

AGENDA
Augusta Charter Township
Regular Planning Commission Meeting

NEW LOCATION

Lincoln Senior Center
8970 Whittaker Road
(West entrance of Brick Elementary)
Ypsilanti, MI 48197
June 21, 2023
6:30 PM

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call and Recognition of Visitors** –Yurk, Buxton, Woolf, Hall, Spence, Hamill, Rawlins
4. **Approval of Agenda**
5. **Approval of Minutes**
 - a. Planning Commission Meeting Minutes from May 17, 2023 Regular Meeting
6. **Public Hearings**
 - a. **RZ-23-01 Redwood USA, LLC – 7171 Willis Road (T-20-04-300-007)** – request to rezone the subject property from AR, Agriculture Residential to MR, Multiple Family Residential.
7. **Business Items**
 - a. **RZ-23-01 Redwood USA, LLC – 7171 Willis Road (T-20-04-300-007)** – request to rezone the subject property from AR, Agriculture Residential to MR, Multiple Family Residential.
8. **Public Comment**
9. **Communications**
10. **Adjournment**

Draft
AGENDA
Augusta Charter Township
Regular Planning Commission Meeting
8970 Whittaker Road
Ypsilanti, MI 48197
May17, 2023
6:30 PM

1. Call to Order

The meeting was called to order by Chair Yurk at 6:33 PM.

2. Pledge of Allegiance

Chair Yurk led Pledge.

3. Roll Call and Recognition of Visitors

In Attendance: Robert Yurk, David Hall, Linda Spence, Dan Woolf and Richard Hamill.
Absent: Paul Rawlins, Janet Buxton. Additionally, Planner Laura Kreps, Engineer Dean Keffer, Attorney Victor Lillich (arrived at 7:00P PM) and members of the public attended.

4. Approval of Agenda

Chair Yurk made the motion to approve agenda with the modification of moving 7.c PUD 23-01, Mitchel's Storage, Conceptual PUD Plan before 7.1 Closed Session, support by Hall. Motion carried unanimously.

5. Approval of Minutes

Spence made the motion to approve minutes from March 15, 2023 Planning Commission Meeting, support by Hamill. Motion carried unanimously.

6. Public Hearings

a. **None**

7. Business Items

a. Closed Session – Receipt of written attorney-client privilege communication from Township Attorney which is exempt from disclosure under Section 13(1)(g) of the Freedom of Information Act.

Chair Yurk motioned to go into closed session supported by Spence. Closed session began at 8:09. Hamill motioned to reopen meeting supported by Woolf. Meeting reopened at 8:32.

b. SP 21-03, Railsplitter II, Preliminary Site Plan, Large-Scale Solar Facility

Chair Yurk made the motion to accept the resolution to approve the Preliminary Site Plan supported by Hall. Motion carried unanimously. (Signed resolution attached.)

c. PUD 23-01, Mitchel's Storage, Conceptual PUD Plan, Expansion of Self-Storage Facility

Petitioner Mr. Kalimai along with his representatives Mr. Kubiske and Mr. Gormley presented the Conceptual PUD Plan. The PC had questions and concerns that were discussed. Members of the audience were allowed a brief comment. Residents Rodney Taylor (Talladay Rd.), William Case (Talladay Rd.) Howard Smallwood (Rawsonville Rd.) and Mark Kalimai (Rawsonville Rd.) commented on the development. After much discussion and review the PC decided more information was required. Spence motioned to postpone supported by Hamill. Motion carried unanimously.

8. Public Comment

Rodney Taylor (Talladay), Howard Smallwood (Rawsonville) voiced concerns with Mitchel's Storage. Cath Howard inquired on the status the wetland development.

9. Communications

Trustee Hall reported that over 2,000 tires were collected for April tire collection and new speed signs have gone up.

10. Adjournment

Hamill motioned to adjourn supported by Spence. Motion carried unanimously. Meeting was closed at 9:04 PM.



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: June 13, 2023

Rezoning For Augusta Charter Township, Michigan

Applicant:	Redwood USA. LLC
Project Name:	Redwood
Location:	7171 Willis Road (T-20-04-300-007)
Zoning:	AR, Agricultural Residential
Action Requested:	Rezoning to MR, Multiple-Family Residential
Required Information:	Deficiencies noted in review.

