



CITY OF ANN ARBOR, MICHIGAN

100 North Fifth Avenue, P.O. Box 8647, Ann Arbor, Michigan 48107-8647

www.a2gov.org

Community Services Area

Administration (734)794-6210
Community Development Services (734) 622-9025
Parks & Recreation Services (734) 794-6230
Planning & Development Services - Building (734) 794-6267
Planning & Development Services - Planning (734) 794-6265

Meeting Summary

Date: May 27, 2009

Time: 6:30 pm to 8:30 pm

Location: CTN Studios, 2805 S. Industrial

Re: Area, Height & Placement—Community Wide Meeting #1

Attendees: 13 attendees (see attached sign in sheets); City of Ann Arbor—Jeff Kahan, Mark Lloyd, Connie Pulcifer

Part I. Comments and questions from meeting attendees:

1. How is this proposal going to impact the upcoming R4C study? Explain the proposed changes in the R4C zoning district.
2. Will the PUD/Planned Project process remain in place in the areas affected by the new standards?
3. How have you publicized these meetings? Have you engaged neighborhood groups?
4. Will you make available a sheet with a summary table of the proposed changes and exactly what areas will be affected? Can these be distributed at the public meetings?
5. What are the R2B setback changes? What happens with replacement buildings (i.e. after fire or demolition) where the new standards will be conflicting with the existing character of the neighborhood? For example, would the new construction replacing the burned Delta Upsilon house have to be closer to the right of way than all of the other homes in the neighborhood?
Follow-up: how does setback averaging affect setbacks in such circumstances?
6. What are the potential benefits to the environment and storm water management from these proposed standards?
7. A2D2 seems to encourage environmental responsibility through FAR bonuses for “green” construction features – will these AHP standards include any similar bonuses for the affected outlying districts?
8. How could these zoning changes impact housing near the downtown and campus areas, specifically in regards to maintaining a diversity of housing types available?

9. What has the planning department done in this process to work towards improving mass transit in the City? How can we get past funding problems and service gaps when talking about improving transit solely by increasing density? Bringing density won't improve transit if more transit service isn't provided.
10. Comment on the potential environmental benefits of the AHP. Can existing sites be updated through this process?
11. The Central Area Plan speaks to maintaining the character and scale of residential areas. How will the planning department cautiously approach these standard changes in order to reinforce the goal of retaining the current character and scale?
12. In regards to increasing height allowances, why shouldn't the City just require underground or below-building parking in order to take advantage of increased building heights instead of allowing it for all buildings?
13. What is the relationship between the proposed R1E district and affordable housing? Could this district turn into a de facto affordable housing district with small lots and small homes?
14. How do we deal with parking? The most vibrant urban areas (some seen in visuals provided) tend to have decks and shared parking—with these proposed standards, what is the vision for the commercial districts to create a "park once" pattern of development?

Part II. Meeting attendees completed feedback forms at the meeting's end. The forms are summarized below:

1. This meeting helped me understand the proposed amendments to the City's Area, Height and Placement standards.

Strongly Disagree	Disagree	Neutral	Agree (2)	Strongly Agree (4)
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2. The images in the PowerPoint presentation helped illustrate the proposed amendments.

Strongly Disagree	Disagree	Neutral (2)	Agree (1)	Strongly Agree (3)
-------------------	----------	-------------	-----------	--------------------
3. I was given adequate opportunity to ask questions and provide comments at the community meeting.

Strongly Disagree	Disagree	Neutral	Agree (1)	Strongly Agree (5)
-------------------	----------	---------	-----------	--------------------
4. Any other comments, questions, feedback, or ideas? (Feedback comments are recorded verbatim).
 - How will the R4C rework be integrated with this effort?
 - Connie has really nice handwriting!
 - Perhaps more schematics showing before/after positions of structures pre and post revisions
 - The summary sheet of changes sounds great! Also, a composite, color (or pattern) coded map showing minor, substantive, and major changes on one map with districts labeled on the parcels (maybe a fold-out?). Thanks!!
 - With all due respect, this is hardly a public involvement process. Work harder than you have to get the public involved and provide fuller input.
 - Very good presentation

Area, Height & Placement

Community-Wide Meeting

Wednesday, May 27, 2009

6:30 pm to 8:00 pm

CTN Studios

Please Sign In...

Name

Phone

Email

John Potts

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erpotts@provida.net

Diane Giannola

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dgiannola@sbccglobal.net

RAY DETTER

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James D'Amor

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James@peoplepowerunited.com

Area, Height & Placement

Community-Wide Meeting

Wednesday, May 27, 2009

6:30 pm to 8:00 pm

CTN Studios

Please Sign In...

Name

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Email

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Marcia Higgs City Council

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Kirk Westphal 995-8500

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Barbara Bach 994-4571

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Meeting Summary

Date: June 4, 2009

Time: 6:30 pm to 8:30 pm

Location: Traverwood Branch Library Program Room, 3333 Traverwood Dr.

Re: Area, Height & Placement—Ward 1 Meeting

Attendees: 6 attendees (see attached sign in sheets); City of Ann Arbor—Jeff Kahan, Connie Pulcifer, Ethan Miller (intern)

Part I. Comments and questions from meeting attendees:

1. What is meant by “efficient” use of land? The slides that are shown for examples of inefficient land use have large tracts of grass—what’s wrong with that? It can be attractive.
2. When the few vacant properties are eventually built upon, will they fall under the old or proposed zoning standards?
3. With more of a property available for building (with increased FAR), won’t possible increase in impervious surfaces require a greater need for storm water detention?
4. How do alternative building materials (such as pervious pavement) count towards storm water detention requirements?
5. I appreciate the desire to put in place code that allows for more efficient land use in an attempt to curb future sprawl. Ann Arbor will certainly grow significantly over the next 10-15 years no matter what actions are taken, but if we manage the growth properly, we can make the City a better place.
6. How do you decide on the setback distances to use?
7. In residential zones, you say that shorter setbacks will create more active recreational spaces, but aren’t front lawns and gardens considered active recreational uses?
8. What is the amount of vacant commercial/retail space in Ann Arbor? Do we know what the demand for commercial/retail space is?
9. Does the planning department have a sense of how many potential projects have been lost because businesses or developers did not want to go through the hoops of a planned project or PUD (like the Mercedes Benz project referenced in the presentation)?

10. How do we manage open space when increasing density on site?
11. Could these proposed standards potentially have the effect of making more space available for building on a given site if parking goes under the structure, and therefore decreasing the amount of open space on the site?
12. What about increased noise for building occupants along busy streets that would now have shorter setback distances?
13. I find it difficult to imagine these shorter setbacks along high traffic corridors (for example, the short setbacks at Stadium Hardware and Bell's Diner on Stadium make people uncomfortable when walking in front of them).
14. Do you know how much fertilizer runoff into waterways could be avoided through redevelopment of the vast open lawn areas common in the research districts?
15. Do these changes affect anything that the University does in its building and development?

