



Legislation Text

File #: 23-1609, **Version:** 2

An Ordinance to Amend Chapter 55 (Zoning), Amendment to the approved PUD (Planned Unit Development District), Lockwood of Ann Arbor PUD Zoning and Supplemental Regulations, 2195 East Ellsworth (CPC Recommendation: Approval - 6 Yeas and 0 Nays) (ORD-23-30)
Approval of this ordinance will modify the original approved setbacks by decreasing the setback on the east and south property line by 4 feet. The supplemental regulations have been modified and there are no other changes proposed to the standards or uses in the approved PUD District.

Petition Summary:

The site plan and PUD Zoning for this development was originally approved in December 2020. The building is currently under construction. An ALTA survey conducted by the petitioner during construction revealed that the building foundation was slightly over the east and south setbacks. The petitioner is requesting to adjust the east side setback by 4 feet from 144 feet to 140 feet and the south side setback by 4 feet from 68 feet to 64 feet. No new construction is proposed, there are no other changes to the site plan or Zoning regulations.

There is no perceptible change in the layout or design of the development. The petitioner brought this issue to the attention of Planning staff after conducting an ALTA survey when construction of the building foundation was complete. Construction is ongoing.

The site plan currently under construction proposes 154 independent senior apartments, 89 one-bedroom units and 65 two-bedroom units in a single building. A minimum of 65 apartments will be affordable to households at or below 60% of the Area Median Income (\$52,080 for a household of one). The building will also contain a commercial kitchen and dining area, small barber shop, activity room, movie room, fitness room and small clinic. These uses are listed in Supplemental Regulations. All facilities are for use only by the Lockwood residents and their guests. Parking is provided in a 154-space parking lot.

The City Planning Commission, at its meeting of June 6th, 2023, recommended approval of this request, and waived the requirement for a concept plan based on the proposed change.

Attachments: 041823 Supplemental Regulations
060623 Planning Staff Report
060623 Planning Commission Minutes
Prepared By: Matt Kowalski, City Planner
Reviewed By: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator
Approved By: Milton Dohoney Jr., City Administrator
(See Attached Ordinance)