

MEMORANDUM

TO: Planning Commission, Ordinance Revisions Committee (ORC)

FROM: Matt Kowalski AICP

DATE: April 23, 2019

SUBJECT: **Ordinance Revisions Committee Discussion on R4C/R2A Zoning District**

In February, the ORC discussed the background history of the R4C Zoning District in addition to a short list of recent projects. The ORC agreed to re-visit the R4C Zoning District with additional background and continue the discussion toward code amendments. For discussion purposes, staff has provided additional background information from the previous R4C Study which included an Advisory Committee report and subsequent follow up report by the ORC which focuses on the 'priority' for changes to the district. Staff has also provided the Central Area Plan Chapter from the current Master Plan, list of R4C developments approved since 2008 and a list of issues and conflicts with the Master plan and R4C Zoning District (2008). In addition, a chronology of the R4C district is included which details changes in the R4C regulations over the years and how the district has evolved. These materials are provided for review and background and it is not intended that the current ORC have to follow previous recommendations.

Staff is seeking direction from the ORC on priorities from moving forward with code revisions to the R4C Zoning District. What are the issues we want to solve? What are the priorities for moving forward to code revisions?

Chapter 7 – Central Area Plan – Goals

Goal A: To promote sound and attractive residential neighborhoods, which meet the housing needs of the current and future population, which are adequately served by urban services, infrastructure, facilities, and which conserve environmental quality.

Goal B: To encourage sensitive, attractive, and innovative development and renovation in downtown Ann Arbor and in adjacent neighborhoods.

Historic Preservation Goal A: To encourage the preservation, restoration or rehabilitation of historically and culturally significant properties, as well as contributing or complimentary structures, streetscapes, groups of buildings or neighborhoods. To preserve the historic character of Ann Arbor's Central Area. To enforce existing historic district ordinances through City staff, The Historic District Commission and neighborhood monitoring programs. To designate historic buildings to encourage their preservation.

Agenda

- I. R4C District history –**
- II. Review past projects**
- III. Review past ORC revision work**
 - a. Review Advisory Committee Recommendation Report**
 - b. Review 2013 ORC work and next steps**
- IV. Identify priority issues and strategy**
 - a. What do we want to accomplish/Why are we looking at this?**
 - a. Code revisions**
- V. Next steps**