Part II. Meeting attendees completed feedback forms at the meeting's end. The forms are summarized below:

1. This meeting helped me understand the proposed amendments to the City's Area, Height and Placement standards.

Strongly Disagree	Disagree	Neutral	Agree (2)	Strongly Agree (1)
-------------------	----------	---------	-----------	--------------------
2. The images in the PowerPoint presentation helped illustrate the proposed amendments.

Strongly Disagree	Disagree	Neutral	Agree (2)	Strongly Agree (1)
-------------------	----------	---------	-----------	--------------------
3. I was given adequate opportunity to ask questions and provide comments at the community meeting.

Strongly Disagree	Disagree	Neutral	Agree (1)	Strongly Agree (2)
-------------------	----------	---------	-----------	--------------------
4. Any other comments, questions, feedback, or ideas? (Feedback comments are recorded verbatim).
 - Reading the slides took too much time. Focus on the pictures and less on reading to the group.
 - Announce at the start of the meeting how much time there will be for questions which may be saved for the end!!
 - Shorter presentation.

Area, Height & Placement

Ward 1 Meeting

Thursday, June 4, 2009

6:30 pm to 8:00 pm

Traverwood Branch Library Program Room

Please Sign In...

Name	Phone	Email
Diane Giannola	734-973-7344	dgiannola@sbccolocal.net
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STEVE BAYNE/SHARON GRAYDEN	734-649-9939	grayden@umich.edu sbayne@umich.edu
Kittie Morelock	734.995-4779	kittiem@gmail.com
Donald Saiberg	734.995-0629	donsaiberg@concast.net



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Meeting Summary

Date: June 17, 2009

Time: 6:30 pm to 8:30 pm

Location: Traverwood Library Branch Program Room, 3333 Traverwood Dr.

Re: Area, Height & Placement—Ward 2 Meeting

Attendees: 14 attendees (see attached sign in sheets); City of Ann Arbor—Jeff Kahan, Connie Pulcifer, Ethan Miller (intern)

Part I. Comments and questions from meeting attendees:

1. I've always been a fan of short setbacks; I like the idea of a single family district with smaller lot sizes so that people have the option of living on a smaller lot without having to be in a multi-family district.
2. Increasing FAR in commercial districts is concerning because while it may in theory encourage transit use, property owners aren't required to go along with making transit better (example of Arborland not renewing lease with AATA for major bus stop). Developers will definitely be interested in increased FAR, but not necessarily in accommodating transit. There should be guarantees that transit use will be accommodated in these areas.
3. Why have uncapped heights in some districts? This gives too much power to developers off the bat as opposed to Planning Commission having negotiating power. Would the FAR limits really rein in the height a developer could reasonably build in these areas? How tall could a building realistically be built in the districts with uncapped height and increased FAR? I would feel better if a cap were in place.
4. Could you achieve all of these proposed changes in a development through the PUD or Planned Project process?
5. Define PUD and Planned Project. How do they differ?
6. I think most Ann Arbor residents would not want uncapped height limits.
7. Developers often say that building vertically is more cost effective than building horizontally. Is this just to get more concessions for greater height? What is more cost effective?

8. Shorter setbacks in commercial districts gives developers more room to build but does not ensure transit benefits because the transit system isn't good to begin with.
9. AATA ridership has grown in recent years.
10. What about aesthetics? Who would want to walk along the streets with shorter setbacks along walls of brick and concrete close to the sidewalk? There should be a pleasant walking environment in these areas.
11. Wouldn't increased verticality be bad for elderly?
12. The slides don't really incorporate considerations for Michigan's winter weather conditions—many example slides were in warmer climates. Limited parking, even if there is a bus, makes destinations inconvenient.
13. If these changes pass, would the resulting increase in buildable land in the City increase land values and property tax revenues?
14. Setback numbers should be specific to place and context. If setbacks are shorter, then sidewalks should be wider in those areas.
15. Always consider trees when developing these standards.
16. Ann Arbor doesn't really have a problem attractive older people – what we need to do is be better at attracting younger people with areas that are more active and pedestrian friendly.
17. Altering the requirements in this way will give developers more control. This would be attractive to developers but may not produce desirable results for people living in the surrounding area, if the development has vacancies or is large and unattractive.
18. Could a large apartment building (like the 601 Forest project) be built anywhere but downtown based on these proposed changes?

Part II. Meeting attendees completed feedback forms at the meeting's end. The forms are summarized below:

1. This meeting helped me understand the proposed amendments to the City's Area, Height and Placement standards.

Strongly Disagree	Disagree	Neutral (2)	Agree (6)	Strongly Agree (2)
-------------------	----------	-------------	-----------	--------------------
2. The images in the PowerPoint presentation helped illustrate the proposed amendments.

Strongly Disagree	Disagree (1)	Neutral	Agree (7)	Strongly Agree (1)
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3. I was given adequate opportunity to ask questions and provide comments at the community meeting.

Strongly Disagree	Disagree	Neutral (4)	Agree (5)	Strongly Agree
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4. Any other comments, questions, feedback, or ideas? (Feedback comments are recorded verbatim).
 - Packet could contain copy of overheads

- Too fast – too many abbreviations. Need to slow down.
- Put university owned property on map.
- Pre-circulate materials
- I got too confused with R2, C3 (the numbers and letters). They mean nothing to me. Be more specific about where this really would affect.
- You talk a lot about research (districts-ed.) – Pfizer area affects this district, is this area going to be affected?
- How does increasing building size increase permeability?
- Where is the charm? We have empty buildings. Do you really care what we want – in Plymouth Green; roundabouts, etc.? I'll try to like these changes – but where is the beauty, artistic side of all this – tenements are next I guess.
- 1. Arbitrary setback standards are not enough. Consider: 1) wider the setbacks, higher the buildings; 2) locations
2. Plan bike lanes whenever we plan the City
3. Think of trees as camouflage of the high buildings
- I'm extremely encouraged by the (proposed) changes and I only wish they'd been put in place years ago, so this new library could have been built as part of a redeveloped Plymouth Mall instead of on a greenfield half a mile away from the existing retail center. I've spent most of my life a mile from here, and I wish I'd been able to walk more places as a child. As a young person concerned about global warming and this region's economic survival, I believe a more compact urban form is absolutely necessary if we're to have a chance.
- Please publicize public meetings in Ann Arbor News.
- I think the form was helpful. It allowed community attendees to express reservations for intended zone changes. I can understand the necessity of increasing density within the city limits to counter sprawl and inefficient land use in the City. I realize that presenters wanted to encourage comments but Jeff and Connie could have taken greater advantage of defending the planning commission's rationale in these changes rather than just letting people let off steam with no rebuttal.
- The proposed package is a lot to swallow in one bite.

Area, Height & Placement

Ward 2 Meeting

Wednesday, June 17, 2009

6:30 pm to 8:00 pm

Traverwood Branch Library Program Room

Please Sign In...