SITE DESCRIPTION

The applicant is requesting a rezoning of the 33.17-acre property located at 7171 Willis Road from the current AR, Agricultural Residential zoning to MR, Multiple-Family Residential in order to develop a Redwood Apartment neighborhood. The current property has been most recently utilized as a golf driving range located immediately east of Lincoln High School at the northeast quadrant of Willis and Hitchingham Roads.

Figure 1. Aerial Photo

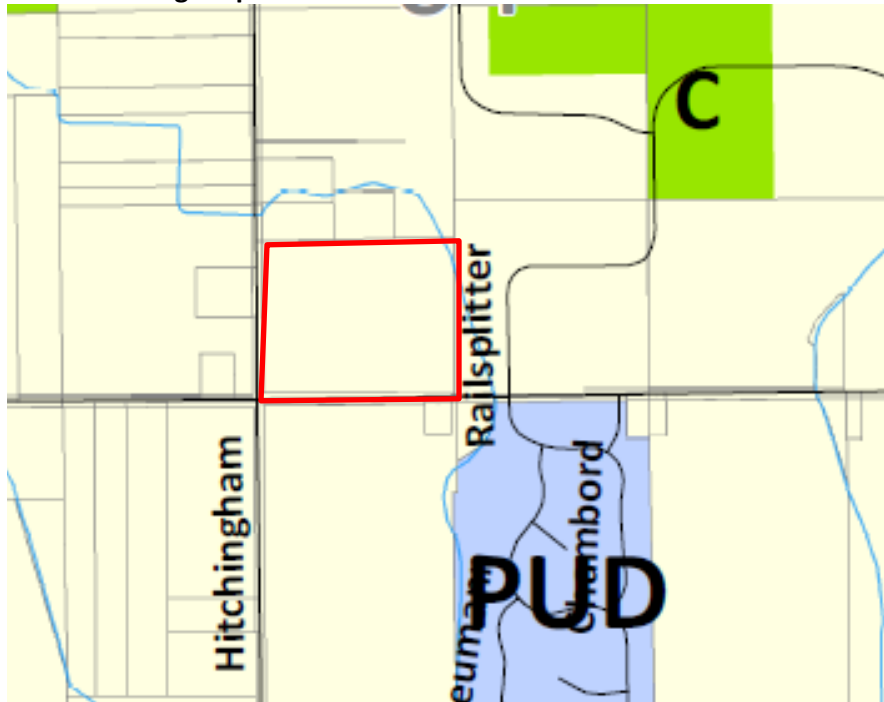


Items to be Addressed: None

NEIGHBORING ZONING AND LAND USE

Areas surrounding the subject area are primarily large lot agricultural and residential uses to the north, west, and south. East of the subject area is the Lincoln Schools campus. The subject site and the surrounding area are all zoned AR, Agriculture Residential.

