



Washtenaw Avenue / East Stadium Boulevard TC1 Rezoning

Pittsfield Village R3 Rezoning

CITY PLANNING COMMISSION

PUBLIC HEARING

JUNE 4, 2024



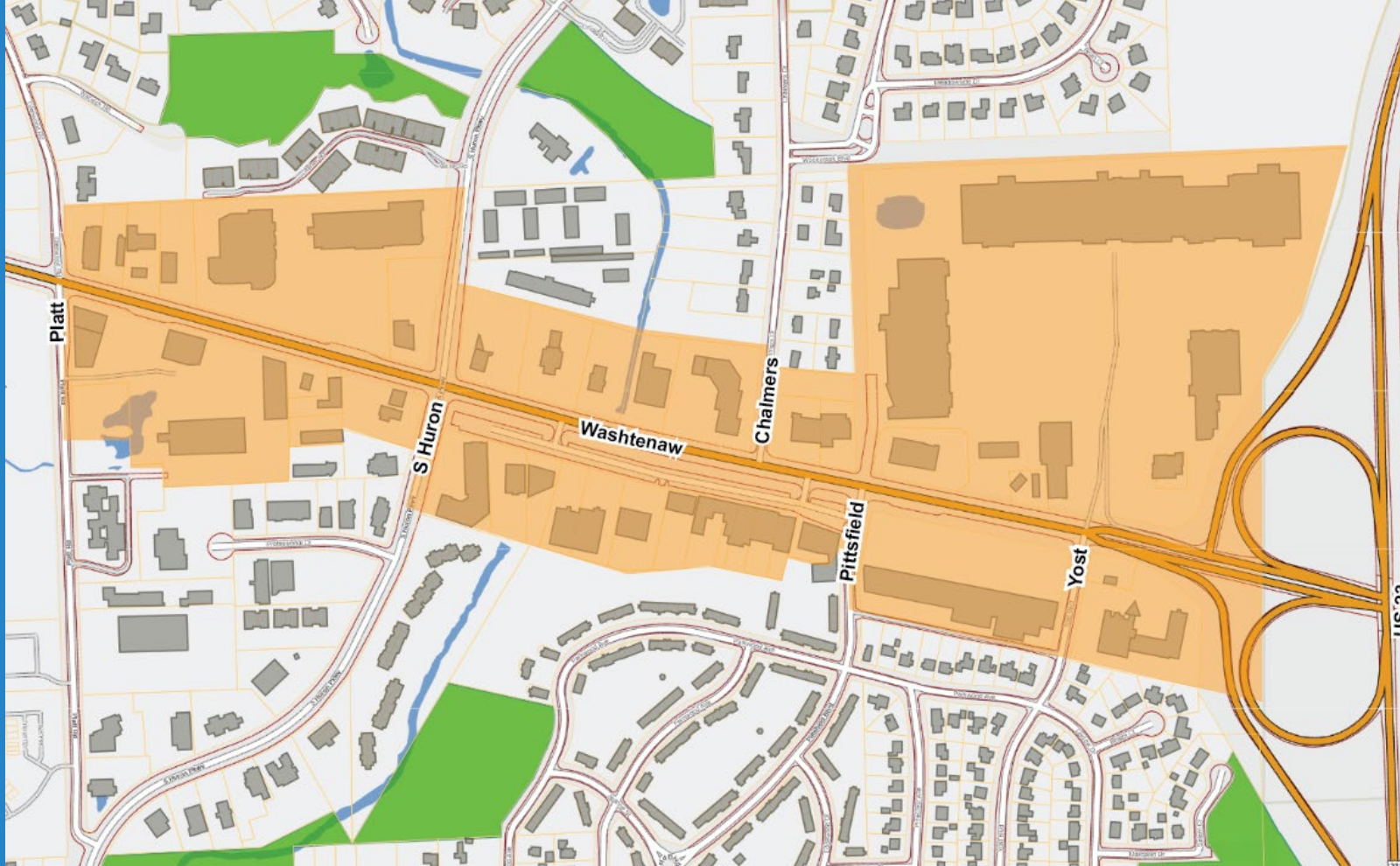
Proposed TC1 Rezoning Areas



East Stadium Boulevard Area
- Washtenaw Ave to St. Francis Blvd -



Washtenaw Avenue Area
- US 23 to Platt Rd -



Washtenaw Avenue Area

41 Parcels

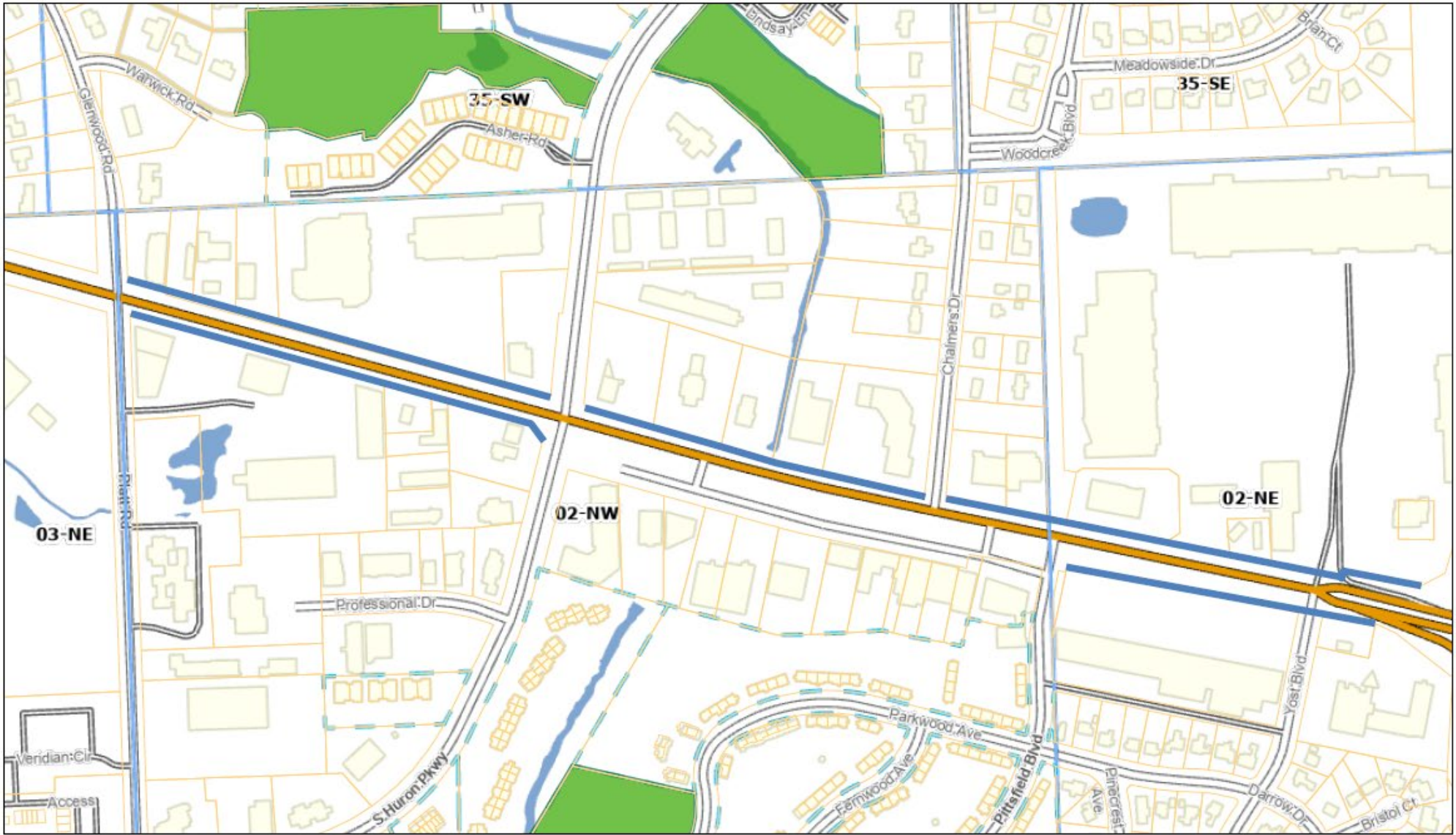