Name

Phone

Email

TRIBY KINZEY

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N. K. FOLLOD

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Area, Height & Placement

Ward 2 Meeting

Wednesday, June 17, 2009

6:30 pm to 8:00 pm

Traverwood Branch Library Program Room

Please Sign In...

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"

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Meeting Summary

Date: July 1, 2009

Time: 6:30 pm to 8:30 pm

Location: Cobblestone Farm, 2781 Packard Rd

Re: Area, Height & Placement—Ward 3 Meeting

Attendees: 13 attendees (see attached sign in sheets); City of Ann Arbor—Jeff Kahan, Connie Pulcifer, Andrea Milne (intern)

Part I. Comments and questions from meeting attendees:

1. What's the concern about uncapping the height?
2. What's the concern with tall buildings?
3. The community's concern is that tall buildings don't fit in with the traditional feel of Ann Arbor and we will lose the quality that attracts people to Ann Arbor.
4. There is a tall building on South University that is a blight on the neighborhood because it is under utilized. This is a result of allowing taller (uncapped) buildings.
5. A reasonable height seems to be a better approach.
6. Often times, higher density brings in crime and low quality food and retail.
7. We think the streetscapes are the most prized feature of our neighborhoods. Will reducing set backs create infill that will lose the integrity of this feature?
8. I don't understand the Cranbrook Village height change from 25'. Please explain.
9. Why is there such a large change in the C1B areas? Don't C1B lots border residential areas? These buildings will be too high.
10. Will there be requirements for percentage of land devoted to open space?
11. How will parking be regulated?
12. The R2A definition doesn't accurately describe our neighborhoods. There should be two separate duplex districts.

13. What constitutes a duplex? Current duplex developments are larger than they should be. The city should take this opportunity to be more specific.
14. Oakland and Church development does not fit in the neighborhood.
15. Won't the changes to R4C encourage teardowns? Are we going to end up with more big ugly boxes?
16. Why are setback changes being applied to R2A and R2B, but not R1A-E?
17. We need a clearer definition of hotels and motels. These are becoming places for students. A new style of living was not the intent.
18. The new R1E is a good idea, but where will it be located? Could it happen on Baldwin?
19. Where is R4E?
20. What is R4CD and where is it located? Should we just do away with it?
21. Regarding residential in research parks, I don't mind a cap on lawn, but not on open space. It is more attractive to walk next to trees and yard than a building. If that isn't required, would these places become less pedestrian friendly? We need to make sure there is a balance of green with increased densities.
22. Some kinds of research aren't compatible with residential areas (i.e. chemical research). Are there any photo examples of how this has been done? I'm concerned about safety.
23. A four-story building may be inappropriate next to neighborhoods.
24. How do we know when density gets too high?
25. What is the definition of "new construction"? What are the new requirements for rebuilding my home if it burns down in a fire?
26. It seems that the height requirements are misleading. I think of height as from the bottom to the top, but the way you measure means a 45' building could actually be higher than 45'.
27. Define street ROW
28. How does AHP interface with A2D2?

Part II. Meeting attendees completed feedback forms at the meeting's end. The forms are summarized below:

1. This meeting helped me understand the proposed amendments to the City's Area, Height and Placement standards.

Strongly Disagree	Disagree (1)	Neutral	Agree (4)	Strongly Agree (1)
-------------------	--------------	---------	-----------	--------------------
2. The images in the PowerPoint presentation helped illustrate the proposed amendments.

Strongly Disagree	Disagree	Neutral (1)	Agree (4)	Strongly Agree (1)
-------------------	----------	-------------	-----------	--------------------

3. I was given adequate opportunity to ask questions and provide comments at the community meeting.

Strongly Disagree (1) Disagree Neutral (1) Agree (4) Strongly Agree

4. Any other comments, questions, feedback, or ideas? (Feedback comments are recorded verbatim).

- I have no problem with tall buildings if contained in close proximity to one another. My concern is that limiting setbacks will cause parking problems
- Connie and Jeff were very open to questions and comments and worked hard to clarify/answer issues. It was encouraging to feel that our concerns were heard.
- Of buildings shown as examples to be followed, most seemed to be two- or three-stories, max four-stories. R4D – 120'. What's that all about?!
- We currently have roughly a 40' setback (wild guess here) on Olivia, and voices carry up from the sidewalk – even regular speaking (not shouting) voices. Lesser setbacks would exacerbate the problem.
- Does road width have any bearing on allowed height?
- Will the summary of meeting questions/feedback be available for the public to see?
- The amendments are not simple, therefore, these meetings, while helpful, are not going to clarify everything.
- I would like the illustrations to show specific sites in Ann Arbor and would like double images of what heights look like (i.e. one building at 30' and one at 35', etc).
- Question time was almost enough, but having a closing time does tend to leave some things unanswered. I am glad there are multiple meetings.
- Were there neighborhood reps on those initial committees you mentioned? Planners, Developers, Environmentalists. Were there neighborhood reps??
- *[Regarding the PowerPoint Presentation, question #2 above]:* A few examples missing, such as research and residential.
- You did a very good job!
- I support anything that encourages business and jobs in business districts. I completely agree that large empty lawns are unnecessary and environmentally unfriendly in an office park. However, large front lawns have advantages for residential: 1) privacy, 2) protection from street noise and pollution, 3) light, 4) a place for shade trees. There is a big difference between 15 and 40 feet. Would you want your house 25 feet closer to the sidewalk? I doubt anyone would. I totally oppose maximum setbacks.
- Also, I urge the city to question its backward-looking "vision" to somehow replicate pre-war Ann Arbor. It is 2009. We don't live a pre-war lifestyle, nor could we, even if we wanted to. We are dependent on the automobile. We live in a climate with bad weather half the year. Everyone's life is full, rushed, time-sensitive. We do not want greater density (i.e. congestion), nor do we want businesses with inadequate parking that will constantly turn over. We do not want student housing built by developers who believe students do not own cars. We need a dose of realism here.
- I think you need to be very careful about UNINTENDED CONSEQUENCES. Rezoning of S. University was to encourage 6 or 7 story buildings and look at the 25 story plan we got and the City Council was about to approve – well scaled back to only 16. Be very careful about definitions – hotel, new construction, measuring height, counting parking (even if it's not in this plan), hazardous research substances, green space, flood plains. Allow plenty of time for questions and concerns to surface. The group tonight was all pretty knowledgeable already. What will happen when zoning changes in areas where people have not been paying attention? Go with presentation to residences near the red spots on your map and talk to people there. The run through of all the commercial zones was informative, but way too fast to absorb. I hope the photos are on the website.

Area, Height & Placement

Ward 3 Meeting
Wednesday, July 1, 2009
6:30 pm to 8:00 pm
Cobblestone Farm

Please Sign In...

Name	Phone	Email
huAnne Bullington	(734-769-0949)	
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Andrea Van Houveling	662-3191	apvh@umich.edu
Ellen Ransburgh	663-2294	ejransburgh@hotmail.com
Betsy Price	994-0131	cottonbets@gmail.com

Jaak Eaton
Leigh Credon

Area, Height & Placement

Ward 3 Meeting
Wednesday, July 1, 2009
6:30 pm to 8:00 pm
Cobblestone Farm

Please Sign In...