Current Zoning Map



Legend

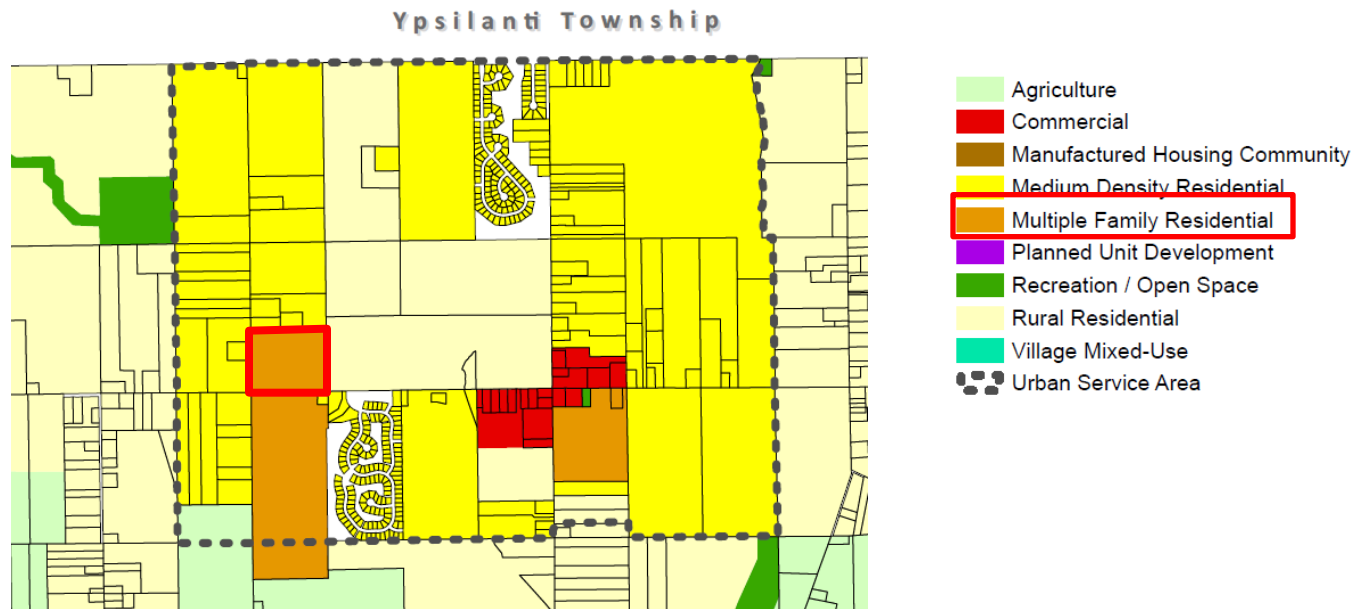
	PAINT CREEK OVERLAY (100' SETBACK)
	CONSERVATION (10 ac.)
	AGRICULTURE (2.5 ac.)
	AGRICULTURAL/ RESIDENTIAL (1 ac.)
	RURAL RESIDENTIAL (1 ac.)
	SINGLE FAMILY RESIDENTIAL (21,780 s.f.)
	SINGLE FAMILY RESIDENTIAL (17,000 s.f.)
	SINGLE FAMILY RESIDENTIAL (13,000 s.f.)
	VILLAGE SINGLE FAMILY RESIDENTIAL (9,000 s.f.)
	MULTIPLE FAMILY RESIDENTIAL
	MOBILE HOUSING COMMUNITY
	VILLAGE MIXED USE
	LOCAL COMMERCIAL
	GENERAL COMMERCIAL
	OFFICE
	LIMITED INDUSTRIAL
	GENERAL INDUSTRIAL
	PLANNED UNIT DEVELOPMENT
*	SUBJECT TO CONDITIONAL REZONING AGREEMENT

Items to be addressed: None.

MASTER PLAN

The Augusta Township Master Plan and Future Land Use Map depict the site and the property to the south across Willis Road as Multiple Family Residential. The Master plan is the guiding document used by the Township in making zoning decisions, and should coincide with modifications being made to the Zoning Ordinance and Map. The Multiple Family Residential future land use classification allows for the development of higher density residential development allowing two (2) or more units per structure with an overall density not to exceed six (6) dwelling units per acre. These areas are required to be located within the Urban Service Areas. See portion of Future Land Use Map on following page:

Future Land Use Map



Items to be Addressed: None.

DEVELOPMENT POTENTIAL

The future land use map depicts the subject area as Multiple Family Residential.

A rezoning of the subject area to Multiple Family Residential would allow for up to six (6) dwelling units per acre to be developed. Residential and governmental uses are listed as permitted uses in the MR zoning district. Whereas the following additional uses are listed as requiring special land use approval:

- Group day care home
- Childcare center
- Church
- Golf course
- Funeral home
- Professional Office
- Private schools
- Community swimming pool
- Library, museum or similar non-commercial cultural facilities.

The applicant is not required to submit a development proposal as part of the rezoning request. However, we note the applicant is considering development of a single-story, lower density multi-family residential use at this location.

Items to be Addressed: None.

TRAFFIC IMPACT AND SITE ACCESS

The proposed rezoning of the subject area to MR will not have an impact on the current traffic patterns associated with this portion of the Township. Specific traffic impacts and site access will be evaluated during site plan review.

Items to be Addressed: *None.*

ESSENTIAL FACILITIES AND SERVICES

All of the properties in the subject area are located within an Urban Service Area for expansion of utilities.

