

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of December 15, 2020

SUBJECT: C1A and C1A/R Zoning District Analysis – Update Response to City Council Resolution R-20-260

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby approves the following update in response to City Council Resolution R-20-267 and summarizes Planning Commission intent for proposed ordinance amendments.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **approve** the summary and communication below as a status update to the City Council and declaration of intention to pursue related ordinance amendments.

REPORT

In July of 2020, the City Council directed City staff and the Planning Commission to evaluate and make recommendations on the continued viability, and/or any proposed modifications to the C1A and C1A/R Zoning Districts. Based on this resolution, and the specific direction therein, the Planning Commission proposes the following response to the *direction provided*:

RESOLVED, That City Council hereby direct the Planning Commission to evaluate the continued viability of the C1A and C1A/R districts and make recommendations whether to eliminate or modify the C1A and C1A/R zoning districts consistent with this resolution within 180 days;

In evaluation of this direction, the Planning Commission discussed several aspects and/or approaches responsive to this direction, including:

- Consider potential overlap with transit supportive zoning development
- Community experience has evolved; Districts no longer serving small subset of City; University now a more significant impact on the City – primary driver of ~80k daily commuter trips

- Broadway area; constant stream of non-motorized commuters to the medical campus; This area is appropriate to consider in context/connection of medical campus;
- District might be appropriate in its current state, but evolved from its campus-oriented descriptions and names
- Proposals for these districts often include a proposed height condition, consider adding a height limit
- Consider requiring mixed-uses
- Keeping districts affiliated with the University is appropriate, as it is the biggest influence on the City

Through analysis, the Planning Commission finds that the C1A and C1A/R Zoning Districts do provide a development typology that supports dense, mixed-use opportunities in proximity to University Campuses and the central areas of the City. As these districts have the potential to be proximate to residential neighborhoods, adjustments will be proposed to provide a more segregated pattern of form, to prevent larger buildings in close proximity to smaller scale buildings. This is proposed to be accomplished in the following manners:

- Removal of premium eligibility.
- Removal of a minimum front setback for the C1A/R district, to provide a pedestrian orientation and to provide additional flexibility for design of buildings.
- Adding additional side yard setbacks to both zoning districts that require a minimum of 30-foot setback from residential zoning districts, plus an additional 1 foot of setback for each foot of height that the building exceeds 30 feet. This replicates similar provisions in the Office and other commercial zoning districts.
- Add a 100-foot height limit for any portion of the site within 300 feet of a residential zoning district.

Described above are the proposed amendments that will be explored and considered by the Planning Commission, with anticipate presentation of ordinance changes for consideration by the City Council by April 1, 2021.

Prepared by Brett Lenart