

DEVELOPMENT PROGRAM

The existing mixed use retail/office building was approved as a PUD in 1989 and constructed in 1990. The original PUD allowed all principal and accessory uses permitted in the C3 zoning district, with the exception of medical and dental offices, restaurants, and beauty/barber salons. The proposal revision to the PUD would allow all permitted C3 zoning district uses.

COMMUNITY ANALYSIS

The proposed zoning revision will have no impact on the public schools, air quality, water or other existing natural features, on this and neighboring sites.

The surrounding businesses and residential neighborhoods would benefit from increased retail and service options and greater utilization of the lease space.

SITE ANALYSIS

The existing site is relatively flat, with gradual sloping down to the southeast corner at the entrance to the basement parking. Existing landscaping includes mature trees in parking islands and at the corner of Washtenaw Avenue and Huron Parkway. Lawn areas border the building in the north and east elevations, and a 6 foot tall wood frame buffers the parking from the residential use to the south.

No changes are proposed to the existing site.

LEGAL DESCRIPTION

PARCEL I - Commencing at the NW 1/4 corner of Section 2, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan; thence along the E-W 1/4 line of said Section 2, easterly 1327.15 feet to the east line of the W 1/2 of the NW 1/4 of said Section 2; thence along said east line, northerly deflecting 89°11' to the left, 1095.44 feet to a Place of Beginning; thence westerly deflecting 90°00' to the left, 143.32 feet; thence northeasterly deflecting 108°06' to the right, 396.35 feet to the south line of Washtenaw Avenue; thence along said south line, southeasterly 35.00 feet to the east line of the W 1/2 of the NW 1/4 of said Section 2; thence along said east line, southerly 370.48 feet to the Place of Beginning, being a part of the W 1/2 of the NW 1/4 of Section 2, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan, excepting and reserving therefrom the land conveyed by Howard Lazar and Gloria Lazar, husband and wife, and Richard Lazar and Jean Lazar, husband and wife, to the City of Ann Arbor, a Michigan Municipal Corporation, by Quit Claim Deed, dated October 22, 1962, and recorded November 9, 1962, in Liber 1008, Page 419, Washtenaw County Records.

PARCEL II - Lot 1, Pittsfield Plaza, as recorded in Liber 15 of Plats, Page 43, Washtenaw County Records.

"PARCEL III" Beginning at the northwest corner of Block 17, Pittsfield Village, as recorded in Liber 10 of Plats, Page 21, Washtenaw County Records; thence along the north line of said Block 17, N 89°20' E 143.32 feet; thence along the east line of said Block 17, S 0°25'24" E 48.75 feet; thence northeasterly 150 feet, more or less, to the Place of Beginning, being a part of said Block 17.

SUBJECT TO THE FOLLOWING EASEMENTS:

Rights of Way in favor of Michigan Bell Telephone Company as recorded in Liber 1192, page 79, Washtenaw County Records.

Easement for sanitary sewer as recorded in Liber 564, page 231, Washtenaw County Records.

Easement for public utilities is reserved over Parcel II of subject land, as shown on the recorded plat.

Permanent Easement for ingress and egress and the parking of motor vehicles granted by Arlington Place Condominium Association, December 19, 1996:

EASEMENT DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, PITTSFIELD PLAZA, AS RECORDER IN LIBER 15 OF PLATS, PAGE 43, WASHTENAW COUNTY FEET; THENCE 7.85 FEET ALONG THE ARCH OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST RADIUS 5.00 FEET, CENTRAL ANGLE 90-00'00" CHURCH 562-37'18"W 7.07 FEET; THENCE S17-37'18"W 6.70 FEET; THENCE N72-22'42"W 122.01 FEET; THENCE N15-36'46"E 48.03 FEET; THENCE S71-48'18"E 150.59 FEET; THENCE S73-14'31"E 100.00 FEET TO THE POINT OF BEGINNING, BEING PART OF SECTION 2, T3S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY MICHIGAN.