Items to be Addressed: *None.*

REZONING FACTORS

The Zoning Ordinance identifies seven (7) factors that the Planning Commission should evaluate when considering a rezoning petition (Section 16.4.B.). We note that most of these issues are addressed in the body of this analysis; however we will provide the following brief commentary for reference.

1. *Whether the rezoning is consistent with the policies and uses proposed for that area in the Township's Master Land Use Plan.*

The proposed rezoning of the subject area is in compliance with the objectives of the Augusta Charter Township Master Plan.

2. *Whether all of the uses allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area.*

The rezoning of this property to the MR, Multiple Family Residential zoning designation is in general compliance with the Master Plan and Future Land Use Map. See the Master Plan portion of this report.

3. *Whether any public services and facilities would be significantly adversely impacted by a development or use allowed under the requested rezoning.*

The site plan review process will ensure that future development in this area is served by adequate services.

4. *Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land.*

The subject property was reclassified as Multiple Family in the recent adoption of the Township's updated Master Plan. The property is located adjacent to the Lincoln School campus and is within one of the Township's three (3) Urban Service areas where public utilities are available for development. This area of the Township has been part of an Urban Service area for a number of years and is where more intense land uses are planned.

5. *Whether the condition and/or value of property in the Township or in adjacent civil divisions would be significantly adversely impacted by a development or use allowed under the requested rezoning.*

The condition and/or value of property will not be impacted by the proposed rezoning to MR.

6. *Whether or not the requested zoning change is justified by a change in conditions since the original ordinance was adopted or by an error in the original ordinance.*

The adoption of the 2023 Master Plan demonstrates a higher intensity use for this property based on its location within an urban service district and proximity to the Lincoln School campus.


7. *Whether precedents might result from approval or denial of the petition, and the possible effects of such precedents.*

We are not aware of any precedents that would be instituted by the proposed rezoning of the subject area to MR.

RECOMMENDATIONS

Based upon the comments of this analysis, we recommend approval of the proposed rezoning of the property located at 7171 Willis Road (T-20-04-300-007) from AR, Agricultural Residential to MR, Multiple Family Residential. Our findings of fact include:

1. Compatibility of the proposed MR zoning and the adjacent properties
2. Proposed rezoning is in compliance with Master Plan Future Land Use Map.

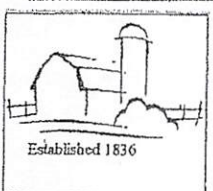

CARLISLE/WORTMAN ASSOC., INC.
Laura K. Kreps, AICP
Senior Associate

#144-2300

cc: Emily Engelhart via eenglehart@byredwood.com
Board of Trustees
Planning Commission
OHM

RECEIVED
 MAY 17 2023
 BY: R. Smith
 STAMP RECEIVED

Application for Rezoning



Augusta Charter Township
 8021 Talladay Road, P.O. Box 100
 Whittaker, MI 48190
 Phone 734-461-6117, Fax 734-461-6379
 www.augustatownship.org

STAMP PAID

TOWNSHIP FILE
 RZ-23-01

RELATED FILES

PAYMENT INFORMATION
 Escrow Deposit: \$ 2,000 Fee: \$400.00
 Total Amount Paid \$ 2,400
 Paid via Cash Check # 1106/1107
 Rec'd By _____ Receipt # _____
 G/L# _____

GENERAL INFORMATION

Name(s) of Legal Property Owner(s) JANG HYUK KWON
 Street Address (Street # & Name or P.O. Box) 7171 WILLIS ROAD
 City YPSILANTI State MI Zip 48197 Email _____
 Phone _____ Fax _____ Cell _____
 Name of Petitioner (if Different from Owner) REDWOOD USA, LLC (c/o EMILY ENGELHART)
 Company REDWOOD LIVING Interest in Property OPTION TO PURCHASE
 Street Address (Street # & Name or P.O. Box) 7007 EAST PLEASANT VALLEY ROAD
 City INDEPENDENCE State OH Zip 44131 Email EENGELHART@BYREDWOOD.COM
 Phone (248) 930-2123 Fax _____ Cell _____

