



City of Ann Arbor

301 E. Huron St.
Ann Arbor, MI 48104
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Legislation Text

File #: 10-0253, **Version:** 3

~~An Ordinance to Amend Chapter 55, Rezoning of 1.23 Acres from R4C (Multiple Family Dwelling) to PUD (Planned Unit Development), Heritage Row PUD, 407-437 S. Fifth Avenue (CPC Recommendation: Approval – 6 Ayes, 2 Nays) (Ordinance No. 10-13) (8 Votes Required)~~

In the time since City Council voted to reconsider the Heritage Row PUD at the October 3, 2011 meeting, City staff has reviewed the proposal presented by the petitioner, Jeff Helminski, and compared it to the original Heritage Row PUD that was considered by City Council on June 21, 2010. Based on this analysis and review of the City Council and Planning Commission minutes, staff had several discussions with the petitioner about modifying the proposal to ensure that the public benefit standard is met for the PUD zoning.

The petitioner has revised the proposed PUD supplemental regulations for consideration at first reading (see separate attachments). The major changes to the petitioner's proposal are compared with the original Heritage Row supplemental regulations below.

Upon review of the changes, Planning staff concludes that the revised PUD supplemental regulations do provide three public benefits: affordable housing in excess of that required (14.45 units proposed compared to 12.3 units required); innovation in land use and variety of design through incorporation of an historical streetscape; and use and reuse of seven homes that contribute to the desired character and form of an established neighborhood. See attached chart for comparison of the previous and current proposal.

Attachments: Comparison Chart, 10/14/11 Revised PUD Supplemental Regulations (Clean Version), 10/14/11 Revised PUD Supplemental Regulations (Mark-up Version)

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(See attached ordinance)