



Legislation Text

File #: 08-0846, Version: 1

An Ordinance to Amend Chapter 55, Rezoning of 2.62 Acres from P (Parking District) and C3 (Fringe Commercial District) to C1B (Community Convenience Center), Maple Shoppes, 540 North Maple Road (CPC Recommendation: Approval - 9 Yeas and 0 Nays) (Ordinance No. ORD-08-34)

Approval of this ordinance will rezone the property at 540 North Maple Road to C1B to allow two commercial buildings totaling 25,219 square feet. The petitioner proposes to demolish the existing buildings on the site. The City Planning Commission recommended approval of this request at its meeting of June 3, 2008. The planned project site plan for this proposal will be submitted for Council consideration at the same meeting as the public hearing and second reading for the rezoning.

Prepared By: Laurie Foondle, Management Assistant

Reviewed By: Mark Lloyd, Planning and Development Services Manager
Jayne Miller, Community Services Administrator

Approved By: Roger W. Fraser, City Administrator

ORDINANCE NO. ORD-08-34

First Reading : September 22, 2008

Public Hearing : October 20, 2008

Approved: October 20, 2008

Published: October 26, 2008

Effective: November 5, 2008

MAPLE SHOPPES REZONING 540 NORTH MAPLE ROAD

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:

Parcel 1

Commencing at the Southeast corner of Section 24, T2S, R5E, City of Ann Arbor, Washtenaw County, Michigan; thence N 00°06'06" W 184.38 feet along the East line of said Section 24 to a point on the westerly extension of the south line of "Maple Ridge," a subdivision in the Southwest ¼ of Section 19, T2S, R6E, City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 12 of Plats, pages 47 and 48, Washtenaw County Records; thence S 89°36'20" E 2.25 feet (recorded as S 89°24'30" E) along the said Westerly extension to the Northwest corner of Section 30, T2S, R6E, City of Ann Arbor, Washtenaw County, Michigan (as monumented); thence continuing S 89°36'20" E 40.00 feet to the Point of Beginning, said point also being the Southwest corner of Lot 1 of said "Maple Ridge;" thence N 00° 12'22" W 59.93 feet (recorded as N 00°01' W 60.00 feet) along the Easterly right-of-way line of Maple Road; thence S 89°43'27" E 141.99 feet (recorded as 141.9 feet) along the North line of said Lot 1; thence S 06°49'16" E 60.71 feet (recorded as 60.78 feet) along the East line of said Lot 1; thence S 89° 36'20" E 226.74 feet along the South line of said "Maple Ridge;" thence S 24°10'12" W 258.08 feet; thence N 68°33'52" W 291.58 feet along the Northerly right-of-way line of Dexter Avenue; thence N 00° 35'54" E 131.49 feet along the Easterly right-of-way line of said Maple Road to the Point of Beginning. Being all of Lot 1 of said "Maple Ridge" and a part of the Southwest ¼ of Section 19 and the Northwest ¼ of Section 30, T2S, R6E, City of Ann Arbor, Washtenaw County, Michigan, and containing 1.63 acres of

land, more or less.

Parcel 2

A part of the Northwest $\frac{1}{4}$ of Section 30, Town 2 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan, described as: Commencing at the Northwest corner of Section 30, Town 2 South, Range 6 East, Ann Arbor Township (now City of Ann Arbor), Washtenaw County, Michigan; running thence S 89°37' E along the North line of said Section 30 for 416.8 feet for a Point of Beginning; thence running S 24°12' W 294.1 feet to the centerline of Highway M-132; thence running S 65°48' E along said centerline for 150.0 feet; thence running N 24°12' E for 360.3 feet to the North line of said Section 30; thence running N 89°37' W along said North line for 164.0 feet to the Point of Beginning,

in the City of Ann Arbor, Washtenaw County, Michigan as C1B (Community Convenience Center).

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