REZONING INFORMATION

Tax ID Number(s) T-20-04-300-007 Land Area in Acres: 33.17
 Address: 7171 WILLIS ROAD, YPSILANTI, MI 48197
 Legal Description is attached. A copy of all the property's Deed Restrictions is attached.
 A scaled map of the property, correlated to the legal description, and location map attached.
 Pre-Application Conference held with Planning Commission Date: 2/15/2023
 Current Zoning of Property: AR, AGR/RESIDENTIAL Requested Zoning: MR, MULTI-FAMILY RESIDENTIAL
 If rezoned, the property will be put to the following use: MULTIPLE-FAMILY RESIDENTIAL WITH PRIVATE ACCESS DRIVES, PUBLIC WATER AND SANITARY SEWER, AND STORMWATER MANAGEMENT FACILITIES.
 Conditional Rezoning Proposed (Reference Zoning Ordinance Article 16 Section 7)
 Copy of proposed conditions attached

REZONING CONSIDERATIONS

The following factors are considered by the Planning Commission in making determinations on proposed rezonings. On a separate sheet of paper, describe how the proposed rezoning addresses each of the following:

1. Whether the rezoning is consistent with the policies and uses proposed for that area in the Township's Master Land Use Plan;
2. Whether all of the uses allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area;
3. Whether any public services and facilities would be significantly adversely impacted by a development or use allowed under the requested rezoning;
4. Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land;
5. Whether the condition and/or value of property in the Township or in adjacent civil divisions would be significantly adversely impacted by a development or use allowed under the requested rezoning;
6. Whether or not the requested zoning change is justified by a change in conditions since the original ordinance was adopted or by an error in the original ordinance; and
7. Whether precedents might result from approval or denial of the petition, and the possible effects of such precedents.

AFFIDAVIT

By submitting this application, authority is given to Township representatives to physically view and inspect the property. The Petitioner/Applicant hereby agrees on behalf of him/her self and on behalf of the property owner that all costs and fees properly assessed by the township for this development will be paid. The undersigned says that(s)he is the Petitioner involved in the Application, and that the foregoing answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of the his/her knowledge and belief.

Petitioner Signature Emily Engelhart Quail Date 05/16/2023

If the Petitioner and Property Owner are NOT the same individual, the Property Owner, by signing below, says that they have given the Petitioner permission to submit this Application, and accepts that all obligations assumed by the Petitioner in the course of pursuing this Application will become those of the Property Owner should the Petitioner fail to satisfy them.

Property Owner Signature Jerry H. Kwon Date 05/16/2023

SUBMISSION

Date Rec'd. 5/17/23 by Paul Hoff

Application form completed and signed by the Petitioner and/or Property Owner.

Application form accompanied by Preliminary Site Plan application.

Twelve (12) copies of all plans and supplemental information provided.

Applications must be received twenty-eight (28) days prior to the next Planning Commission meeting to be eligible for placement on the agenda.

PAYMENT

Escrow Deposit: \$ 2000.00

Fee: \$400.00

Amount Paid \$ 2400 Rec'd By u

Paid Via Cash Check # 1106/1107

Received # _____ G/L # _____

FILING

For all new applications, a Township file number must be assigned and a new file must be created.

Township File No.: RZ - 23 - 01

Related Township Files cross-referenced

Application tracking spreadsheet updated

Original application and one copy of all materials retained for Township File

One copy of all materials delivered to:

- Township Engineer for review
- Township Attorney for review

Nine copies of all materials delivered to Township Planner for review and distribution to the Planning Commission to set Public Hearing Date

Copy of application, with copy of payment, forwarded to Clerk

PLANNING COMMISSION ACTION

Date of first PC Agenda: _____

Date of Public Hearing: _____

Notice of public hearings for rezoning must be published in the newspaper five (5) to fifteen (15) days prior to the hearing, and distributed to the owners and occupants of all properties within 300 feet (if the subject property is zoned SR-1, SR-2 or LR) or 500 feet (if the subject property is zoned AG, AR, RR, C).

Legal Notice of Public Hearing delivered to newspaper for publication.
Date of publication: _____

Legal Notice of Public Hearing distributed to owners and occupants of surrounding property (see above). Date: _____
(List of recipients to be included in Township File.)

Notice posted at Township Hall.
Date: _____

The following groups have provided reviews, which are included in the Township File.