Name

Phone

Email

Eleanor Linn

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Marc Gerstein

" "

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Lisa Jevens

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Meeting Summary

Date: July 23, 2009

Time: 6:30 pm to 8:30 pm

Location: Cobblestone Farm, 2781 Packard Rd

Re: Area, Height & Placement—Ward 4 Meeting

Attendees: 20 attendees (see attached sign in sheets); City of Ann Arbor—Jeff Kahan, Connie Pulcifer, Andrea Milne (intern)

Part I. Comments and questions from meeting attendees:

1. It would be helpful to have questions throughout the presentation so we don't have to remember until later
2. R4D height is increasing to 120'? Please explain why it is so high.
3. Where are the R4D sites?
4. If buildings are torn down, could they then be rebuilt taller?
5. Is there a "magic" formula for creating regulations? How did you come to these numbers?
6. Are there incentives to switching parking and the building (front to back) and being allowed to build mid-block cut-throughs?
7. Are there limits to what developers can do? What's going to keep developers from encroaching too closely to residential property lines? How do we control the quality of development and how would new standards impact new development?
8. I'm concerned that the multifamily districts will see more demolitions to take advantage of closer setbacks. We have two vacant sites in our neighborhood with parking in the back and a detention pond, so there is no room for green space. There was more green space with two houses; now there's just an oversized home. How do we make sure development is in scale with the neighborhoods in terms of open space?
9. What's keeping zoning districts on the edges from being changed to a new zone with higher density? What will prevent other zoning districts from being rezoned to R4D?

10. The presentation is nice with pictures from around the country, but how will that translate to Ann Arbor? How do we make sure the design doesn't get watered down?
11. There's an assumption that zoning is the same across the city, but each site has different characteristics. Why do they have the same requirements? Some industrial sites should have a 100' buffer all the way around rather than just on one side. Some houses face industrial lots. We seem to be reducing protection for residential areas by decreasing setbacks and increasing height on nearby industrial and research. Remember that research and residential don't always back up to each other. Sometimes they are side by side.
12. There's a concern in my neighborhood about adequate buffering around businesses with late hours abutting residential. What type of buffering is required between uses?
13. Maybe an incentive for developers could be a bonus if they provide a park and ride lot with a bus stop.
14. People need "relief" – with greater density, we need to have open space requirements
15. Developers *are* sniffing around for building opportunities and *will* take advantage of new zoning codes. I'm concerned about them buying up homes and removing them just because they can.
16. When developers aren't sniffing around, the University is. The University is looking to push their boundaries. Please take this into consideration.
17. The pictures are from all over the country, but will we become another Southfield? Increased FAR may result in "Southfield type" development. In Birmingham, parking gets pushed into neighborhoods. Will we lose our parking lots?
18. This will be increasing infrastructure load that will need to be improved. For example, Arborland: there should be a requirement that increasing density should *require* a bus stop location.
19. Regarding the R1E sites where residential is located on research/industrial lots: what happens if the employer leaves? Will the neighborhoods die?
20. I'm concerned that we are making it easier for developers to do projects that neighborhoods don't want, the City Council doesn't want to do, and the Planning Commission doesn't want. Aren't we just making it easier for developers to do the projects that we've been opposed to in the past?
21. Please make contact information available for my ward representative and the advisory committee members. *(Post meeting note from staff: The names of the Advisory Committee members have been added to the AHP web page. To protect personal privacy the City does not post or distribute private email addresses or phone numbers of volunteer boards, commissions or committees. Advisory Committee members can be emailed at planning@a2gov.org or through the AHP project manager, Jeff Kahan at jkahan@a2gov.org.)*
22. This is pretty poor turn out – having meetings during the summer is not the best time to get people to show up.
23. The meeting should be longer to accommodate enough questions

24. I haven't felt that this is a discussion – it's more of a presentation with questions and comments
25. What I feel is lacking is communication/discussion between neighbors
26. We haven't been included in the process
27. We need to have a community-wide facilitated meeting that allows us to talk to each other
28. We feel like you're coming to us with something that is preordained

Part II. Meeting attendees completed feedback forms at the meeting's end. The forms are summarized below:

1. This meeting helped me understand the proposed amendments to the City's Area, Height and Placement standards.
 Strongly Disagree Disagree (2) Neutral (1) Agree (10) Strongly Agree
2. The images in the PowerPoint presentation helped illustrate the proposed amendments.
 Strongly Disagree (2) Disagree (1) Neutral (2) Agree (7) Strongly Agree (1)
3. I was given adequate opportunity to ask questions and provide comments at the community meeting.
 Strongly Disagree (4) Disagree (5) Neutral (3) Agree (1) Strongly Agree
4. Any other comments, questions, feedback, or ideas? (Feedback comments are recorded verbatim).
 - Provide incentives for sustainable building design and transit oriented design such as Park & Ride lot areas
 - (Response to Q1): Really these were five meetings, not ward specific. Not specifically about our ward
 - (Response to Q2): California, Kentucky...
 - Allow questions during the presentation. There was NOT enough time allowed for questions.
 - A2 has had numerous "by right" developments that City Council says they HAVE to allow. Why are we allowing developers MORE freedom?
 - I'm glad to hear that there will be height restrictions for things previously labeled as no cap.
 - Don't ruin Ann Arbor's neighborhoods! Why do renters have priority over owners?
 - Have the community-wide meeting in a place that is easy for people to attend and park.

- There has not been appropriate time for feedback. Please follow Marcia's comments to extend discussion.
- (Response to Q2): Warm weather climates do not represent Michigan winters
- (Response to Q3): Not enough time for all questions to be answered
- Summer meetings poorly timed
- It seemed to me that there are plenty of other opportunities (email, going to council meetings) to raise questions. I suppose we might benefit from more talking, but we could also benefit from setting in our own neighborhood meetings, sending in neighborhood reps, etc. Is the prevailing sense that the neighborhoods are feeling railroaded?
- (Response to Q2): You don't need to go so far from home to find examples for your PowerPoint. Seattle is way too far.
- Fiscal impacts and infrastructure costs need to be studied up front.
- I like the idea of requiring transit "furniture" in lieu of parking. The Arborland example is illuminative. "Suffering" the AATA presence should be a requirement, not a volunteer option.
- Health, safety, morals and general welfare as explicit considerations in development decisions. Though, in Ann Arbor, we seem to have given up on morals!
- Many PUD projects shown (over 30 ft ht), show more recent compliant structures per R4C.
- R4C, six person unit, why? Everything else is 4-person.
- Multi-*family* is a misnomer – please define more clearly and/or change terminology. People who reside in a space where they have security locks on their bedroom doors and furnish those rooms with mini refrigerators do NOT a family make in my experience.
- Publicity: Something to explore: Utilize FaceBook, Twitter and other social media (not noted on public notification sheet). (Yes, we're all learning as we go here. I don't "tweet").
- Cut Jeff's slideshow in time. Was promised slideshow = ½ hour. Actual presentation ended at 7:15 PM. If not, let audience ask questions during presentation, please.
- Images seem "idealized" not real world.
- Get some REAL workshops, not just listening sessions. It may take more work, even some money, but it's better to get to design with neighborhoods as partners, rather than end-users. What's the rush? It may take more time, but develop a full meaningful engagement process. Use World Café and other methods.
- Developers are going to take GREAT ADVANTAGE of the R1E zoning. How do we know Council will challenge the developer if the proposed development affects our watersheds negatively? Or will they be afraid of being sued?

