



# City of Ann Arbor

301 E. Huron St.  
Ann Arbor, MI 48104  
<http://a2gov.legistar.com/Calendar.aspx>

## Master

**File Number: 17-0098**

**File ID:** 17-0098

**Type:** Resolution

**Status:** Passed

**Version:** 1

**Reference:**

**Controlling Body:** City Council

**File Created Date :** 01/17/2017

**\* File Name:** 1/17/17 - Street Level Uses Downtown

**Final Action:** 01/17/2017

**Title:** Resolution to Request Planning Staff and City Planning Commission Evaluate Regulations to Encourage Active Street-Level Uses on Downtown Shopping Streets

### Notes:

**Sponsors:** Westphal, Taylor, Grand and Frenzel

**Enactment Date:** 01/17/2017

### Attachments:

**Enactment Number:** R-17-020

**Drafter/Contact:** Kirk Westphal

**Hearing Date:**

**\* Admin/Mgr:**

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	01/17/2017	Approved				Pass
	<b>Action Text:</b>	A motion was made by Councilmember Westphal, seconded by Councilmember Lumm, that the Resolution be approved. On a roll call, the vote was as follows with the Mayor declaring the motion carried:					
		Yeas: 10	Councilmember Lumm, Councilmember Kailasapathy, Councilmember Warpehoski, Councilmember Eaton, Mayor Taylor, Councilmember Grand, Councilmember Krapohl, Councilmember Westphal, Councilmember Smith, and Councilmember Frenzel				
		Nays: 1	Councilmember Ackerman				

**Text of Legislative File 17-0098**

Resolution to Request Planning Staff and City Planning Commission Evaluate Regulations to Encourage Active Street-Level Uses on Downtown Shopping Streets

Whereas, The City of Ann Arbor’s downtown shopping districts are a local and regional destination and therefore create a significant amount of value for the community;

Whereas, The health of a downtown shopping district relies on retail and entertainment venues at street level that appeal to pedestrians, exist in close proximity, and may be open in the evening;

Whereas, Street-level businesses that do not appeal to pedestrians and are typically closed in the evening detract from the vitality of shopping districts;

Whereas, While these “non-active” uses, such as banks and offices, are an integral part of the downtown economy, many cities regulate their prevalence at street-level in order to avoid negative impacts to their shopping districts;

Whereas, The first action strategy of the Retail Environment section of the City of Ann Arbor Downtown Plan (2009) reads as follows: “Explore opportunities to encourage active street-level uses, such as retail sales and services, and discourage the addition of non-active uses on key retail streets,” and

Whereas, Planning staff and the City Planning Commission drafted and recommended adoption of an “active-use” regulation as part of the 2009 A2D2 zoning effort, however it was not approved by council at that time; and

RESOLVED, That City Council request that Planning staff and the City Planning Commission further explore the “active use” strategy recommended in the Downtown Plan and deliver a recommendation to City Council by March 16, 2017.

Sponsored by Councilmembers Westphal, Grand, Frenzel and Mayor Taylor