

Dear Commissioners,

I remind Commissioners that Zoning was established to guide urban growth and development and included a public process to define regulations. Our Unified Development Codes are clear on guidelines for Planned Unit Developments, R4C districts, and D1 and D2 districts. **The proposal for 711 Church Street meets none of the guidelines listed below that should be applied to this site.** Unless the City intends to go through the public process of changing the Zoning regulations, these guidelines are still applicable as of the UDC dated 2-26-2023.

Thank you for your consideration of the public in this process,

Ellen Ramsburgh, 1503 Cambridge Road

Planned Unit Development (PUD) District

A. Purpose Statement

The purpose of this district is to permit flexibility in the regulation of land Development; to encourage innovation in land use and variety in design, layout, and type of Structures constructed; to achieve economy and efficiency in the use of land, natural resources, energy, and the provision of public services and utilities; to encourage provision of Open Space and protection of Natural Features; to provide adequate housing, employment, and shopping opportunities particularly suited to the needs of the residents of the City; to expand the supply of Affordable Housing Dwelling Units and to encourage the use, reuse, and improvement of existing Sites and Buildings that will be developed in a compatible way with surrounding uses, but where the uniform regulations contained in other zoning districts do not provide adequate protections and safeguards for the Site or surrounding area. The district is intended to accommodate developments with one or more land uses, Sites with unusual topography or unique settings within the community, or Sites that exhibit difficult or costly Development problems or any combination of these factors. **This zoning district shall not be allowed where it is sought primarily to avoid the imposition of standards and requirements of other zoning classifications or other City regulations rather than to achieve the stated purposes above.**

R4B, R4C, R4D, and R4E Multiple-Family Dwelling Districts

A. General Purpose Statement

In addition to the types of Dwellings permitted in the R1, R2, R3, and R4A districts, these Multiple-Family Zoning Districts are intended to permit attached Dwelling Units to be arranged one above the other or side by side.

B. Specific Purpose Statements

2. The R4C Multiple-Family Dwelling District is intended to be located in the central area of the City in close proximity to the central business district and the University of Michigan campus.

Article II: Zoning Districts

2. D2 Downtown Interface District

This district is intended to be an area of transition between the D1 and surrounding residential neighborhoods. This district is appropriate for medium density residential and mixed-use Development.

C. Relationship to Downtown Character Overlay Zoning Districts

The D1 and D2 downtown zoning districts shall be further regulated by the character overlay zoning districts in Section 5.14. Unless otherwise specified in this chapter, regulations identified for both the downtown district and the applicable character overlay zoning district.

Article IV: Development Standards

5.17 Area, Height and Placement Regulations|

5.17.6 Downtown Character Overlay Zoning Districts 8th Edition with amendments through: February 26, 2023 Page 87

Downtown Character Overlay Zoning Districts

A. Building Massing Standards

Buildings and additions constructed after December 26, 2009 on Lots zoned D1 or D2 in the Downtown Character Overlay Zoning Districts shall comply with the building massing standards in Table 5.17-6, as applicable.

TABLE 5.17-6: DOWNTOWN CHARACTER OVERLAY ZONING DISTRICTS BUILDING MASSING STANDARDS								
OVERLAY ZONING DISTRICT	STREETWALL HEIGHT (STORIES)		OFFSET AT TOP OF STREETWALL REQUIRED AVERAGE (FEET) [A]	MAX. BUILDING HEIGHT (FEET)		MAXIMUM BUILDING MODULE LENGTH (HORIZONTAL DIMENSION IN FEET)	MAXIMUM TOWER DIAGONAL (DIMENSION IN FEET)	SIDE AND REAR SETBACKS
	MAX.	MIN.		D1 DISTRICT	D2 DISTRICT			MINIMUM DISTANCE
SOUTH UNIVERSITY	3	2	5	150	60	45	n/a	For D1, a minimum 30 foot setback from a Lot Line abutting any R zoning district. For D2, a minimum 40 foot setback. This setback shall be measured from the rear and side exterior walls of the Building to any R zoning district boundary on the same block as the Building.