



Legislation Details (With Text)

File #: 14-0012 **Version:** 1 **Name:** 01/21/14 Hofmann Zoning
Type: Ordinance **Status:** Passed
File created: 1/21/2014 **In control:** City Council
On agenda: 2/18/2014 **Final action:** 2/18/2014
Enactment date: 1/21/2014 **Enactment #:** ORD-14-01

Title: An Ordinance to Amend Chapter 55 (Zoning), Staff-Initiated Zoning of Two Parcels Totaling 0.6 Acre from UNZ (Unzoned) to C1 (Local Business District), Hofmann Property, 1643 & 1645 South State Street (CPC Recommendation: Approval - 6 Yeas and 0 Nays) (Ordinance No. ORD-14-01)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 14-01 Briefed and Approved.pdf, 2. 14-01 Briefed Hofmann Zoning Ordinance.pdf, 3. Hofmann Zoning Legal, 4. 12/17/13 Planning Staff Report, 5. HofmannZoningMinutes_12-17-13.pdf

Date	Ver.	Action By	Action	Result
2/18/2014	1	City Council	Held and Closed	
2/18/2014	1	City Council	Adopted on Second Reading	Pass
1/21/2014	1	City Council	Approved on First Reading	Pass

An Ordinance to Amend Chapter 55 (Zoning), Staff-Initiated Zoning of Two Parcels Totaling 0.6 Acre from UNZ (Unzoned) to C1 (Local Business District), Hofmann Property, 1643 & 1645 South State Street (CPC Recommendation: Approval - 6 Yeas and 0 Nays) (Ordinance No. ORD-14-01)

This ordinance will zone 1643 and 1645 S. State Street as C1 (Local Business District).

After annexation of these two parcels, the petitioners' zoning request for C3 (Fringe Commercial) was denied by City Council in February 2012 because the zoning was not supported by the City's Master Plan. The parcels have remained unzoned since that time.

After City Council approval of the South State Street Corridor Plan, Planning staff initiated a zoning fix for the two properties, consistent with the plan's land use recommendations.

The City Planning Commission, at its meeting of December 17, 2013, recommended approval of the request.

Attachments: 12/17/13 Planning Staff Report and 12/17/13 Planning Commission Minutes

Prepared by: Chris Cheng, City Planner

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

ORDINANCE NO. ORD-14-01

First Reading: January 21, 2014
Public Hearing: February 18, 2014

Approved: February 18, 2014
Published: February 24, 2014

Effective: March 6, 2014

HOFMANN ZONING
(1643 & 1645 SOUTH STATE STREET)

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:

1643 South State: COM AT SW COR OF SEC, TH E 116.23 FT IN S LINE OF SEC, TH DEFL 110 DEG 50' 30" TO LEFT 217.71 FT, TH DEFL 22 DEG 27' 30" TO RIGHT 203.80 FT FOR PL OF BEG, TH CONTINUING NLY 50 FT IN SAMECOURSE, TH DEFL 89 DEG 02' TO RIGHT 150 FT, TH DEFL 89 DEG 02' TO LEFT 48 FT, TH DEFL 89 DEG 02' TO RIGHT 29.80 FT, TH DEFL 68 DEG 31' TO RIGHT 117.04 FT, TH DEFL 112 DEG 27' TO RIGHT 54.52 FT, TH DEFL 90 DEG TO RIGHT 100

1645 South State: COM AT NW COR OF SW 1/4 OF SW 1/4, TH S 01-43-35 E 921.79 FT, TH N 87-18-25 E 45.10 FT TO POB, TH N 87-18-25 E 157.9 FT, TH S 03-39-35 E 60 FT, TH S 87-18-25 W 153.68 FT, TH 60.05 FT ALNG ARC OF CURV-RAD 1392.39 FT TO POB. PT OF SW 1/4 SEC 33 T2S, R6E 0.22 AC

in the City of Ann Arbor, Washtenaw County, Michigan as C1 (Local Business District).

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

CERTIFICATION

I hereby certify that the foregoing ordinance was adopted by the Council of the City of Ann Arbor, Michigan, at its regular session of February 18, 2014.

Jacqueline Beaudry, Ann Arbor City Clerk

Date

John Hieftje, Mayor

I hereby certify that the foregoing ordinance received legal publication in the Washtenaw Legal News on February 24, 2014.

Jacqueline Beaudry, Ann Arbor City Clerk