Planner Engineer Attorney

Other _____

Planning Commission Action (Choose One):

Approved Date _____

Approved w/Conditions (Description Attached)
Date _____

Denied Date _____

PC Secretary Signature Date

Copy of PC Action included in Township File

BOARD OF TRUSTEES ACTION

Date of BOT Agenda _____

Approved Date _____

Denied Date _____

Township Clerk Signature Date

Copy of BOT Action included in Township File

Notice of Adoption Published by Clerk
Date of Publication _____

Final Invoice Paid

Township Clerk Signature Date

Copy of BOT Action to Assessor

Lori Little
Zoning Compliance Administrator
8021 Talladay Road
Whittaker, MI 48191
(734) 461-6117 x200

May 17, 2023

RE: Application for Rezoning – Redwood USA, LLC
Parcel: T-20-04-300-007; 7171 Willis Road, Augusta Township, MI 48197

Lori,

On behalf of Redwood USA, LLC, this Application for Rezoning is submitted relating to the use and development of the real property located within the Township, which is known as Tax Parcel Number T-20-04-300-007, consisting of approximately 33.17 acres on Willis Road and Hitchingham Road (the "Property"), as more fully described in the Application and its attachments. The Property was most recently used as a golf practice area with associated buildings. Redwood wishes to rezone the Property from AR, Agricultural/Residential, to MR, Multiple-Family Residential. Enclosed are the following documents in accordance with our understanding of the Township's requirements:

1. One (1) copy of the signed Application for Rezoning.
2. Twelve (12) copies of the legal description of the Property.
3. Twelve (12) copies of a scaled map of the Property correlated to the legal description, and location map.
4. Check made payable to the Township of Augusta in the amount of \$400.00 for the Application fee.
5. Check made payable to the Township of Augusta in the amount of \$2,000.00 for the escrow deposit.
6. Note that a copy of the property's Deed Restrictions will be provided at a later date.

Residential Project

Redwood proposes to develop the Property into single-story multiplex or townhouse homes, each with two bedrooms, two baths, and its own attached garage (the "Project"). The Project will utilize the high design and architectural standards typical of Redwood neighborhoods while keeping its own branding and unique identity. Redwood has successfully developed similar projects in nearby communities.

Redwood neighborhoods are not age-restricted and comply with all Fair Housing practices, however, they are designed to appeal to the empty-nester, active adult community, with attached garages, no stairs, and with compliant ADA accessibility features. Redwood prides itself on creating a community of peace, quiet, and comfort for its residents by (i) constructing a carefully planned neighborhood; (ii) limiting on-site amenities; (iii) closely managing its neighborhoods with onsite personnel; and, (iv) adhering to strict rental standards. Redwood strictly adheres to all Fair Housing-required rental practices.

With a maintenance-free lifestyle and single-story design, Redwood neighborhoods provide the Township an opportunity to allow its current residents to age in place, remaining invested in familiar businesses, health care providers, and friend and family networks.



Rezoning Considerations

In consideration of the factors considered by the Township during a rezoning request; Redwood offers the following commentary:

1: Whether the rezoning is consistent with the policies and uses proposed for that area in the Township's Master Land Use Plan;

Redwood Apartment Neighborhoods is proposing a use that fits many of the needs, goals, and desires discussed in the Augusta Charter Township Master Plan adopted March 15, 2023. Objective #1 from Goal #1 in the Township's Master Plan states *"...Focus future growth and development around the Lincoln Consolidated Schools campus and the Village of Willis, to create distinct "places" and maintain the rural / agricultural character of the remainder of the Township."* This application meets this goal and objective by focusing the growth and development directly adjacent to the Lincoln Consolidate Schools campus.

Objective #1 from Goal #2 in the Township's Master Plan states *"...Protect and enhance the integrity of the Township's current and future residential areas.."* This application meets this goal and objective by developing a residential area in a location, character, and density consistent with the future land use map and providing a single-story development consistent with the character of neighboring properties.

Objective #2 from Goal #2 in the Township's Master Plan states *"...Seek the development of housing types that are of high quality in terms of design and construction and are appropriate in terms of the Township's rural preservation and growth management objectives."* This application meets this goal and objective by developing a residential housing type of high-quality design and construction and single-story to be consistent with the Township's rural preservation. This application achieves strategies in this objective by developing a housing type that allows residents to age-in-place, providing pedestrian circulation via internal sidewalks throughout the neighborhood, and architectural diversity. We feel that the addition of a Redwood Apartment Neighborhood would be a great fit for Augusta Township to help create diversity in its housing options for existing and new residents.