88 Acres




2211 Pittsfield Blvd

2099 Chalmers Dr

2203 Platt Rd

3003-3795 Washtenaw Ave

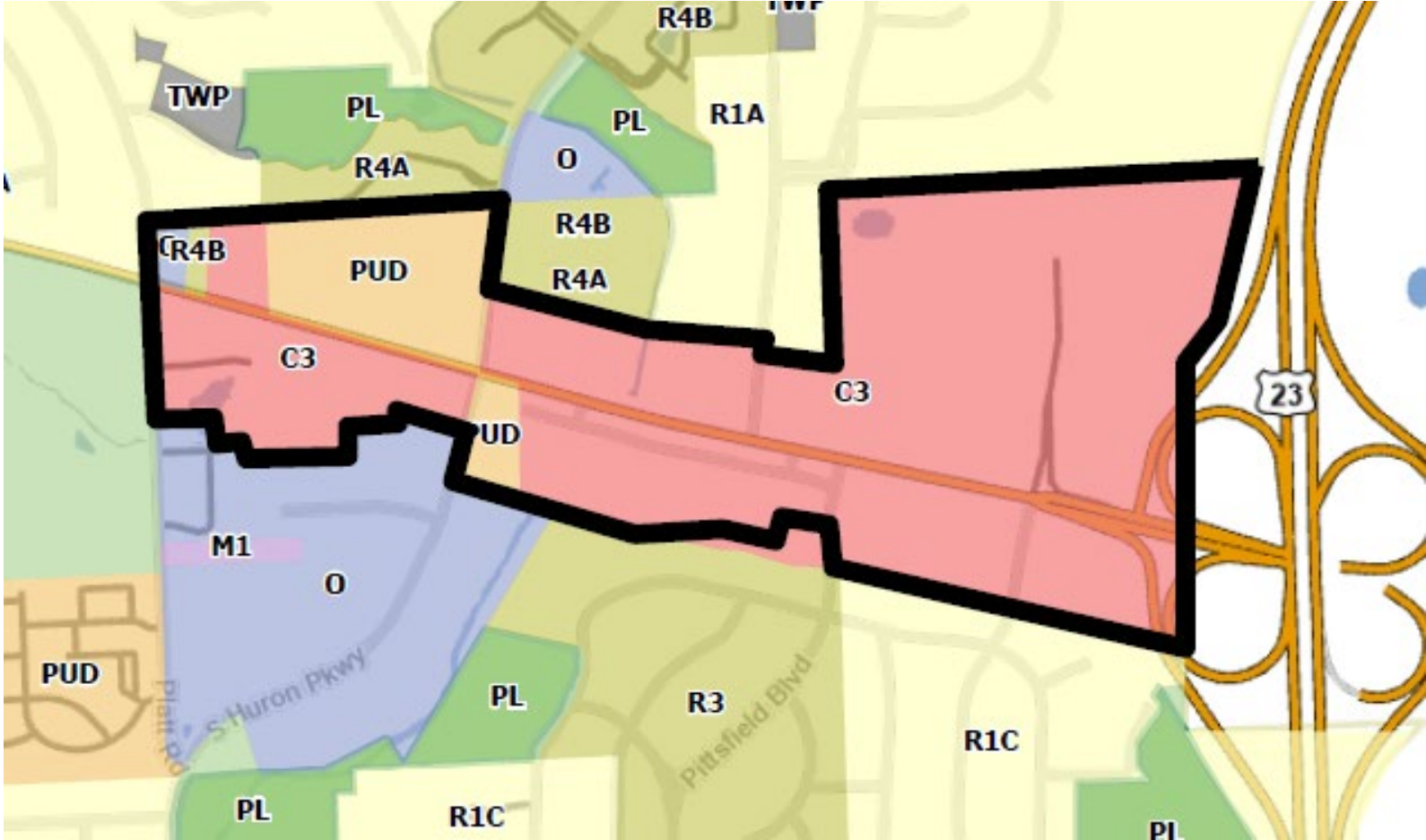


-  Transit Corridor Street Type
-  Parks
-  Parcels

Proposed Street Type Designations: Washtenaw Ave Area

Current Zoning:

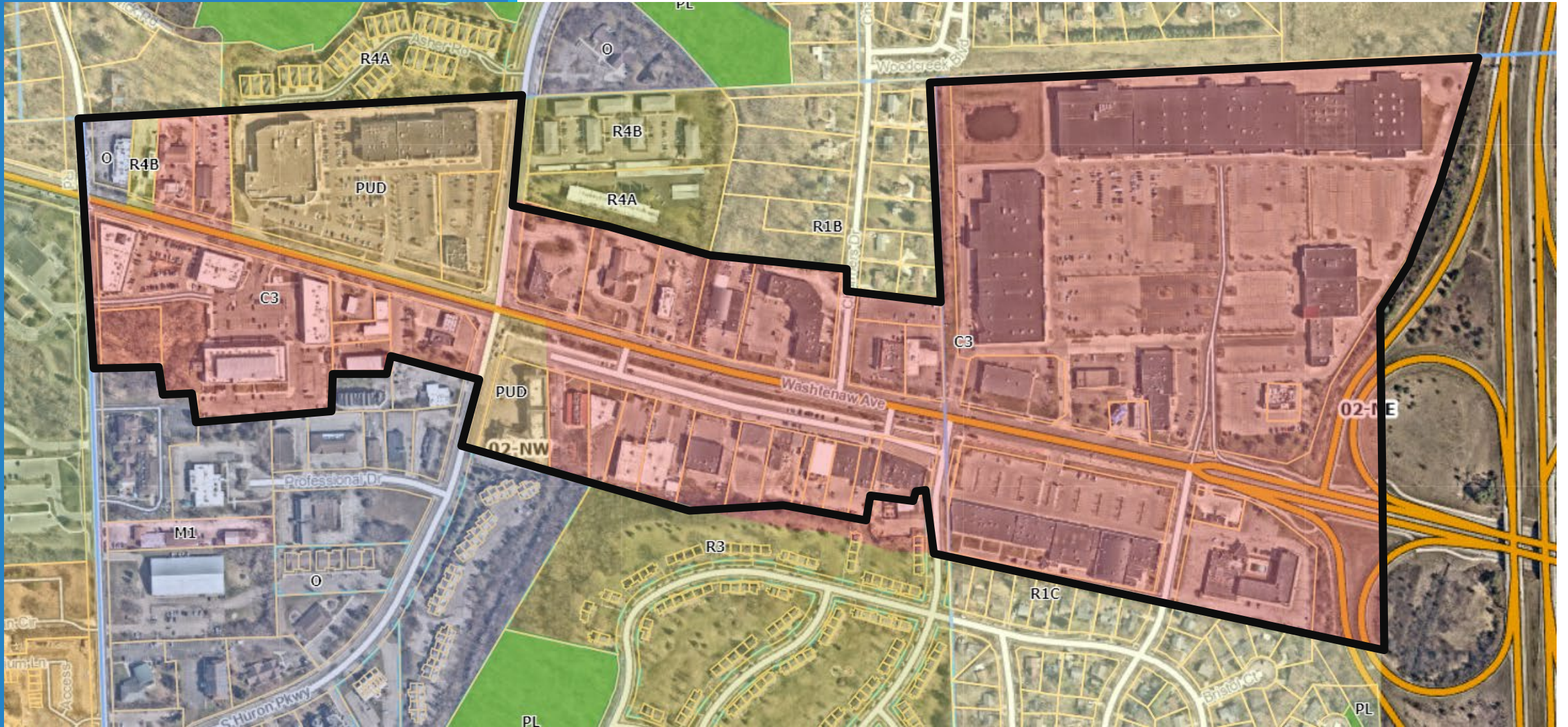
- O (Office)
- PUD (Planned Unit Development)
- C3 (Fringe Commercial)
- R4B* (Multi-Family Dwelling)