- Last meeting should be at least 2 ½ hours to field all questions.
- Does the new zoning law which allows developers to reduce setback require them to provide new open space somewhere else on the site?
- I would like to have been able to ask questions during the presentation. I am concerned about possible amendments (as stated during the meeting) negatively impacting drains and road use – also increased water run-off. The more development in my residential area (zoned multiple family dwelling) the more the basements on my street (Adams) experience flooding during storms. Decreasing setbacks and allowing additional height will increase population density and overburden our parking availability and over used streets that road surface maintenance does not currently keep pace with. Storm and drain sewers also will be negatively impacted. I want to see residential zones protected from these changes. I approve of pedestrian friendly commercial areas.

Area, Height & Placement

Ward 4 Meeting

Thursday, July 23, 2009

6:30 pm to 8:00 pm

Cobblestone Farm

Please Sign In...

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Phone

Email

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Area, Height & Placement

Ward 4 Meeting
Thursday, July 23, 2009
6:30 pm to 8:00 pm
Cobblestone Farm

Please Sign In...

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Sandra Foulke	761-1590	
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STEPHAN TRENDON	(734) 546.8966	ttrendon@yahoo.com
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Area, Height & Placement

Ward 4 Meeting

Thursday, July 23, 2009

6:30 pm to 8:00 pm

Cobblestone Farm

Please Sign In...

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Planning & Development Services - Building (734) 794-6267
Planning & Development Services - Planning (734) 794-6265

Meeting Summary

Date: July 30, 2009

Time: 6:30 pm to 9:30 pm

Location: Forsythe Middle School Media Center, 1655 Newport Rd.

Re: Area, Height & Placement—Ward 5 Meeting

Attendees: 33 attendees (see attached sign in sheets); City of Ann Arbor—Jeff Kahan, Connie Pulcifer, Andrea Milne (intern)

Part I. Comments and questions from meeting attendees:

1. If you're capping the O, RE, and ORL, what will the cap be?
2. Why can't we make the names of the advisory committee available? (*Post meeting note from staff: The names of the Advisory Committee members have been added to the AHP web page. To protect personal privacy the City does not post or distribute private email addresses or phone numbers of volunteer boards, commissions or committees. Advisory Committee members can be emailed at planning@a2gov.org or through the AHP project manager, Jeff Kahan at jkahan@a2gov.org.*)
3. What is a setback? Where does it start?
4. I'm not supportive of tall buildings – we need to look at the infrastructure we currently have – we have stormwater problems and we have a lot of vacant buildings and lots, so we have time to work on this (we don't have a lot of people looking for more space right now).
5. I'm concerned that we are focusing too much on area, height and placement and not enough about creating mixed use. This reminds me of Calthorpe process which was a major bait and switch. All the great images were shown and we ended up with the green plastic awnings.
6. We won't get acceptance from neighborhoods until the city stops proposing oversized buildings.
7. There may be a reason to keep front yards – for example, for gardening when we don't have any other food source.
8. I agree with the scale, but want to know the impact this will have on trees.

9. The maps seem deceiving – the zoning districts are represented by dots? The “dots” are surrounded by residential.
10. We’ve seen a lot of subdividing of lots in my neighborhood, which changes the entire feel. What will happen with the R1E areas? I’m concerned about the Miller/Maple area, which is surrounded by residential lots. The changes to height in this area will really change the character of the neighborhood.
11. What is appropriate outside of a downtown area? I have a concern with the zero-setback lots. There needs to be enough room between the ROW and development to encourage adjacent public and private activity. We need time to consider what “we believe” about our contexts of character (not just staff).
12. Why are we proposing changes to R4C?
13. Transit-oriented developments won’t happen in Ann Arbor because there’s no money. There’s no trust between the city and residents – we don’t get to see the emails or know the committee members. You just come and present and not leave time for questions. The process should start with citizens.
14. If we are increasing density, where will the water come from?
15. I like the project and the concept of encouraging non-motorized transportation. People want a more walkable and bikable environment.
16. I am the manager of the 777 building and am excited about these changes. The concern about tall buildings is unfounded. The cost to build a 10-12 story building isn’t financially feasible. These regulations will bring jobs to the area – they accommodate underground parking and 4-story buildings, which is an incentive for employers. I suggest increasing the height to 60’-70’ in hotel and multifamily areas. Developments need to be large enough to accommodate all employees in the same building. These changes will also encourage non-motorized transportation.
17. How do we keep up with the rolling changes (to the uncapped height limitations)? Will you post any further changes on the web?
18. If someone sees on the map that the changes will affect their lot, is there an appeals process?
19. I have concerns about reduced setbacks at the Summit and Main development. This will create more space for development. How would AHP impact the Near North projects? It sounds like it’s making it easier for developers to put in huge buildings. My concern is that a PUD would not be a PUD anymore – it would just be allowed.
20. I would recommend that the definition of the height of a building is the *actual* height, not the mid-pitch height.
21. Thanks for the presentation – it helps a lot. I’m coming from a neighborhood that’s surrounded by the red and yellow areas. In general, I agree with what’s being said, I share your vision. Please allow people to address the changes affecting their lots, though. I request that new zoning be made to these areas of major change. Changes should be applied site by site.

22. The FAR to 200% is massive and in some of these neighborhoods that would be a huge change.
23. We should start with improving our sidewalk amenities and traffic patterns – not necessarily the AHP.
24. I'm happy to get rid of the huge parking lots in front of strip malls, but I'm concerned about the people working in those buildings – they need open space and trees, not streetscape noises. But it's like we're going from huge lawns to nothing in the RE and ORL areas. Huge lawns are terrible – we need something in between that will preserve the character of the neighborhoods that we like.
25. Garden Homes used to be considered the best planned subdivision because neighbors had all the power. But I'm concerned about the subdivision of lots. The Miller/Maple intersection has vacant lots and a dying strip mall. We don't trust the Planning Department and City Council to take care of this. I'm concerned that too much commercial will be put in here. I do not like the 200% FAR and uncapped heights.
26. I appreciate that you listened to earlier meetings and will cap the previously uncapped heights.
27. With higher density, we will get more people. But in some places, the sidewalks are already full. We need wider sidewalks to accommodate bikes, pedestrians, buses, etc. (Gave an example from Planning Magazine, July 2009).
28. I live South of I-94 and we have never had help from the city to take care of the plume that comes over where I live. There aren't any sidewalks along Ellsworth, and with traffic congestion and potholes, it is very unsafe to walk or bike.
29. The big red area near where I live is very big. If they fill it up with large buildings, that's like making another city.
30. I will write my comments on paper and give it to you and anyone that wants to see them because I feel that these meetings have not been accommodating to discussion. I feel these recommendations will have a large impact on existing neighborhoods.