In analyzing the demographic changes in Augusta Township, noted in the Township's Master Plan, we feel that a Redwood Apartment Neighborhood will accommodate several of the major changes occurring in the Township including the overall aging population, increase in the empty nester category, and decrease in household size. Redwood residents are often "renters-by-choice" meaning they are seeking an alternative to home ownership for a variety of reasons. Redwood developments are designed as an attractive housing option for persons who want to move to remain in the community but who are not inclined to stay in a single-family home and find traditional multi-story apartments unsuitable. Due to the single-story, low maintenance, and peaceful nature of our Apartment Neighborhoods we find Redwood Neighborhoods often are appealing to seniors and empty nesters. This can provide for housing filtration allowing new residents and families to move to the Township by providing housing alternatives for existing residents. In addition, many Redwood residents are working professionals who are seeking flexibility, low-maintenance, and peace and quiet. Augusta Township is primarily comprised of single-family homes and a Redwood Neighborhood provides options for all residents who are seeking variety in housing types and affordability.

Finally, when reviewing the Future Land Use Map the Property being considered for a rezoning is designated as "Multiple-Family Residential" which states the following: *"The overall densities of these areas should generally not exceed six (6) dwelling units per acre. The Township encourages and supports innovative housing project such as attached and cluster developments that preserve open space and protect natural features."* We feel that a Redwood Apartment Neighborhood is a direct fit for this district as a typical Redwood development features around 6 units



per acre. In addition, we feel that a low-density multifamily use, especially of a single-story nature, provides a smooth transition from the school campus directly east of the Property to the AR, agricultural/residential zoned properties to the west. In addition, this property is served by public utilities and roadways.

2. Whether all of the uses allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area;

This single-story, lower density multi-family residential use is compatible with the other zones and uses in the surrounding areas. The density of this Property serves as a smooth transition from the Lincoln Consolidated School campus to the single-family residential uses.

3. Whether any public services and facilities would be significantly adversely impacted by a development or use allowed under the requested rezoning;

We believe the proposed development can be serviced by existing public services without the need for any major public infrastructure upgrades. The Property is located within the Urban Services District where capacity in the existing sanitary sewer is available as noted in the Township Master Plan.

4. Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land;

The land is currently zoned AR, agricultural/residential with a vacant building and golf practice area. The proposed rezoning would remove the vacant building and business and replace it with a neighborhood where people can live.

5. Whether the condition and/or value of property in the Township or in adjacent civil divisions would be significantly adversely impacted by a development or use allowed under the requested rezoning;

The condition and/or value of the property in the Township would not be adversely impacted by this development as the improvements of public infrastructure will benefit neighboring properties with potential future connections as well as removing a vacant building from the Property.

6. Whether or not the requested zoning change is justified by a change in conditions since the original ordinance was adopted or by an error in the original ordinance;

The land is currently zoned AR, agricultural/residential which does not permit multiple-family uses and this Property requires a rezoning application to develop a multiple-family residential use.

7. Whether the precedents might result from approval or denial of the petition, and the possible effect of such precedents.

The proposed rezoning is a direct match with the Future Land Use map in the Township's Master Plan and would not set a precedent for future zoning items.



Electronic copies of the information listed above (along with this cover letter) will be e-mailed to you for your records. We look forward to presenting to the Planning Commission, Lori. In the meantime, should you have any questions about the enclosed material or if you require any additional information, feel free to contact me by phone at (517) 827-8681 or e-mail at igraham@bergmannpc.com or Emily Engelhart at (248) 930-2123 / eengelhart@byredwood.com

Sincerely,

A handwritten signature in blue ink that reads "Ian Graham". The signature is written in a cursive, flowing style.