Washtenaw Avenue Area

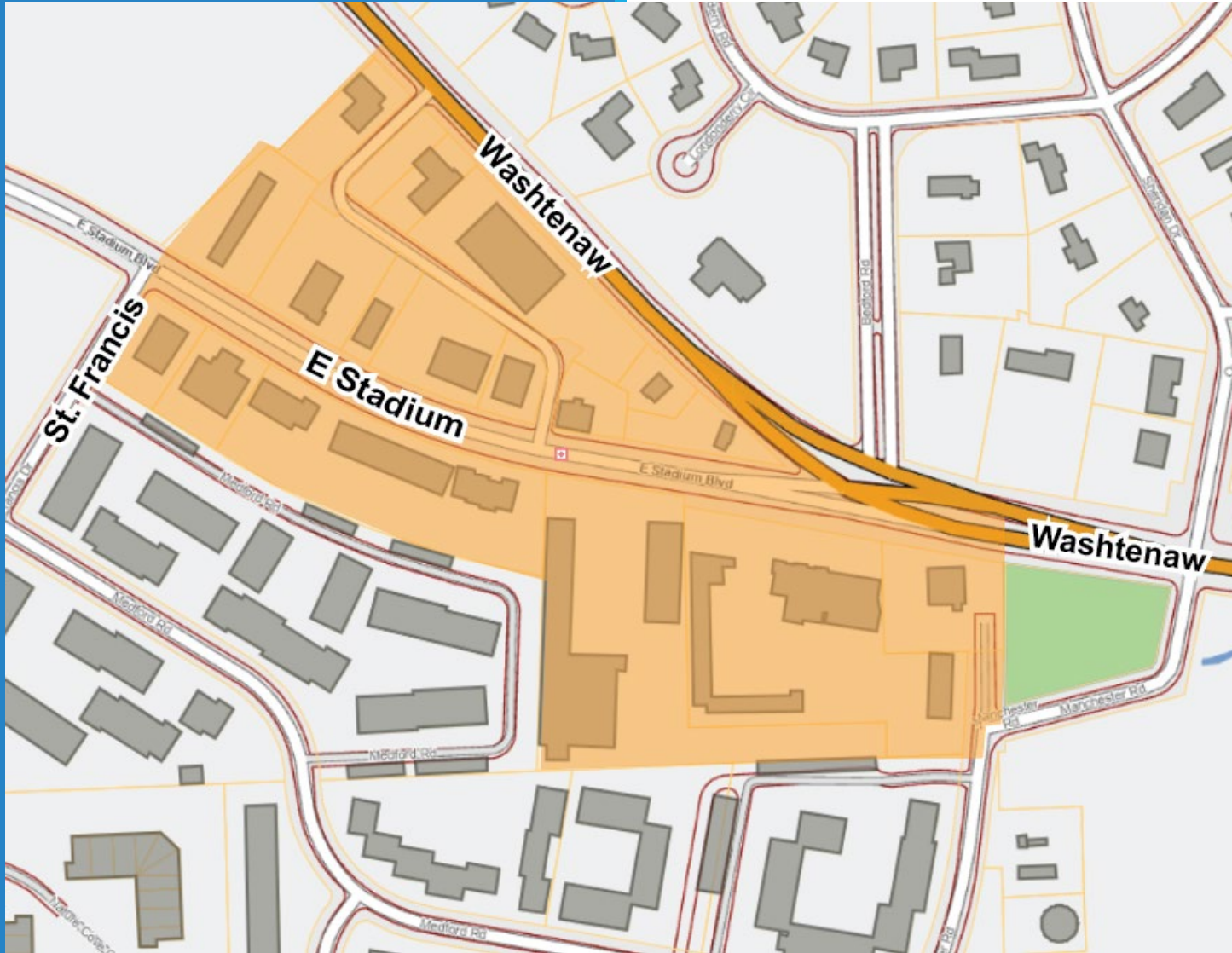
*the R4B parcel has functioned as a C3 parcel due to a 1968 court ruling