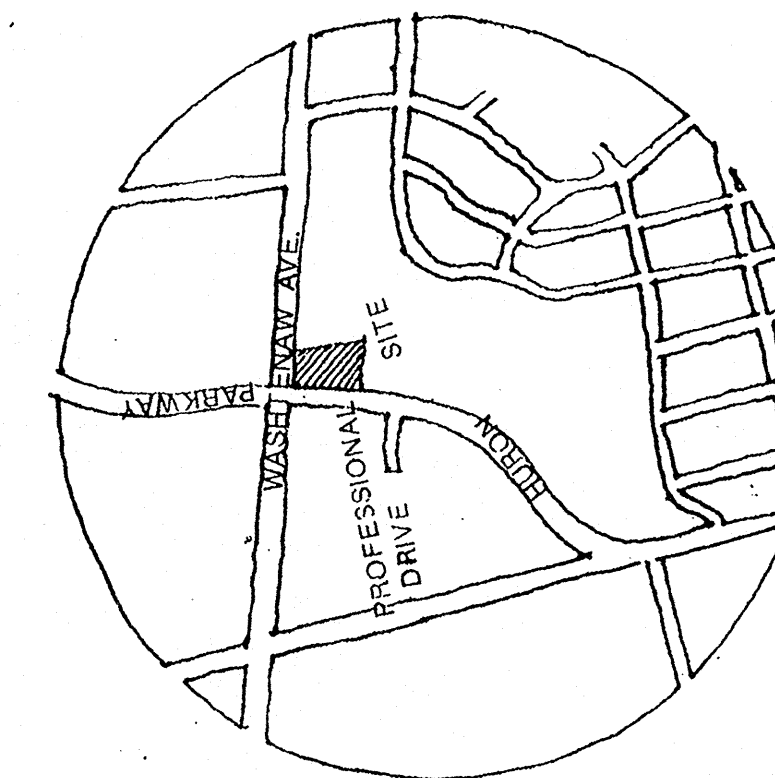
SITE/BUILDING DATA

Parcel Area:	1.42 Ac
Existing Zoning:	PUD
Proposed Zoning:	PUD
Existing Use:	Retail / Office (Medical and dental offices, restaurants, beauty / barber salons prohibited)
Propose Use:	Retail / Office (All principal and accessory uses allowed in the C3 zoning district)
Gross Building Area:	
First Floor	25,359 SF
Second Floor	25,926 SF
Total	51,285 SF
Basement Parking	25,170 SF
Parking:	
Required:	140 (Including 5 Accessible Spaces)
Provided:	66 Basement 79 Surface
Total	145 (Including 5 Accessible Spaces, 2 van accessible.)

COMPARISON CHART

ZONING	C3	EXISTING PUD	PROPOSED PUD
GROSS LOT AREA	6000 SF MIN	61,885 SF	61,885 SF
FLOOR PLAN AREA IN PERCENTAGE OF LOT AREA	200% MAX	83%	83%
SETBACKS			
FRONT	10' MIN/25' MAX	55/10'	55/10'
SIDE	0'	6'	6'
REAR	0'	12'	12'
HEIGHT	55' (4 STORY)	30' (2 STORY)	30' (2 STORY)
PARKING REQUIRED	200 SPACES	209 SPACES	140 SPACES
RETAIL	83 SPACES (1/310 SF MIN)	121 SPACES	
OFFICE		88 SPACES	
MEDICAL OFFICE	117 SPACES (1/220 SF MIN) (ASSUMES 50% MEDICAL OFFICE USE)		
BICYCLE	14 CLASS 'C' SPACES 5 CLASS 'B' SPACES 6 CLASS 'A' SPACES		
PARKING PROVIDED		209 SPACES (1/245 SF) (INCLUDES 55 SPACES IN SERVICE DRIVE) 28 CLASS 'C' BICYCLE SPACES	145 SPACES (1/351 SF) (NOT INCLUDING SERVICE DRIVE SPACES) 38 CLASS 'C' BICYCLE SPACES 6 CLASS 'A' BICYCLE SPACES*

*ONE GARAGE PARKING SPACE TO BE REMOVED AND BICYCLE RACKS FOR 6 SPACES TO BE PROVIDED ADJACENT TO LOWER LEVEL ELEVATOR LOBBY.