Ian Graham, PE

Enclosures

cc:

Emily Engelhart, Redwood (via e-mail)



A PARCEL OF LAND DESCRIBED AS FOLLOWS: TOWNSHIP OF AUGUSTA, COUNTY OF WASHTENAW, STATE OF MICHIGAN

PART OF THE SOUTHWEST $\frac{1}{4}$ CORNER OF SECTION 4, TOWN 4 SOUTH, RANGE 7 EAST, AUGUSTA TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF SAID SECTION 4 THENCE NORTH $01^{\circ}52'44''$ WEST, 1078.28 FEET ALONG THE WEST LINE OF SAID SECTION 4;

THENCE NORTH $87^{\circ}39'44''$ EAST, 1338.78 FEET;

THENCE SOUTH $02^{\circ}01'39''$ EAST, 1077.96 FEET;

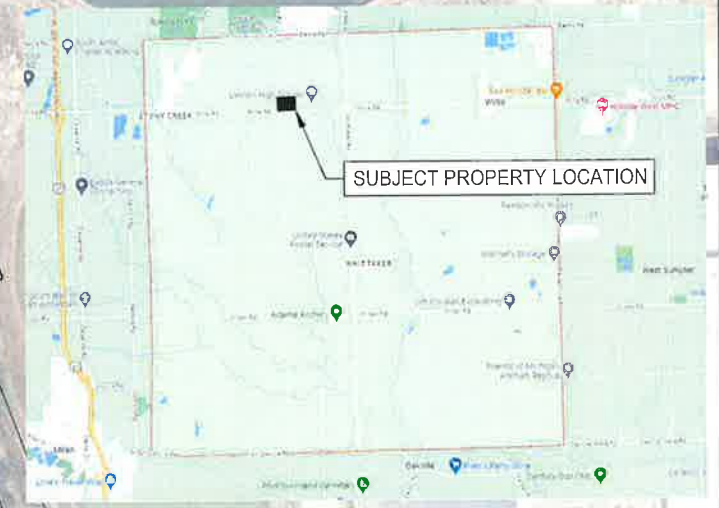
THENCE SOUTH $87^{\circ}38'58''$ WEST, 1341.58 FEET ALONG THE SOUTH LINE OF SAID SECTION 4 TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 1,444,846.58 SQUARE FEET (33.1691) ACRES MORE OR LESS.



SITE DATA:

PARCEL:	T-20-04-300-007	
ZONING DISTRICT	SITE -	AR - AGRICULTURAL/RESIDENTIAL
	NORTH -	AR - AGRICULTURAL/RESIDENTIAL DISTRICT
	SOUTH -	AR - AGRICULTURAL/RESIDENTIAL DISTRICT
	EAST -	AR - AGRICULTURAL/RESIDENTIAL DISTRICT
	WEST -	AR - AGRICULTURAL/RESIDENTIAL DISTRICT
* - APPLICATION TO REZONE THE SUBJECT PARCEL TO MR, MULTIPLE-FAMILY RESIDENTIAL ZONING DISTRICT		
LOT AREA:	33.17 ACRES 31.36 ACRES LESS R.O.W.	



VICINITY MAP
N.T.S.

PARCEL: T-20-04-300-007
33.17 ACRES

SOUTHWEST CORNER OF SECTION 4
POINT OF BEGINNING

LEGAL DESCRIPTION:

A PARCEL OF LAND DESCRIBED AS FOLLOWS:
TOWNSHIP OF AUGUSTA, COUNTY OF WASHTENAW,
STATE OF MICHIGAN

PART OF THE SOUTHWEST ¼ CORNER OF SECTION 4,
TOWN 4 SOUTH, RANGE 7 EAST, AUGUSTA TOWNSHIP,
WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS
FOLLOWS:

COMMENCING AT THE POINT OF BEGINNING BEING THE
SOUTHWEST CORNER OF SAID SECTION 4 THENCE
NORTH 01°52'44" WEST, 1078.28 FEET ALONG THE WEST
LINE OF SAID SECTION 4;

THENCE NORTH 87°39'44" EAST, 1338.78 FEET;

THENCE SOUTH 02°01'39" EAST, 1077.96 FEET;

THENCE SOUTH 87°38'58" WEST, 1341.58 FEET ALONG
THE SOUTH LINE OF SAID SECTION 4 TO THE POINT OF
BEGINNING;

SAID PARCEL CONTAINING 1,444,846.58 SQUARE FEET
(33.1691) ACRES MORE OR LESS.

DRAWING TITLE: REDWOOD APPLICATION FOR REZONING PROPERTY MAP

BY: I. GRAHAM, PE

DATE: 5/16/2023

SCALE: 1" = 150'