Washtenaw Avenue Area – Current Zoning





East Stadium Boulevard Area

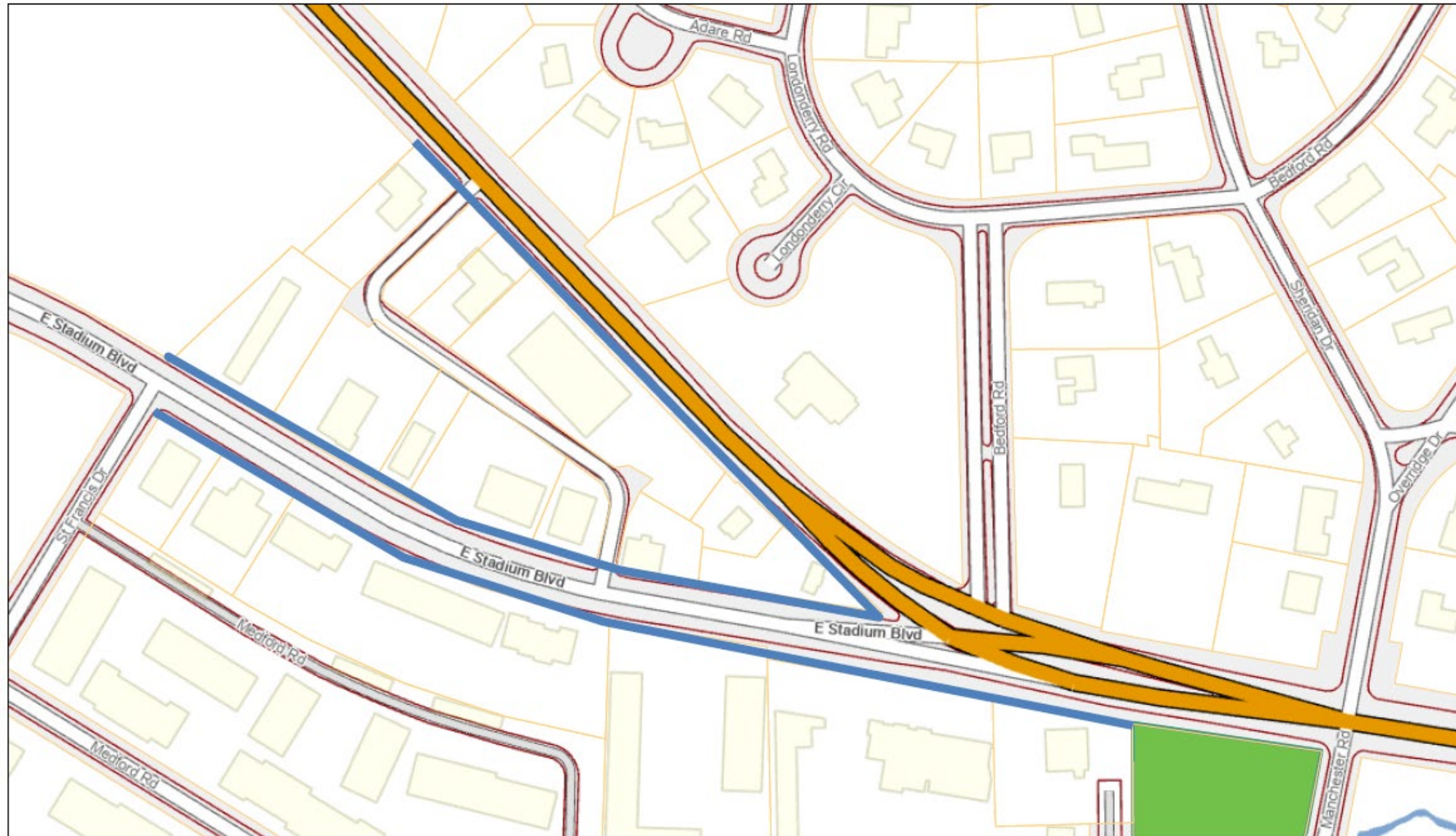
18 Parcels




14.8 Acres

2300-2460 Washtenaw Ave

2300-2424 E Stadium Blvd

1900 Manchester Rd



-  Transit Corridor Street Type
-  Parks
-  Parcels

Proposed Street Type Designations: East Stadium Blvd Area

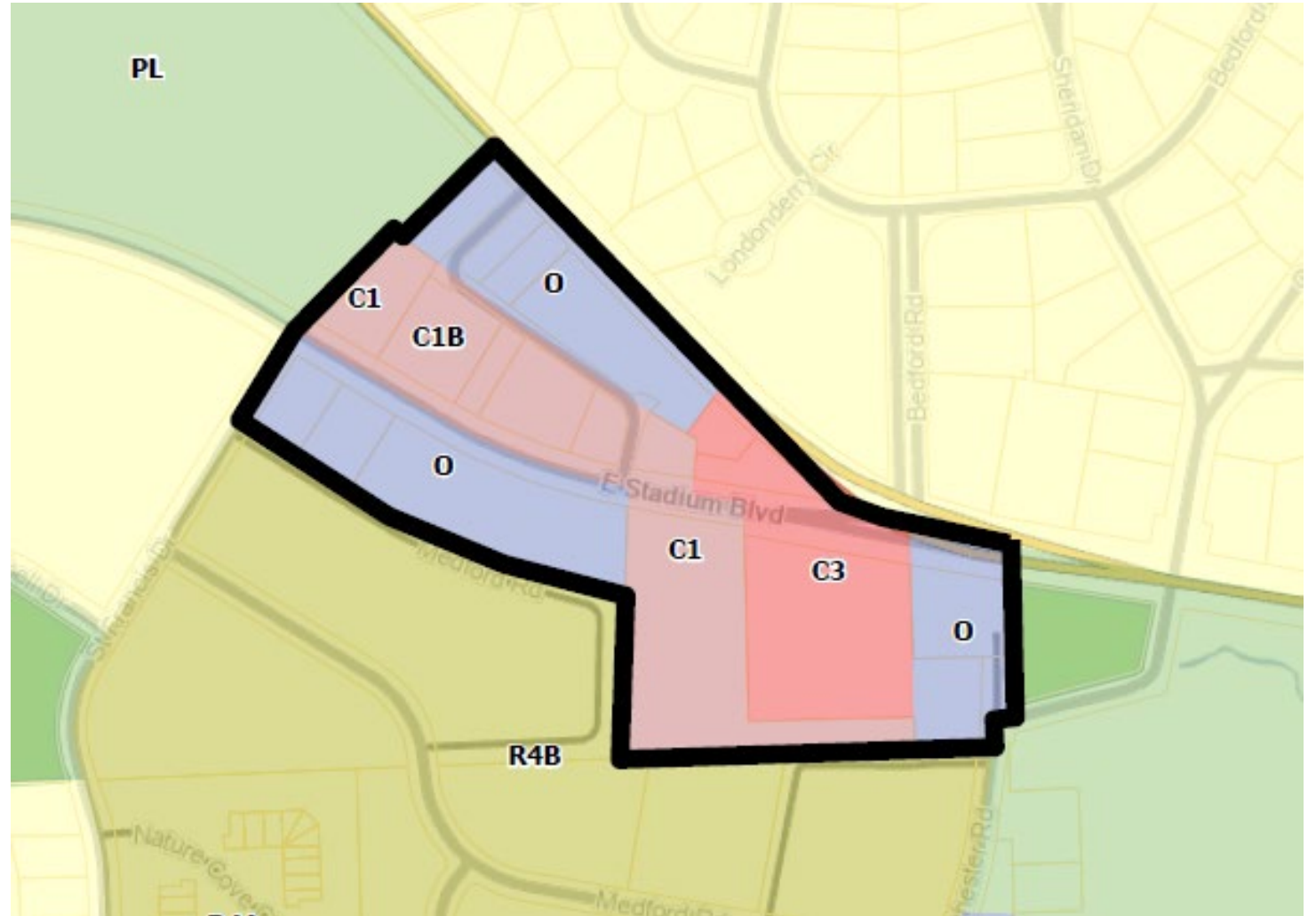
Current Zoning:

O (Office)

C1 (Local Business)

