



Legislation Details (With Text)

File #: 18-1117 **Version:** 1 **Name:** 8/23/18 - 151 E. Hoover Conditional Rezoning
Type: Ordinance **Status:** Passed
File created: 8/23/2018 **In control:** City Council
On agenda: 9/17/2018 **Final action:** 9/17/2018
Enactment date: 8/23/2018 **Enactment #:** ORD-18-25

Title: An Ordinance to Amend the Zoning Map, Being a Part of Section 5:10.2 of Chapter 55 of Title V of the Code of the City of Ann Arbor, Rezoning of 0.76 Acre from R4C (Multiple Family District) to C2B (Business Service District) WITH CONDITIONS, 151 East Hoover (including 200 E. Davis Ave., 202 E. Davis Ave., 204 E. Davis Ave, 913 Brown St., 915 Brown St., 917 Brown St., 919 Brown St.) (CPC Recommendation: Approval - 6 Yeas and 0 Nays) (Ordinance No. ORD-18-25)

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD-18-25 Briefed and Approved.pdf, 2. 151 E Hoover Zoning Ordinance for Council.pdf, 3. Updated Staff Report after June 19 2018 CPC Action w attachments.pdf, 4. Hoover Conditional Zoning Statement.pdf, 5. 141 E. Hoover Objection Letter from Elaine Nutt.pdf, 6. 151 Hoover Development Agreement - Council.pdf, 7. ord-18-25 Rezoning Approval Notice.pdf

Date	Ver.	Action By	Action	Result
9/17/2018	1	City Council	Held and Closed	
9/17/2018	1	City Council	Adopted on Second Reading	Pass
8/23/2018	1	City Council	Approved on First Reading	Pass

An Ordinance to Amend the Zoning Map, Being a Part of Section 5:10.2 of Chapter 55 of Title V of the Code of the City of Ann Arbor, Rezoning of 0.76 Acre from R4C (Multiple Family District) to C2B (Business Service District) WITH CONDITIONS, 151 East Hoover (including 200 E. Davis Ave., 202 E. Davis Ave., 204 E. Davis Ave, 913 Brown St., 915 Brown St., 917 Brown St., 919 Brown St.) (CPC Recommendation: Approval - 6 Yeas and 0 Nays) (Ordinance No. ORD-18-25)

This ordinance will rezone this property to C2B (Business Service District) zoning with conditions. The proposed zoning is consistent with the adjacent zoning (C2B and R4C), the surrounding land uses (multiple family, single family, commercial, and institutional (UM), and the City's Master Plan which allows multiple family uses and encourages sustainable development practices. The City Planning Commission, at its meeting of June 19, 2018, recommended approval of the conditional zoning request. The petitioner has requested that the rezoning be conditioned upon the proposed site plan project being constructed. If the 151 East Hoover site plan project is not constructed, the portion of the site rezoned to C2B will revert back to R4C (Multiple Family District). The Conditional C2B zoning is being requested so that the west side of the development project has the same zoning as the east side of the development project and so the petitioner can develop 171 apartment units on the site, a 2,460 square foot retail center, and 179 understructure parking spaces. Following action by the Planning Commission, the site plan will be scheduled along with the second reading of the zoning request at City Council.

Attachments: June 19, 2018 Planning Staff Report
June 19, 2018 Planning Commission Minutes

Prepared by: Jeff Kahan, City Planner
Reviewed by: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator
Approved by: Howard S. Lazarus, City Administrator

ORDINANCE NO. ORD-18-25

First Reading: August 23, 2018
Public Hearing: September 17, 2018
Approved: September 17, 2018
Published: September 20, 2018
Effective: September 30, 2018

151 EAST HOOVER REZONING
(INCLUDING 200, 202, AND 204 E. DAVIS AVENUE AND
913, 915, 917, AND 919 BROWN STREET)

AN ORDINANCE TO AMEND THE ZONING MAP, BEING A PART OF SECTION 5:10.2 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 5:10.2 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:

919 Brown St.; PARCEL 09-09-32-110-013:

The Westerly 72.25 feet of the Southerly 49.50 feet of Lot 17, BROWN AND BACH'S ADDITION TO THE CITY OF ANN ARBOR, MICHIGAN, according to the plat thereof as recorded in Liber 48 of Deeds, page 360, Washtenaw County Records.

917 Brown St.; PARCEL 09-09-32-110-012:

The South 29.00 feet of Lot 16 and the North 20.50 feet of Lot 17, BROWN AND BACH'S ADDITION TO THE CITY OF ANN ARBOR, MICHIGAN, according to the plat thereof as recorded in Liber 48 of Deeds, page 360, Washtenaw County Records.

913 Brown St.; PARCEL 09-09-32-110-010:

Lot 15, BROWN & BACHS ADDITION, CITY OF ANN ARBOR, Washtenaw County Michigan, as recorded Liber 48 of Deeds, page 360, Washtenaw County Records.

915 Brown St.; PARCEL 09-09-32-110-011:

The North 41 feet in width by the entire length of Lot 16, Brown and Bach's Addition to the City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 48 of Deeds, page 360, Washtenaw County Records.

200 E. Davis Ave.; PARCEL 09-09-32-110-009:

The West 44 feet of Lot 14, Brown and Bach's Addition to the City of Ann Arbor, according to the recorded plat thereof, as recorded in Liber 48 of Plats, Page 360.

202 E. Davis Ave.; PARCEL 09-09-32-110-008:

The West 44 feet of the East 84 feet of Lot 14, BROWN & BACHS ADDITION TO THE CITY OF ANN ARBOR, Washtenaw County, Michigan, according to the plat thereof as recorded in Liber 48 of Deeds, page 360, Washtenaw County Records.

204 E. Davis Ave.; PARCEL 09-09-32-110-007:

East 40 feet of Lot 14, BROWN & BACHS ADDITION TO THE CITY OF ANN ARBOR as recorded in Liber 48 of Deeds, page 360, Washtenaw County Records.

in the City of Ann Arbor, Washtenaw County, Michigan as C2B (Business Service District) zoning WITH CONDITIONS, in accordance with the attached Conditional Zoning Statement of Conditions which is hereby adopted and incorporated herein.

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 September 17, 2018.

(Date)

Jacqueline Beaudry, Ann Arbor City Clerk

Christopher Taylor, Mayor

I hereby certify that the foregoing ordinance received legal publication in the Washtenaw Legal News on September 20, 2018.

Jacqueline Beaudry, Ann Arbor City Clerk

