



# City of Ann Arbor

100 N. Fifth Avenue  
Ann Arbor, MI 48104  
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## Text File

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**Agenda # C-1**

**Introduced:** 4/6/2009

**Version:** 2

**Current Status:** ATS Paused

**Matter Type:** Ordinance

An Ordinance to Amend Sections 5:1, 5:2, 5:3, 5:4, 5:6, 5:50, 5:61, 5:64, 5:65, 5:67 and 5:88; to Repeal Sections 5:10.19, 5:10.20, 5:44 and 5:44A and to Replace them with New Sections 5:10.19, 5:10.20 and 5:44; and to Repeal Section 5.10.22 And 5:45A of Chapter 55 (Zoning) of Title V of the Code of the City of Ann Arbor (To Revise Zoning Definitions, to Eliminate C2A, C2A/R and C2B/R Zoning Districts, to Create D1 [Downtown Core] and D2 [Downtown Interface] Zoning Districts and Permitted Uses and Standards, to Add Downtown Character Overlay Districts and Standards, and to Revise Floor Area Premiums) and to Amend Sections 5:167 and 5:169 of Chapter 59 (Off-Street Parking) of Title V of the Code of the City of Ann Arbor (To Revise Off-Street Parking Requirements for the Downtown Special Parking District), and to Amend the Zoning Map of Section 5:4 of Title V of the Code of Ann Arbor to Designate Certain Properties as D1, D2 and PL (Public Land) and to Further Designate Certain Properties as being Part of the Downtown Character Overlay Zoning Districts(CPC Recommendation: Approval - 8 Yeas and 1 Nay)

Attached for your review and approval are revised amendments to the Zoning and Off-Street Parking ordinances developed as part of the Ann Arbor Discovering Downtown (A2D2) initiative. These amendments were originally approved at 1st Reading on April 6, 2009. The transmittal memo from the April 6, 2009 City Council packet provides background on the amendments and an overview of the public review process.

On June 15, 2009, City Council approved the amended Downtown Plan and directed staff to revise the proposed Downtown Zoning Map to be consistent with the approved Downtown Plan. City Council also directed that the revised Map, along with the proposed Downtown Zoning Ordinances that had been scheduled for 2nd Reading on July 6th, be brought back to Council for an additional 1st Reading on that date.

The following revisions to the April 6, 2009 draft reflect the Zoning Plan adopted as part of the Downtown Plan on June 15, 2009:

1. The Zoning Map has been revised to expand the D1 zoning district in the South University area south to Willard Street for the blocks between East University and Church Street.
2. The Zoning Map has been revised to include 621 S. Forest in the D1 zoning district.

The following revisions to the April 6, 2009 draft were developed by staff to respond to Council concerns or issues identified subsequent to 1st Reading:

3. The Building Frontage Map has been revised to indicate a Front Yard designation for 322 E. Kingsley.
4. A definition of Building Frontage has been added to Section 5:1 and the section has been renumbered accordingly.
5. Table 5:10.19B (Schedule of Area, Height, Open Space and Coverage Requirements: D1 and D2 Downtown Districts) was revised to indicate the maximum height requirements for the D2 districts are to be found in the character overlay district massing standard charts. The Downtown Character Overlay district charts in Section 5:10.20 have been revised to indicate the height limits of both the D1 and D2 districts in the Liberty/Division and State Street character areas.
6. The minimum required offset in Section 5:10.20(3)(e) was added to exempt parcels of less than 5,000 square feet from the offset requirement.
7. Additional language has been added to clarify the enforcement process for LEED premiums in Section 5:65(2)(c).

Once the revised amendments are adopted at 1st Reading, staff will schedule a public hearing and second reading for the August 6, 2009 City Council meeting. A public notice will be mailed to all owners and occupants within the rezoning area, plus all owners and occupants within 1000 feet of the rezoning area.

Staff recommends approval of the draft amendments to Chapter 55 and 59 and approval of the amendments to the zoning map, because they are consistent with the Zoning Plan recommendations of the adopted Downtown Plan. Further, these changes reflect the culmination of extensive public input and review that included the Downtown Residential Task Force Report (2004), the Recommended Vision and Policy Framework for Downtown Ann Arbor (2006) and the advisory committee recommendations of the Ann Arbor Discovering Downtown initiative (2007).

Prepared by: Wendy Rampson, Interim Planning and Development Services Manager  
Reviewed by: Jayne Miller, Community Services Administrator Approved by: Roger W. Fraser, City Administrator