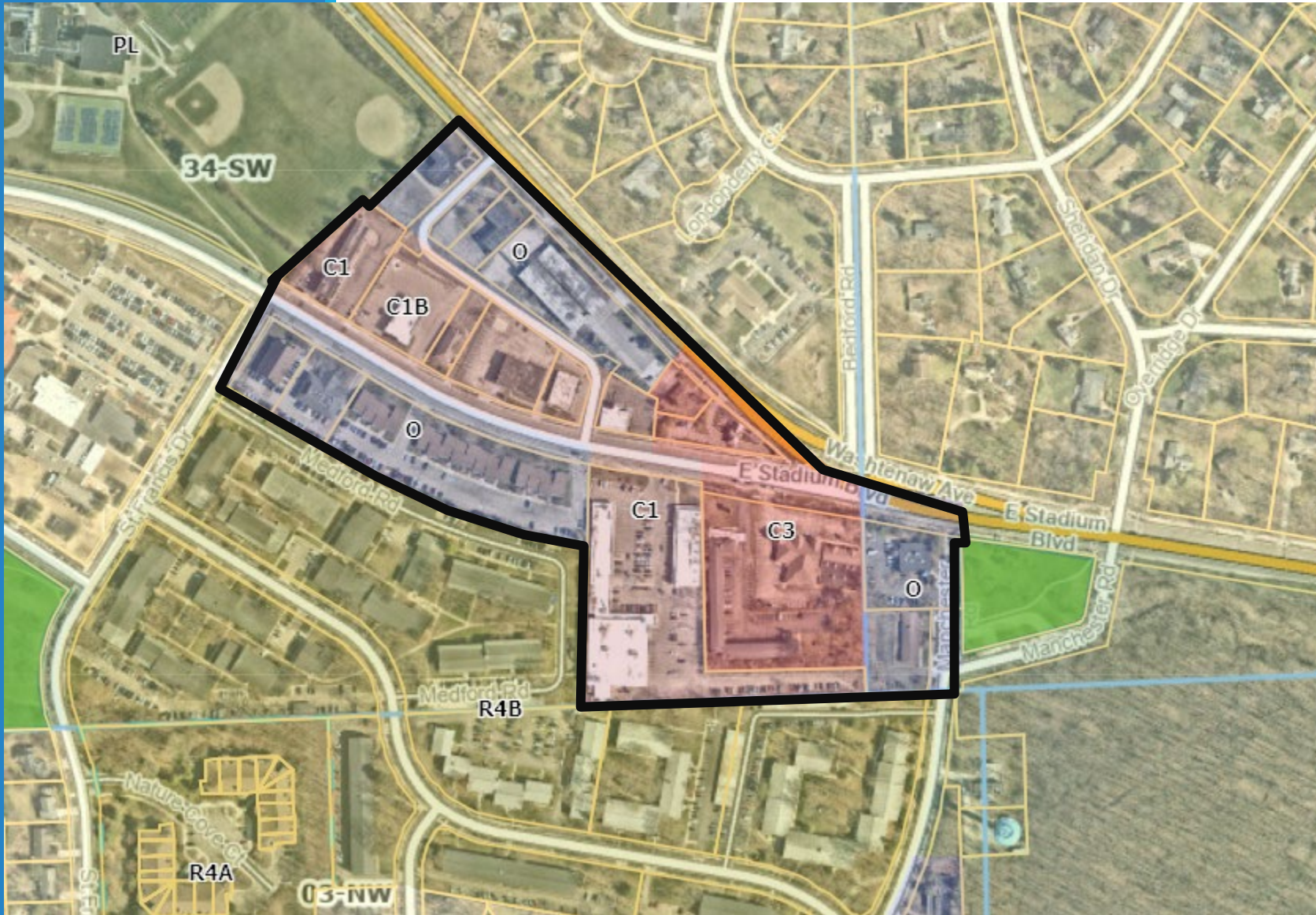
C1B (Community
Convenience Center)

C3 (Fringe Commercial)



Washtenaw Avenue/East Stadium Boulevard Area





E Stadium Boulevard Area – Current Zoning





Zoning District Comparisons

District	FAR (max.)	Height (max.)	Front Setback (min/max)	Additional Standards
O	75%	55' or None	15' / 40'	No
C1	100%	35'	15' / 25'	No
C1B	150%	50'	10' / 25'	No
C3	200%	55'	10' / 25'	No
TC1	None	55'–75'–120'–300'	TC street: 18' / 28' (curb) 0' / 15' or 20' (lot line)	Yes

Height:

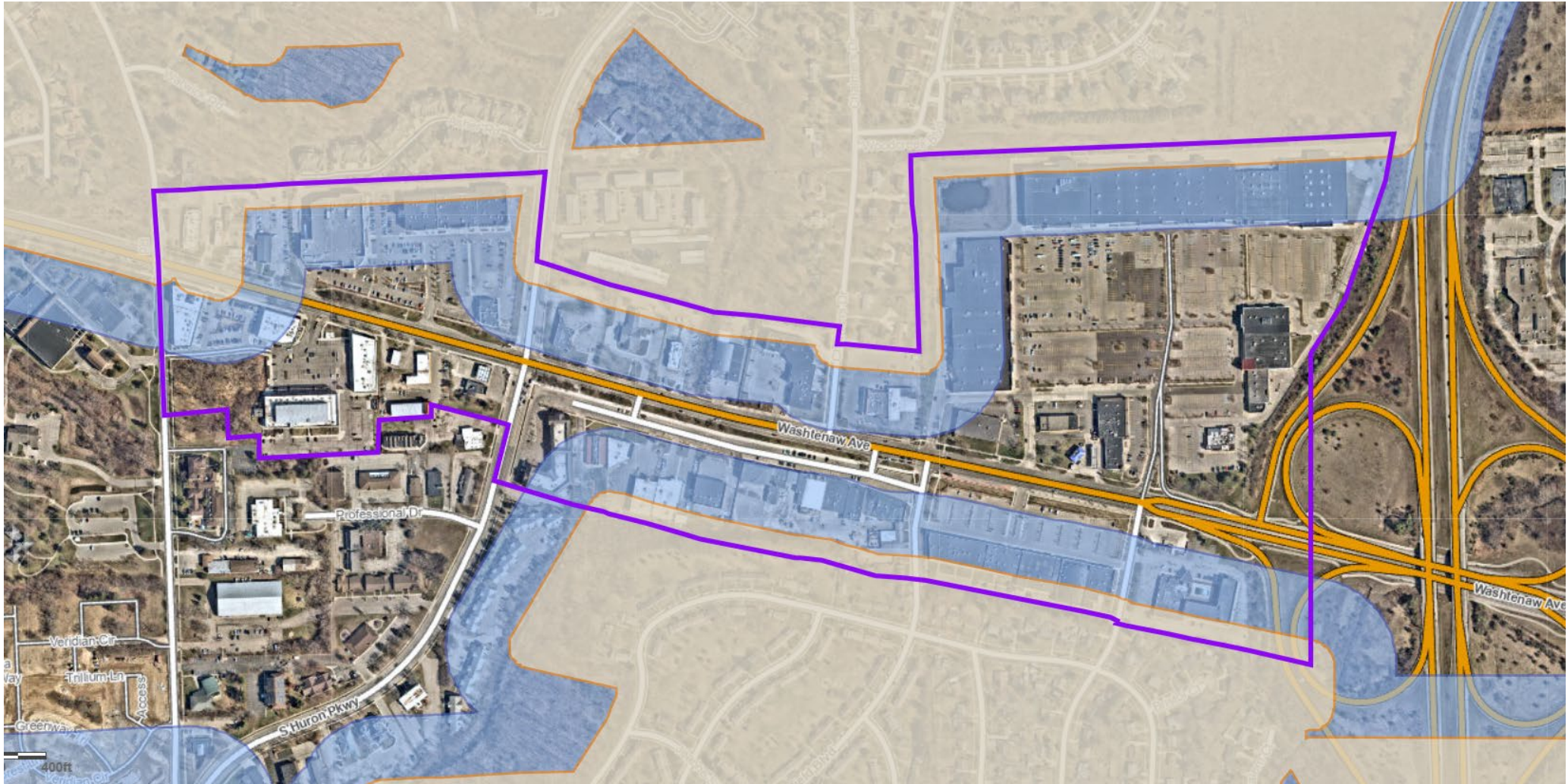
O – 55' when within 300 ft of residential zoning district, then none.

TC1 – 55' when 0 to 80 ft of residential zoning district; then 75' when 80 to 300 ft; then 120' when 300 to 1000 ft; then 300 feet when 1000 ft or more.