Part II. Meeting attendees completed feedback forms at the meeting's end. The forms are summarized below:

1. This meeting helped me understand the proposed amendments to the City's Area, Height and Placement standards.
 Strongly Disagree Disagree (1) Neutral (8) Agree (5) Strongly Agree (2)
2. The images in the PowerPoint presentation helped illustrate the proposed amendments.
 Strongly Disagree (2) Disagree (2) Neutral (4) Agree (6) Strongly Agree (2)
3. I was given adequate opportunity to ask questions and provide comments at the community meeting.
 Strongly Disagree (4) Disagree (3) Neutral (1) Agree (6) Strongly Agree (2)

4. Any other comments, questions, feedback, or ideas? (Feedback comments are recorded verbatim).

- (Response to #1): It got my feet wet
- (Response to #2): The illustrations helped as generic examples, but didn't really connect the dots."
- (Response to #3): Good that you let all speak – but the ambience was not great for a more thoughtful exchange.
- It's good to have these sessions, but it doesn't feel like the process has any community "digestion" time built into it – this needs to be a more robust and genuine dialogue.
- I feel that I've heard what the proposals put forth, but I don't feel like I understand what the *implications* are yet.
- There are some potentially good things in the AHP proposals and some things that are more unknown – it would be really beneficial for more conversations to happen.
- Go back to the community to see what changes are needed. This should have been the starting point.
- Slides were not representative of some of the changes in scale the AHP modifications would make possible.
- Relates to #1: Make changes to the AHP, *then* have another series of citizen meetings, *then* make changes, *then*... This could take a while – it should.
- State and Eisenhower should be the site of "New Town". The release of these parcels from stupid setbacks is the place to start. I am *strongly* supportive of mixed use, including residential in this area IF the streetscapes are at human/pedestrian friendly scale.
- Not enough time for answers or questions. No time for discussion. Staff aggregation of comments institutes a "filter" of frequent *staff* use of "We believe..." It's most important to know what we, the public believe. Also, I noticed the notes on my comments taken at this meeting were unrecognizable to *me* as my own comments! We also need design guidelines that address context and honor contexts of character. A new R1E should be addressed under a proposal for new zoning!
- (Response to #2): One problem with the illustrations is they usually do not show the full extent of the site... a shortcoming of photos. Maybe overview site plans would be helpful. Too bad the illustrations get people side-tracked!
- I suggest that the environmental issues be further highlighted... that in reality is the driving force for making changes.
 - Reduce vehicle miles traveled
 - Reduce urban sprawl; retain "sense of place"
 - Increase ability to use mass transit – the point of buildings at the rear hurts bus users was very good, but needs to be further emphasized.

- Might want to note that these zoning standards are from the 1960's! And that the world has changed; we now know more about planning/development issues that affect our lives and town.
- The images from Seattle and Ca. not very helpful
- Increasing maximum hotel height from 40-120 ft seems excessive – a striking density increase. Encouraging businesses to come to Ann Arbor by liberalizing building limits does not seem to me a way to manage a community.
- I agree with the lady who proposed an open discussion. Two-way exchanges are not enough.
- What is *proposed* is often undercut by 'deals', 'accommodations', and 'special permissions' over which we have no knowledge of control. So often developers break promises, assurances and contracts and the City is unwilling to pursue the perpetrators. Examples: The 'Olgas' on State St., Lower Town has been demolished with no buildings in site, the YMCA fiasco. There's plenty of conflict-of-interest on the Council and Planning Commission. We have no confidence in the integrity of our city government with a few exceptions. We oppose high-rise and large structures replacing modest structures, often of historical, social and cultural significance. I heard a well-known developer say on Lucy Ann Lance's radio program that any 'old' structure on E. Liberty has outlived its usefulness. Vulture, indeed.
- These meetings don't seem to guarantee that citizens' concerns will be addressed. These meetings seem to make us feel good and let us vent.
- Jeff Kahan's slideshow presentation began: 6:55 PM, end: 7:50 PM. The tone of this meeting was about what citizens could not do to participate, not what they could say or do. Posted meeting closure: 8:00 PM. This is a terrible way to build rapport and facilitate, especially after citizens specifically requested a greater give and take during prior 'workshops' – itself a misnomer. Appreciate expanded schedule, but it was likely a chilling factor.
- (Response to #2): It would be helpful to have labels with locations of examples. It would be helpful if Jeff knew setbacks for slides and zoning districts for A2 slides.
- Evaluation should include info about agree or oppose changes to gauge citizen reaction.
- Thanks for the invite to the advisory meeting. I'll look for the info on-line.
- It would be helpful if you could explain more about the change from 'no cap' to an actual number. If you want public comment, we need to have more info.
- The Chronicle said Marcia said more time might be necessary. I strongly agree!
- Another person made an *excellent* point: height definition should be actual *height* of building.
- You keep mentioning blogs. I only value blogs where people use their names.
- All extreme developments will be 'by right' with the new standards.

- My understanding is businesses already gave input. 777 rep lectured us. Does she live here – A2?
- *Please* follow up on comment about Indianapolis. Strong facilitative conversation. Connie said she will bring it forward to the advisory committee.
- Need more explanations/illustrations/*repetition* of definition re: C and R and all the numbers (C4, etc). Confused layperson!
- Aesthetics! Neighborhood character and scale. Preserve ‘em! Find a way!
- (Response to #3): Improved over last, but still needs improvement.
- Your ‘Feedback Form’ only asks our opinions of your presentation – *not* our opinions of the changes you are trying to impose on our city and neighborhoods.
- Developers are *already* given preference over citizens. I do not favor giving them more control over our city.
- Cities used in examples do not have winter weather comparable to Michigan. In the winter there is often several inches of slush and ice in the bike lanes.
- Specific caps on building heights should have been available, instead of just telling us there will be caps reinstated on O, RE, ORL, C3. How will we learn this detail? No stealth action, please.
- (Response to #2): I felt that some of the slides were misleading and disingenuous. I think most A2 residents would welcome development similar to that shown in many of the examples, but the changes to zoning proposed do not ensure the type of development (e.g. pedestrian islands, trees, landscaping, 3-story building heights for zero setbacks. Instead, the proposed changes have enough loopholes to lead to urban ugliness.
- I am very concerned about lack of protection for neighborhoods. Some zoning ‘districts’ are single lots or are surrounded by residences. Some proposed zoning changes could allow building heights and setbacks that are completely out of character and/or dwarf neighbors.
- Too many statements of ‘I/We believe’ that something will happen. In policy, you don’t leave things up to belief, rather need to set the rules and regs to ensure that things *will* happen.
- Will trees survive in this new dense urban environment?
- Some of the proposed changes are likely to improve urban development. However, the changes lack protection of neighborhoods. Neighborhoods need *transition* zones, especially for tall buildings.
- I like getting rid of the large parking lots in front of stores set way off the street. I also like reducing setbacks for research zoning.
- I heartily agree that what A2 residents want are not being addressed by the AHP changes – let’s start with walkability (sidewalks, lighting, landscaping, pedestrian refuge islands), real bike riding improvements (wide bike lanes, off road bike paths), reducing road widths, etc.

