanded PUD district is subdivided into four areas (A, B, C and D) for regulation purposes. Areas A and B will permit restaurant; residential; grocery, prepared food and beverage sales; classroom and educational instruction; beauty salon; general, medical and dental office uses. Area C will permit hotel and residential use. Area D will permit artists and craft studio with sales and residential use.
- Existing buildings must be preserved unless a major change is approved by the Planning Commission, and new construction must be set back from and be architecturally compatible with the existing scale and character of the district as determined by the Planning Commission.
- Compliance with the regulations set forth in the PUD Supplemental Regulations will be required as part of the first PUD Site Plan that is submitted.

Attachments: Proposed Ordinance
7/21/09 Planning Commission Minutes

8/4/09 Draft PUD Supplemental Regulations
PUD Conceptual Plan
Citizens Participation Report (by petitioner)
Planning Staff Report

Prepared by: Alexis DiLeo, City Planner

Reviewed by: Wendy L. Rampson, Interim Planning & Development Services Manager, Jayne Miller,
Community Services Area Administrator

ORDINANCE NO. ORD-09-30

First Reading : September 21, 2009

Public Hearing : October 19, 2009

Approved: October 19, 2009

Published: October 22, 2009

Effective: November 1, 2009

(CASA DOMINICK'S ZONING
808-814 MONROE STREET, 700 AND 706 TAPPAN STREET
AND 705 OAKLAND 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:

[800 Monroe Street] - Beginning in the south line of Monroe Street at a point 84 feet east of the northwest corner of Lot 1, in Block 7 south of Huron Street, in range 11 east, running thence east on said south line of Monroe Street, 48 feet to the east line of Lot 1; thence south parallel with Thayer Street 77 feet; thence west parallel with Monroe Street, 48 feet; thence north parallel with Thayer Street, 77 feet to the Place of Beginning, being part of Lots 1 and 2 in Block 7 South of Range 11 East, Alteration of the Ann Arbor Land Company's Addition to the Village of Ann Arbor, according to the plat thereof as recorded in Liber U of Deeds, Page 252, Washtenaw County Records; and,

[812 Monroe Street] - The West 33 feet in width of Lot No. 14 in Block No. 7, South of Huron Street, Range No. 11 East, according to the recorded plat of the alteration of the Ann Arbor Land Company's Addition to the Village (now City) of Ann Arbor, Washtenaw County, Michigan; and,

[814 Monroe Street] - The North 3 Feet of the West 35 feet of the East 99 feet of Lot 13 and the West of the East 99 feet of Lot 14 in Block No. 7, South of Huron Street, Range No. 11 East, according to the recorded plat of the alteration of the Ann Arbor Land Company's Addition to the Village (now City) of Ann Arbor, Washtenaw County, Michigan; and,

[705 Oakland Avenue] - The South 55 feet of Lot 2 in Block No. 7 South, Range 11 East, in the Alteration of the Ann Arbor Land Company's Addition to the said City of Ann Arbor, as recorded in Liber 'U' of Plats, Page 252, Washtenaw County Records; and,

[700 Tappan Street] - The East 64 feet of the North 39 feet of Lot 14 in Block No. 7, South of Huron Street, Range No. 11 East, according to the recorded plat of the alteration of the Ann Arbor Land Company's Addition to the Village (now City) of Ann Arbor, Washtenaw County, Michigan; and,

[706 Tappan Street] - Lot 13 excepting the North 3 feet thereof in Block No. 7, South of Huron Street, Range No. 11 East, according to the recorded plat of the alteration of the Ann Arbor Land Company's Addition to the Village (now City) of Ann Arbor, Washtenaw County, Michigan.

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

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