Orange: 55 ft height limit (<80 ft from residential)

Blue: 75 ft height limit (80-300 ft from residential)

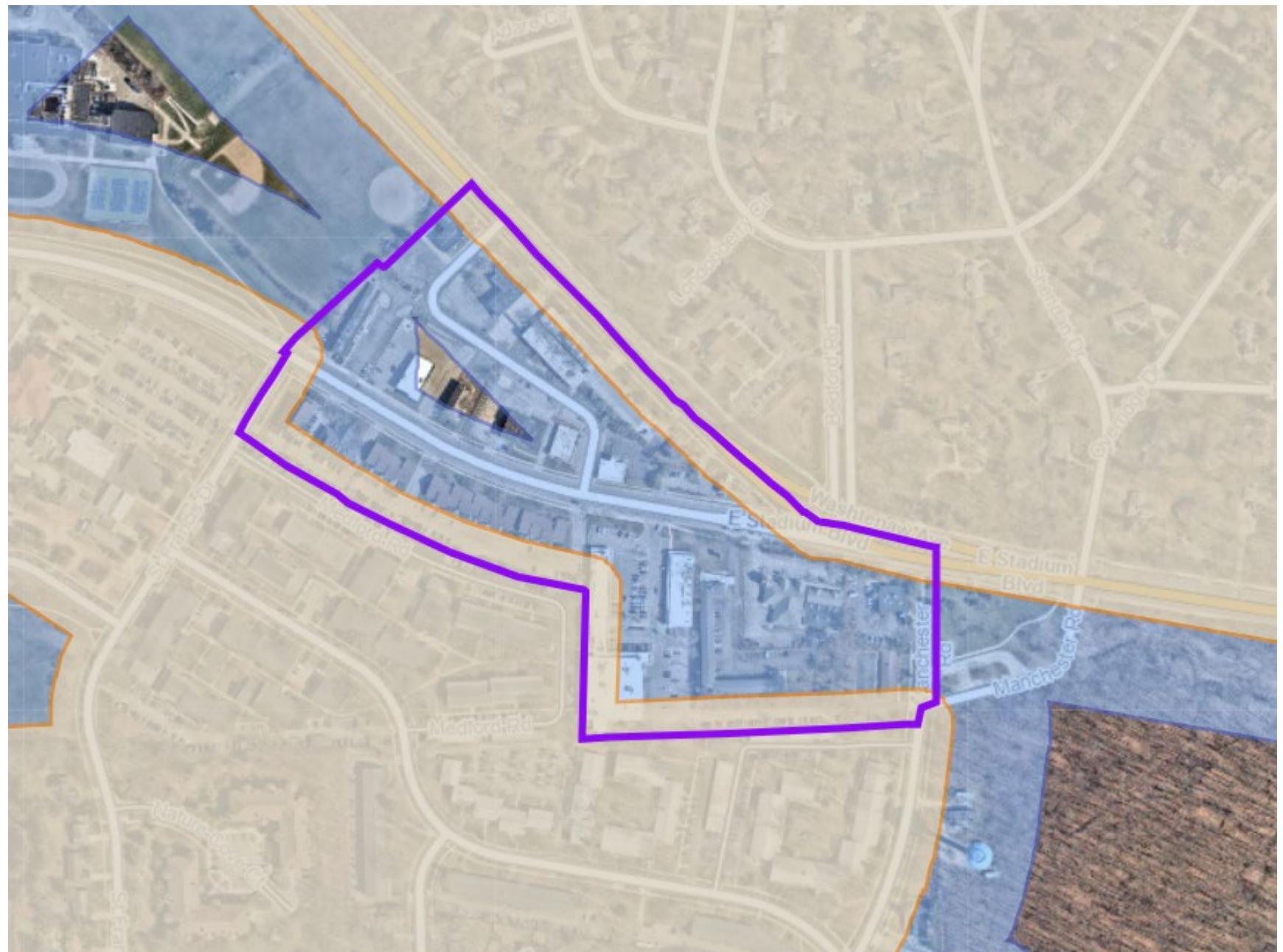
Clear: 120 ft height limit (300-1000 ft from residential)



Orange: 55 ft height limit (<80 ft from residential)

Blue: 75 ft height limit (80-300 ft from residential)

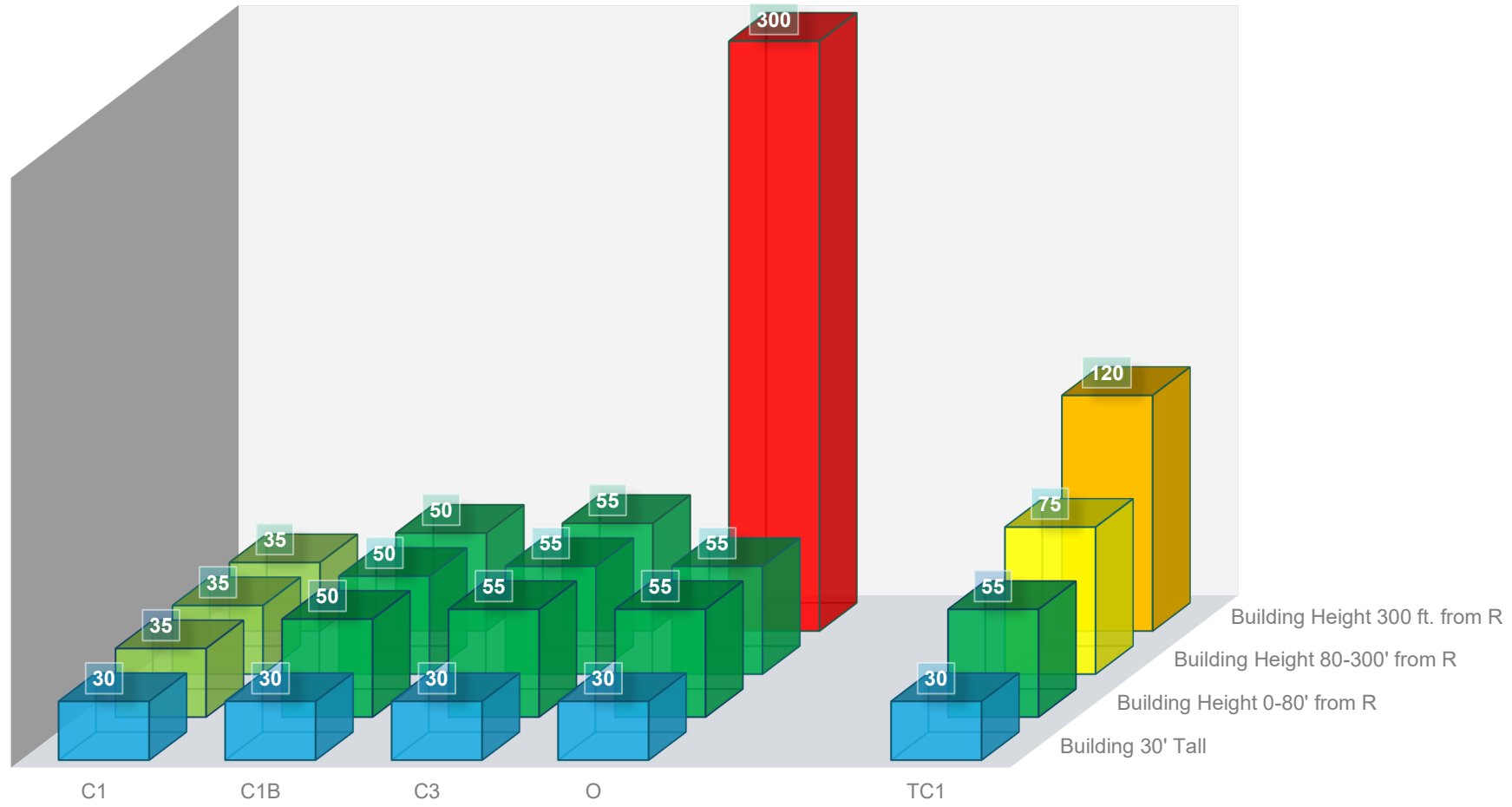
Clear: 120 ft height limit (300-1000 ft from residential)



East Stadium Blvd Area: Distance to R Districts



HEIGHT LIMIT COMPARISON CHART





Additional Development Standards

- CURB CUTS: No more than two curb cuts.
- PARKING LOT PLACEMENT: Parking lots must be next to or behind buildings
- PARKING LOT AREA: Surface area of parking lot must be 100-125% of building footprints, additional spaces must be in parking structures or buildings.
- SITE DESIGN: Site over 62,500 square feet (about 1.5 acres) must be designed in blocks.
- BUILDING FRONTAGE: Building frontage must be 70% of lot width or block width.