- (Response to #3): Stated time was up with 20 min – extended to later.
- Before more urbanism, we need to deal with SW, drinking water and Sewer issues facing A2.
- Need to include porous pavement in rec's to reduce SW flows, decrease heat island, detoxify SW; green roofs should also be required.
- Need to propose *real*/ usable open space including a greenway in Allen's Creek.
- Need to cap heights at current levels.
- Need more time to act on this. With the current economic environment, we have time and lots of empty space in town.
- I think many of the residents in Ann Arbor forget the benefits of attracting businesses to Ann Arbor – the increase in tax dollars that will be received. The City of Ann Arbor has many requirements in place to protect our environment and maintain the quality of the land. Many of us that own commercial properties have our own environmental initiatives (ie. LEED certification, expanded recycling), and have budgets to maintain.
- (Response to #1, 2, & 3): Not enough time to go in depth.
- I am supportive of the general thrust of these decisions. I would recommend separate discussions on the R, C, RE, etc changes vs. the purely residential.
- The question of islands that are highly impacted is important – such as the 'red' island at Maple/Miller and the residential 'white' island on Plymouth.
- If by 'conversation,' residents mean serial monologues, I'm not interested.

Area Height & Placement
Ward 5 Inty.

Thursday, July 30 @ Forsythne.

Please Sign In.

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Area, Height & Placement.
Ward 5 mtg.
Thursday, July 30 @ Forsythe.

Please Sign In.

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Area, Height & Placement
Ward 5 Meeting
Thursday, July 30, 2009

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Area, Height & Placement
Ward 5 Meeting
Thursday July 30, 2009

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Meeting Summary

Date: September 29, 2009

Time: 6:30 pm to 9:30 pm

Location: Cobblestone Farm, 2781 Packard Rd.

Re: Area, Height & Placement—Round Table Discussion

Attendees: 16 attendees (see attached sign in sheets); City of Ann Arbor—Jeff Kahan, Connie Pulcifer, Chris Cheng, Wade Lehmann (intern)

Part I. Comments and questions from meeting attendees (divided into 2 small group discussions):

1. Make sure development around residential areas maintain residential integrity and neighborhood characteristics.
2. Zoning shall be rational and protective of neighborhood interests.
3. What is the driving force for changes in light of public resistance to changes in height and density?
4. Concern about making retail districts less auto focused and more walkable.
5. Like limits of 3-4 stories but feel uncomfortable with uncapped height limits.
6. Not looking at sites specifically can create problems.
7. Widespread opposition to increased height in or adjacent to residential areas.
8. What will the impacts of increasing FAR have on open space and parking?
9. How does this plan address the impact of traffic volume and speed with the proposed minimum setbacks?
10. Proposed changes apply throughout the city without considering the context of the site.
11. Neighborhood planning processes should be involved with new development.
12. The proposed changes do not address design issues (architecture, materials, etc.) requirement should be made clear.

13. Proposal does not specify which zones would be acceptable for R1E rezoning.
14. Is there conflict between zoning plans and the underlying masterplan?
15. How does this plan address non-motorized plans?
16. Two indicators of pedestrian activity are; mixed use and density.
17. Are minor changes really minor?
18. Should plan attempt to address all of city, or just certain districts?
19. Will this plan increase opportunity for mass transit along the main corridors?
20. Some people view the plan as an “experiment”.
21. How can setbacks be universal?
22. One story height increases can be too much.
23. Some commercial may be more than 3 stories.
24. Commercial classifications need better definition.
25. The proposed changes enhance areas walkability.
26. Density should not be measured solely in terms of space.
27. Walkability is dependent upon rhythm and scale of the street.
28. Do all stores really need parking?
29. The character of neighborhoods should be the driving force behind density.
30. Commercial districts need to keep a human scale, otherwise they will not be walkable.
31. Can these changes create a sense of space?
32. There needs to be coordination with other aspects of community planning.
33. Height does matter.
34. Absence of mass parking lots (structures) inhibit walkable retail areas (Stadium Blvd.)

Part II. Meeting attendees completed feedback forms at the meeting's end. The forms are summarized below:

1. This meeting helped me understand the proposed amendments to the City's Area, Height and Placement standards.

Strongly Disagree Disagree (2) Neutral (1) Agree (2) Strongly Agree (0)

2. I was given adequate opportunity to ask questions and provide comments at the community meeting.

Strongly Disagree (0) Disagree (0) Neutral (1) Agree (3) Strongly Agree (1)

3. Any other comments, questions, feedback, or ideas? (Feedback comments are recorded verbatim).

- (Response to #1): Why and how is this plan coordinated with community goals?
- (Response to #2): Lots of discussion
- It would have helped me to study the information ahead of time. Participating in the meeting "cold" makes me feel like I have a lot to learn about current zoning- that would help me to understand the proposed changes. I am not confident that the zoning is coordinated with a general community goal or set of goals. In order to feel confident, I would need to know masterplan for each area.
- A good effort.
- I think we had a productive discussion- do these formats allow engagement of everyone? It seems like a barrier to participation to young families, 2nd shifters, etc. This process is biased to retirees, empty nesters, and people without kids. Are these the only voices that matter? Also, I suggest separating out different parts of this and deciding with them separately (residential vs. commercial vs. research, e.g.)
- I don't feel like the people here tonight understood what changes are actually proposed. People are too concerned residential that they think the AHP process is going to destroy their neighborhood. I wish more pro transit people that want urban areas would come to these. I know they exist! It seems like people are distrustful of the government, so these comments are colored by that fear. I don't feel like people are understanding what is really being proposed.
- This was cast as "brainstorming" but it developed to formulaic statements. The topics were artificially limited. Reference material was inadequate, but the lack of reference material helped to keep the discussion more free flowing. As we tired, the statements had been made and conversations started. Hard to be "upbeat" when so many serious concerns are underlying the proposed changes. Little confidence in the process, especially since this and the next meeting seem a bit remedial. Overall, how are the changes going to make "it" better? And how are the various ordinances coordinated (non-motorized plan, flood mitigation plan, housing plans, etc.)?



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Community Development Services (734) 622-9025
Parks & Recreation Services (734) 794-6230
Planning & Development Services - Building (734) 794-6267
Planning & Development Services - Planning (734) 794-6265

Meeting Summary

Date: October 7th, 2009

Time: 6:30 pm to 9:30 pm

Location: Cobblestone Farm, 2781 Packard Rd.