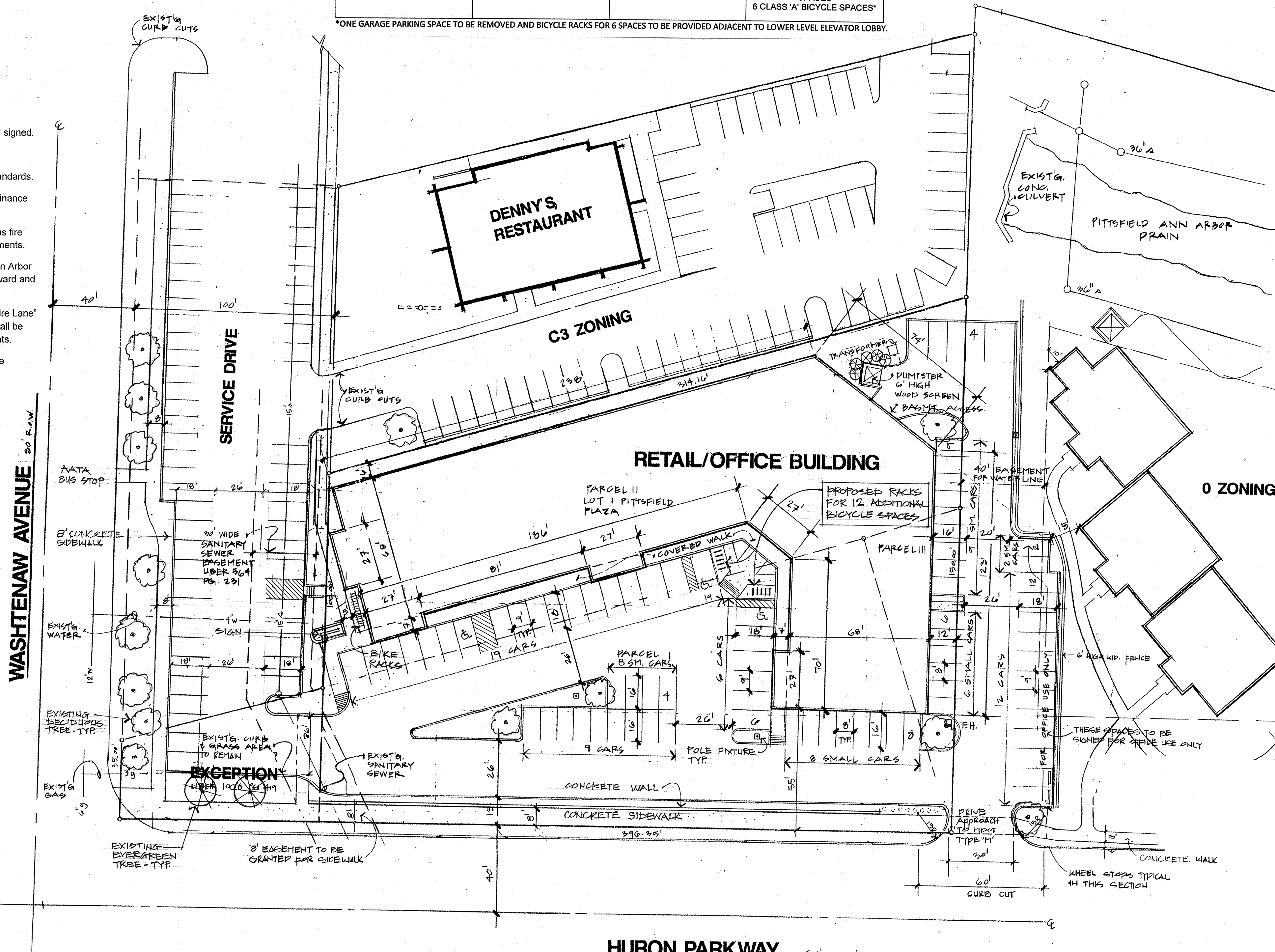
LOCATION MAP

GENERAL NOTES

- All small car parking will be approximately signed.
- Refuse Collection to be City Service.
- Bicycle racks shall be installed per city standards.
- All signs shall meet City of Ann Arbor Ordinance requirements.
- Fire Lanes shall be provided and posted as fire lanes pursuant to fire department requirements.
- All proposed lighting shall meet City of Ann Arbor requirements and shall be directed downward and shielded from adjacent properties.
- All proposed "No Parking or Standing," "Fire Lane" and "Handicapped Parking Only" signs shall be installed per City of Ann Arbor requirements.
- An 8' easement for public sidewalk is to be granted along Huron Parkway.

PETITIONER

Arlington Square, Inc.
Nadim Ajlouny
5003 Hickory Point Drive
Orchard Lake, MI 48322



HURON PARKWAY 80' R.O.W.

SITE PLAN
SCALE: 1"=30'-0"

Sheet Size - 24x36

REVISION	NOV. 30, 2011
PUD REVISION	OCT. 31, 2011
REVISION	JUNE 20, 1989
REVISION	JUNE 9, 1989
	MAY 24, 1989
	DATE ISSUED

DRAWN BY
CHECKED BY

ARLINGTON SQUARE
ANN ARBOR, MI



CONSULTANT

SHEET TITLE

11-019

PROJECT NUMBER

SP-1
SHEET NUMBER