Additional Development Standards

- **BUILDING SIZE:** Maximum building size is 250 feet wide and 360 feet diagonal .
- **ENTRANCES:** Buildings must have functional entrance facing street.
- **ACCESS:** Sidewalks required adjacent to all sides of a building with an entrance.
- **RESIDENTIAL BUFFER:** Dwelling units not permitted within 100 feet of a signalized intersection.
- **STREET-LEVEL DESIGN:** Buildings (except townhouses and apartment buildings) must meet the downtown building design requirements for minimum first-story height, street-level transparency and windows.



Maximum Parking Standards

Land Use	Non-Special Parking Districts	Special Parking Districts (TC1, D1, D2)	Difference
General Retail	1 per 265 sq. ft. <i>More than 4 per thousand square feet</i>	1 per 333 sq. ft. <i>3 per thousand square feet</i>	20% less allowed in TC1
General Office	1 per 250 sq. ft. <i>4 per thousand square feet</i>	1 per 333 sq. ft. <i>3 per thousand square feet</i>	25% less allowed in TC1
Financial Office	1 per 180 sq. ft. <i>More than 5 per thousand square feet</i>	1 per 333 sq. ft. <i>3 per thousand square feet</i>	40% less allowed in TC1
Medical/Dental Office	1 per 180 sq. ft. <i>More than 5 per thousand square feet</i>	1 per 333 sq. ft. <i>3 per thousand square feet</i>	40% less allowed in TC1



Pittsfield Village Rezoning to R3 – 2270 Parkwood Avenue

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Proposed Pittsfield Village Parcel



