

## MEMORANDUM

TO: City Planning Commission

FROM: Matt Kowalski, City Planner

SUBJECT: **Potential Broadway Park PUD**

DATE: October 8, 2018

The attached PUD proposal has been prepared for the required pre-petition review at the October 8, 2018 Planning Commission working session. The *Broadway Park* project is a potential planned unit development (PUD) district on a 13.81 acre site on the north side of Broadway Street, east of the Amtrak Station and adjacent to the Huron River. The site is currently zoned M1 (Limited Industrial District), is vacant and was previously occupied by the MichCon/DTE industrial facility.

The project will include a mix of residential, public recreation, and commercial uses, including a hotel. The residential uses are planned in four six-story buildings in the center of the site containing 104 units. Approximately 6 acres along the river and the northern section of the site will be reserved for public recreation, including paths, water access with canoe launch and 7,800 square foot pavilion and concession building. Commercial uses on the site will include a two-story restaurant and nine-story 132 room hotel adjacent to the Huron River and Broadway. A total of 486 parking spaces will be provided on the site accessed via a new public street from Broadway. The existing parking lot for the Amtrak station will be modified to utilize the same access point. The majority of the parking spaces will be provided in a parking structure adjacent to the residential buildings, with some surface parking located in parking lots and along the new street.

The existing M1A zoning would permit light industrial uses that include manufacturing, vehicle repair, medical marijuana processing, growing and transporting, outdoor storage and laundry/dry cleaning plants. The petitioner initially explored a potential C1A/R zoning district with conditions. Based on dialogue between the petitioner and staff, PUD zoning is now being pursued toward accomplishing the goals of the development.

The Master Plan Land Use Element designates the front half of the site for Commercial-Office use and the rear half for Parks and Open Space. There is no site-specific recommendation or design guidelines for the site.

Attachment: Planning Staff Review #1



## City of Ann Arbor

### PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

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**TO:** Lower Town Partners LLC, Petitioner  
Callan VanHemert, Petitioner's Agent

**FROM:** Matt Kowalski, City Planner

**DATE:** September 20, 2018

**SUBJECT:** **Broadway Park** Rezoning with Conditions, Area Plan with Planned Project and Landscape Modification Requests  
(Z18-002, AP18-002)  
Planning Review #1

Planning staff has reviewed the submitted materials for this petition in compliance with city codes, ordinances and plans. The comments below note compliance, identify where the proposed development is deficient in some way, and suggests ways in which staff believes the proposal may be improved. Responses and revised plans addressing these comments should be provided for further review. Please note this memo provides comments from Planning staff and focuses on zoning and future land use items. Other service units are reviewing the submitted materials for additional development-related items. Your responses and revised plans must correct or address comments provided by all service units.

- **Master Plan** - Chapter Five of the Master Plan: Land Use Element designates the front half of the site for Commercial-Office use and the rear half for Parks and Open Space. There is no site-specific recommendation or design guidelines for the site. This project is proposing a residential use, which does not comply with the Future Land Use Map recommendation. Petitioner will need to justify how the proposed residential use is compatible with the site and surrounding land uses, and how conditions support residential uses.
- **Zoning** - The requested C1A/R with Conditions zoning designation allows the uses proposed with the Area Plan (residential, office and commercial and open space). However, it should be noted that the C1A/R district prohibits commercial uses, except office, above the second floor. A hotel (commercial use) is proposed that would not comply with the zoning designation.

The C1A/R district is generally in keeping with the Master Plan: Future Land Use element recommendation. However, while the uses are consistent with the zoning, staff feels the complexity of the site and improvements proposed require a Planned Unit

Development (PUD) Zoning District. Many features offered on the plan in addition to the pledged contribution toward affordable housing could be used to justify a PUD that would remove uncertainties associated with the proposed plan and public amenities.

The City Council and Planning Commission have shown preference for rezonings with assurances of what site plan will be developed under the new zoning district. An Area Plan is non-binding, and the list of conditions does not have a link to the proposed site plan design. Planning staff feels that the complexity of the site together with the public amenities proposed necessitate a PUD Zoning District.

- **Zoning Conditions** – While conditions offered do address amenities, maintenance, financing and dedication of recreational area, there are no conditions offered that link any design elements to the layout shown on the Area Plan. As mentioned previously, an Area Plan is non-binding and once the area is zoned C1A/R, any site plan that complies with the minimum conditions offered could be proposed for the site.

A strong feature of the proposed plan is the size, location and design of the public space provided. While conditions offered address the funding and amenities to be provided, there is too much uncertainty regarding site design, and other potential uses that are permitted within the C1A/R District.

- **Site Data, Comparison Chart -**
  - a. The City currently has a public park named, 'Broadway Park'. Consider a different name for the project.
  - b. The proposed site meets the minimum lot size (none) and minimum lot width (none) required for the requested C1A/R zoning designation.
  - c. The C1A/R district allows up to 300% FAR. The comparison chart indicates the proposed FAR is 59.50%.

- **Site Layout**

The plan as shown is dependent upon a Letter of Map Revision (LOMR) for adjustment of the flood plain. If a LOMR is not granted, the plan could not be approved as currently presented.

As mentioned previously, the Area Plan is non-binding and final design could change significantly.