



Legislation Text

File #: 11-1540, **Version:** 1

An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 1.42 acres from Brookfield Center Commercial Development PUD (Planned Unit Development District) to Arlington Square Revised PUD, 3250 Washtenaw Avenue (CPC Recommendation: Approval - 8 Yeas and 0 Nays) (Ordinance No. ORD-12-01)

Approval of this ordinance will amend the PUD (Planned Unit Development) zoning for this property that was originally approved in 1989. 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 have been drafted to allow all C3 (Fringe Commercial District) zoning uses at this site. The previously approved PUD disallowed medical/dental and restaurant uses.
- The previous public benefit for this PUD included expanded retail and professional services in close proximity to the surrounding neighborhood. These public benefits remain, along with the previously approved development agreement requirement for an annual traffic and parking monitoring report.
- The only exterior changes to the site are the addition of 12 bicycle hoops and 6 interior bicycle spaces.

The City Planning Commission, at its meeting of December 6, 2011, recommended approval of this request.

Attachments: 12/6/11 Draft Supplemental Regulations, 12/6/11 Planning Staff Report and 12/6/11 Meeting Minutes

Prepared By: Chris Cheng, City Planner

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

ORDINANCE NO. ORD-12-01

First Reading: January 9, 2012

Published: February 13, 2012

Public Hearing: February 6, 2012

Effective: February 23, 2012

ARLINGTON SQUARE REZONING (3250 WASHTENAW AVE)

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 W $\frac{1}{4}$ corner of Section 2, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan; thence along the E-W $\frac{1}{4}$ line of said Section, easterly 1327.15 feet to the east line of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of said Section 2; thence along said east line, northerly deflecting 89°11' to the left, 1095.44 feet for a Place of Beginning; thence westerly deflecting, 90°00' to the left, 143.32 feet; thence northeasterly deflecting 108°06' to the right, 396.35 feet to the south line of Washtenaw Avenue; thence along said south line, southeasterly 35.00 feet to the east line of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of said Section 2; thence along said east line southerly 370.48 feet to the Place of Beginning, being a part of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 2, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan, excepting and reserving therefrom the land conveyed by Howard Lazar and Gloria Lazar, husband and wife, and Richard Lazar and Jean Lazar, husband and wife, to the City of Ann Arbor, a Michigan Municipal Corporation, by Quit Claim Deed, dated October 22, 1962, and recorded November 9, 1962, in Liber 1008, Page 419, Washtenaw County Records.

PARCEL II - Lot 1, Pittsfield Plaza, as recorded in Liber 15 of Plats, Page 43, Washtenaw County Records.

PARCEL III - Beginning at the northwest corner of Block 17, Pittsfield Village, as recorded in Liber 10 of Plats, Page 21, Washtenaw County Records; thence along the north line of said Block 17, N 89°20' E 143.32 feet; thence along the east line of said Block 17, S 0°25'24" E 48.75 feet; thence northwesterly 150 feet, more or less, to the Place of Beginning, being a part of said Block 17.

SUBJECT TO THE FOLLOWING EASMENTS

Rights of way in favor of Michigan Bell Telephone Company as recorded in Liber 1192, page 79, Washtenaw County Records.

Easement for sanitary sewer as recorded in Liber 564, page 231, Washtenaw County Records.

Easement for public utilities is reserved over Parcel II of subject land, as shown on the recorded plat.

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

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