2270 Parkwood Ave

Parcel Number: 09-12-02-209-902

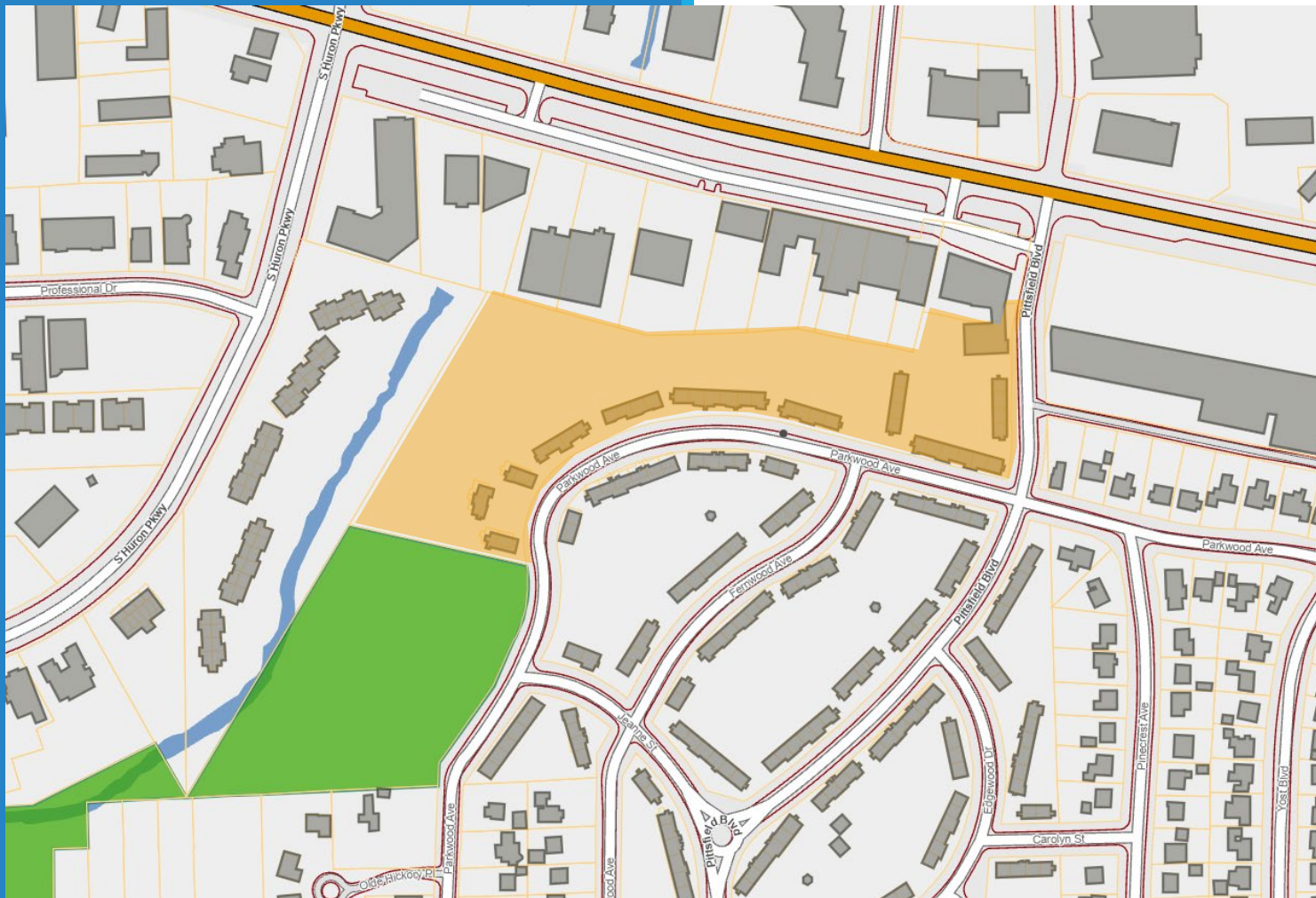
7.6 acres

11 buildings

39 Sub-addresses:

2224-2238 Pittsfield Blvd

2254-2362 Parkwood Ave



Parcel 09-12-02-209-902



Parks



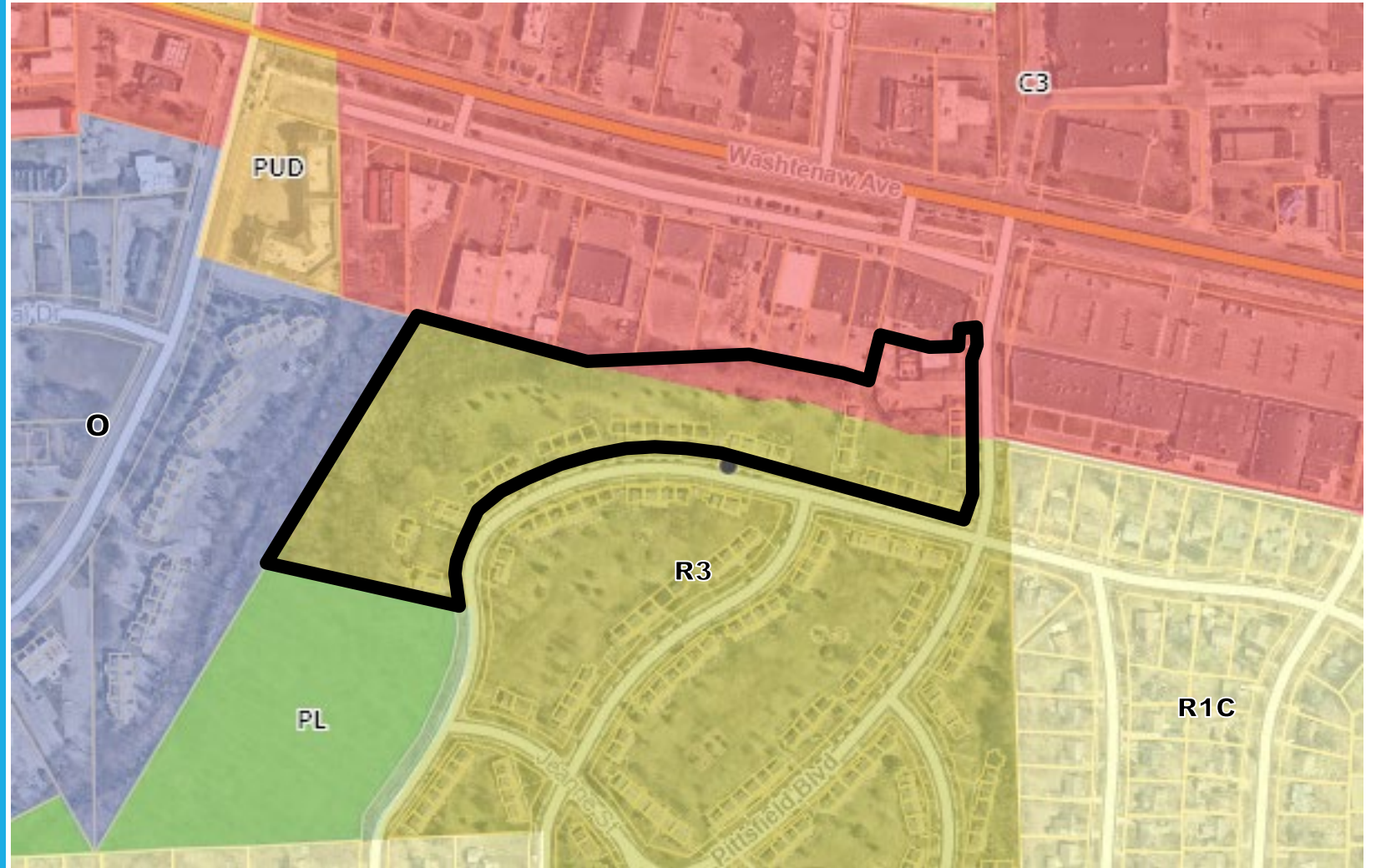
Parcels



Current Zoning:

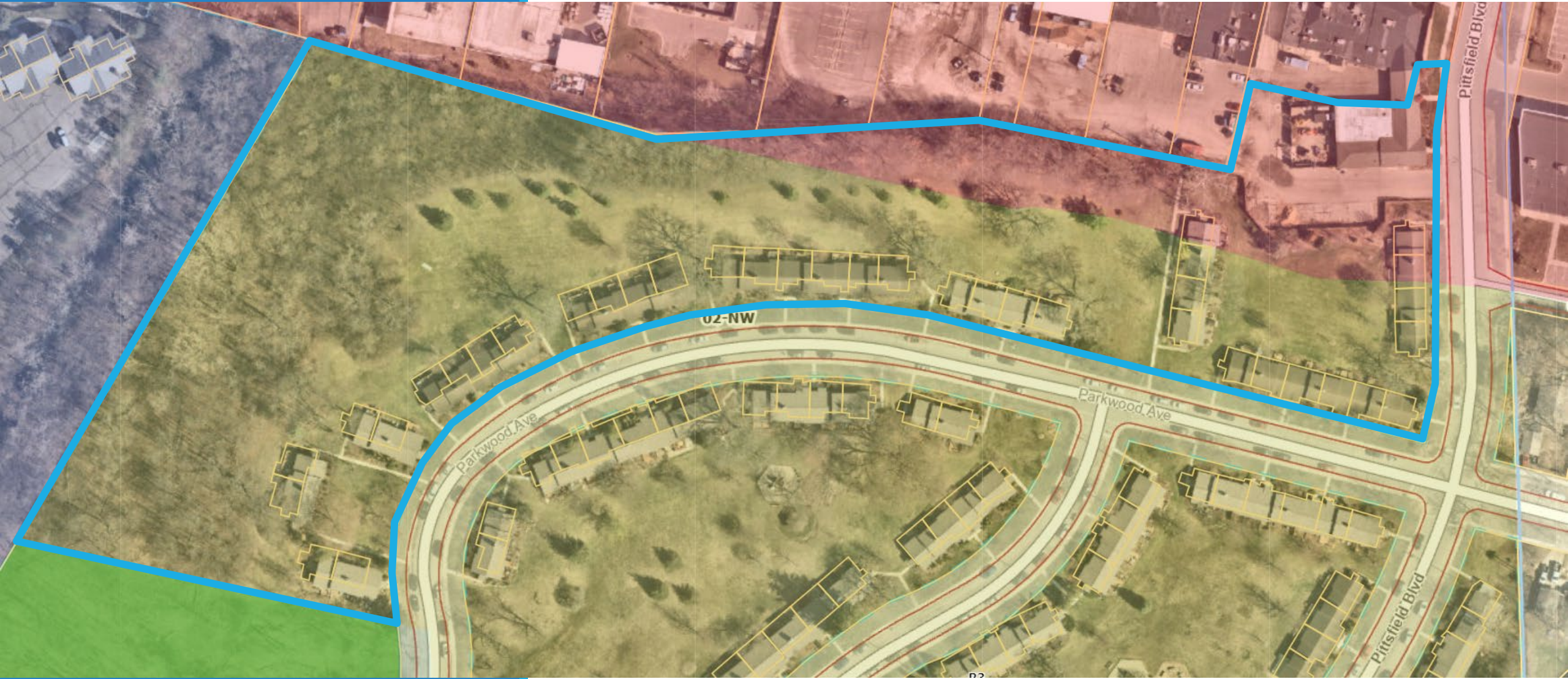
Northern:
C3 (Fringe Commercial)

Southern:
R3 (Townhouse Dwelling)



Pittsfield Village Current Zoning





Pittsfield Village Current Split Zoning



R3 (Townhouse Dwelling) District

	Minimum Lot Area per D.U.	Minimum Open Space	Maximum Height	Minimum Lot Dimensions
R3 (Townhouse Dwelling)	4,300 SF	65% with 300 SF/D.U.	35'	Area: 21,780 SF Width: 120'

C3 (Fringe Commercial) District

	Max. FAR	Open Space and Building Coverage	Maximum Height	Minimum Lot Dimensions
C3 (Fringe Commercial)	200%	None	55' and 4 stories	Area: 6,000 SF Width: 60'



Discussion
