Legislation Details (With Text)

File #:	20-0450	**Version:** 2	**Name:**	4/6/20 - The Garnet PUD Zoning	
Type:	Ordinance		**Status:**	Passed	
File created:	4/6/2020		**In control:**	City Council	
On agenda:	5/18/2020		**Final action:**	5/18/2020	
Enactment date:	5/18/2020		**Enactment #:**	ORD-20-11	

Title: An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 0.20 Acre from C1B (Community Convenience Center District) to PUD (Planned Unit Development District), The Garnet PUD Zoning and Supplemental Regulations, 325 East Summit Street (CPC Recommendation: Approval - 8 Yeas and 0 Nays) (Ordinance No. ORD-20-11)

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD-20-11 The Garnet Rezoning Briefed and Approved.pdf, 2. The Garnet Supplemental Regulations as Amended on 051820.pdf, 3. Garnet Ordinance - 325 E Summit .pdf, 4. The Garnet Supplemental Regs 013120.pdf, 5. 325 E Summit Memo 5-1-20.pdf, 6. The Garnet PUD Staff Report w Attach for CC.pdf, 7. Garnet Benefits Memo 031120.pdf, 8. Site Plan and Citizen Participation 020420.pdf, 9. 2-4-2020 CPC Approved Minutes w Live Links.pdf, 10. ORD-20-11 The Garnet Approval Notice.pdf, 11. WLN clipping ORD-20-11 Garnet - Approval Notice.pdf, 12. WLN clipping Garnet PUD Rezoning - Public Hearing Notice.pdf

Date	Ver.	Action By	Action	Result
5/18/2020	2	City Council	Held and Closed	
5/18/2020	2	City Council		
5/18/2020	2	City Council	Amended	Pass
5/18/2020	2	City Council	Adopted as Amended on Second Reading	Pass
5/4/2020	2	City Council	Held and Closed	
5/4/2020	2	City Council		
5/4/2020	2	City Council	Postponed at Second Reading	Pass
4/6/2020	2	City Council	Approved on First Reading	Pass

An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 0.20 Acre from C1B (Community Convenience Center District) to PUD (Planned Unit Development District), The Garnet PUD Zoning and Supplemental Regulations, 325 East Summit Street (CPC Recommendation: Approval - 8 Yeas and 0 Nays) (Ordinance No. ORD-20-11)
Approval of this ordinance will zone this property PUD (Planned Unit Development) to allow construction of a 10-unit condominium building. Approval of this ordinance will also create supplemental regulations for the new PUD.

Petition Summary:

- The petitioner proposes residential condominium use of the building.

- A development agreement has been prepared to address site improvements, a park contribution of $6,250, street tree escrow, an on-site stormwater management system, testing of sump pump discharge water, and the PUD contribution to the City affordable housing fund in the amount of $317,331 based on City Council Resolution R-19-378 and the Unified Development Code.

The Planning Commission raised the following issues, which were addressed by the petitioner and staff as described:

- The Planning Commission, after discussion with the applicant, suggested that additional benefits are being provided by the project that were not included by the petitioner in the supplemental regulations. The applicant has provided a list of these additional public benefits, which is an attachment.

The City Planning Commission, at its meeting of February 4, 2020, recommended approval of this request.

Attachments: February 4, 2020 Supplemental Regulations
February 4, 2020 Planning Staff Report
February 4, 2020 Planning Commission Minutes
March 11, 2020 Revised Development Agreement

Prepared By: Jill Thacher, City Planner
Reviewed By: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator
Approved By: Tom Crawford, Interim City Administrator

ORDINANCE NO. ORD-20-11

First Reading: April 6, 2020
Public Hearing: May 4 & 18,2020
Approved: May 18, 2020
Published: May 21, 2020
Effective: May 31, 2020

THE GARNET PUD ZONING
(325 EAST SUMMIT 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:

LOTS 2, 4 & 6 BLOCK 8, ORMSBY & PAGE'S ADDITION TO THE CITY OF ANN ARBOR, AS RECORDED IN LIBER M OF DEEDS, PAGE 191, WASHTENAW COUNTY RECORDS

in the City of Ann Arbor, Washtenaw County, Michigan as PUD (Planned Unit Development District) in accordance with the attached The Garnet PUD Supplemental Regulations, which are hereby adopted

and incorporated into The Garnet PUD zoning ordinance.

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 May 18, 2020.

(Date)

Jacqueline Beaudry, Ann Arbor City C

Christopher Taylor, Mayor

I hereby certify that the foregoing ordinance received legal publication in the Washtenaw Legal News on May 21, 2020.

Jacqueline Beaudry, Ann Arbor City Clerk

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