Re: Area, Height & Placement—Final Public Input

Attendees: 17 attendees (see attached sign in sheets); City of Ann Arbor—Jeff Kahan, Connie Pulcifer, Wade Lehmann (intern)

Part I. Comments and questions from meeting attendees:

1. The proposed increase in FAR is not in the areas of concern to be discussed tonight. What about the office and research increases in FAR are they not as important as the increase to retail? Also, the increase in FAR adjacent to residential areas has potential concerns.
2. Height is not as important as setbacks with concern for retail/office/research adjacent to residential neighborhoods.
3. There is a concern with lack of design guidelines for the AHP.
4. There is a concern that the zoning consultant was hired too late. How does this fit into the AHP amendments?
5. Concern with these changes affecting the “context” of specific areas in a negative way.
6. There is a concern with houses being raised and being replaced by tall block-like apartment structures.
7. Concern with the R4C zone being excluded and the R2A zone being included in the AHP.
8. Will the proposed changes affect the amount of PUD's in a negative way?
9. Where does the desire for increased density come from?
10. We need to locate problem areas and address changes and how they benefit the community. Also, locate places where the changes could have a negative impact on the community.
11. What is the average story height for commercial buildings?
12. What will the new capped height be in the fringe commercial district?
13. What problems are we solving with setback changes? Existing developed areas should not be changed, only those new developments along the periphery.
14. There is a feeling that the public has been largely ignored in this process, and development is being proposed out of fear of lawsuits.
15. There is a strong need for graphic illustrations of the proposed changes.
16. Existing residential neighborhoods are different than proposed developments.

17. There is an existing transportation master plan for corridors, a one size fits all approach to setbacks may not be appropriate for every zone.
18. When were the existing standards established and what was Ann Arbor's population then?
19. There are issues with this meeting's agenda, what guidelines are used for public concern? How many people need to voice their opinion to constitute a "major" concern? There is confusion with the impact one persons voice will have on the AHP process.
20. Developers seem to have the upper hand in the current system with regard to the public process.
21. Do the proposed increases in density take into account the current population estimates for the next 30 years?
22. Too much emphasis on the public process (or lack of) and not enough input on the AHP changes. What are the visions for these corridors?
23. Can we see physically the results of these proposed changes? Visuals would help people to understand what is being changed. We need to be able to see the undesired consequences of changing or ignoring the current AHP.
24. Certain elements will remain the same such as human scale, sunsets and sunrises.
25. Let's see the worst case scenarios pre and post AHP amendments in relationship to context.
26. Increased FAR is too much! There are so many existing buildings that are empty and under used. What proof is there to support more building?
27. No recognition of flood zone areas and needed limitations on construction within.
28. Height and FAR increases in the pre WWII parts of town are undesirable.
29. Residential areas recognized as desirable include livable patterns and are enhanced with trees.
30. State street setbacks are too close to the street.
31. Until we zone similar areas with the same zoning, it's hard to deal with all the amendments. Arborland, Westgate, Packard and Stadium are not all the same.
32. 120' tall buildings or anything over 6 stories will make the neighborhood welcome feeling disappear.
33. They don't help any of my visions as far as I can tell.
34. My neighborhood (E.Stadium blvd.) is not a corridor, planning should recognize neighborhoods first.
35. Notification of new construction must be extended beyond 300'.
36. Amendments need to be tested as whether or not they have negative impacts on our quality of life.
37. All setbacks should recognize solar access.
38. Increased height and FAR near the freeway on-ramps help me achieve my vision.
39. My vision is to protect the best of Ann Arbor, add new what is needed and involve the public.
40. Briarwood and all such, infill parking areas with mixed use and trees.
41. Not yet clear as the "numbers" are without much context.
42. Packard needs 3 car lanes and 2 bike lanes.
43. Retain look and feel of Huron corridor from downtown to the old fire station. Huron west of stadium would be more suitable for these changes to AHP.
44. "What time is this place?" Respect the existing qualities and the corridors that have value and do not change all that exists.
45. Corridors are "complete streets" but recognize that all major corridors will not become "main street" in quality of experience, some streets are for transportation.
46. Value and use of setbacks- remember that the setback is where trees will-or will not-reach mature heights. Smaller soil areas and taller buildings suggest the balance between architecture and setting shifts towards buildings.
47. West liberty corridor (possibly Washington) should be solely bicycle and pedestrian.

48. Huron and Jackson corridor should retain the residential feeling, add incentives for environmental and green space initiatives.
49. Corridors and gateways are important to planners-most people care about neighborhoods, shopping; quality of life matters.
50. State Street at Briarwood should have high rise apartments with 1st floor retail. Enough setback to allow café seating and/or greenspace with quiet transit to town.
51. State Street needs more attractive buildings and greener fronts.
52. State Street cleanup up of old Gallup and Marathon oil sites.
53. East Stadium blvd. is distinctly different from West Stadium and reflects the residential character.
54. Old West Side is important to retain the gardens around new or built homes should be consistent with surrounding and existing buildings.
55. Railroad right of way downtown should be converted to pedestrian corridor to the river and beyond.
56. Maple-Miller area needs safe walking to all 3 schools and the ability to walk to a small commercial area that serves neighborhoods.
57. East Stadium needs neighborhood scaled retail required green space in buffer areas.
58. E. Stadium needs bus stops and shelters to reflect the character of adjacent residential areas.
59. No outright elimination of PUD's and massive greenbelt through city which includes underdeveloped Nixon properties.
60. Height limits should be height limits. The increase in FAR goes beyond what has been determined as ideal.
61. More trees grass and plants.
62. Research areas need campus like settings with parking behind the buildings.
63. No high rise buildings, Stadium has neighborhood friendly feel and should stay welcoming.
64. Buildings with character and dimension, not blocks.

Part II. Meeting attendees completed feedback forms at the meeting's end. The forms are summarized below:

1. This meeting helped me understand the proposed amendments to the City's Area, Height and Placement standards.

Strongly Disagree Disagree (1) Neutral (2) Agree (1) Strongly Agree (0)
2. I was given adequate opportunity to ask questions and provide comments at the community meeting.

Strongly Disagree (0) Disagree (0) Neutral (0) Agree (3) Strongly Agree (1)
3. Any other comments, questions, feedback, or ideas? (Feedback comments are recorded verbatim).
 - Instead of "staff" controlling meetings why not allow community members to act as "chairs."
 - Notification area must be inclusive of residents beyond the current 300' for all changes.

- Public notification is a nice idea, but does it serve any purpose? We neighbors met with a developer and strongly voiced our dismay with his shoe box design.
- About the city welcoming public input- to what end? How many citizens have supported unlimited height buildings? How many expressed concern? What is being proposed- taller buildings. I might be expressing frustration with the A2D2 process- which this is not, but we are asked for input and see no evidence that it matters.
- CTN was promised but no recording was done, except for some notes. AHP and other zoning and other design standards need to be thoroughly coordinated and properly implemented. The type of zoning we have now can never achieve our most visionary goals. It is an "old" segregated uses document and no amount of amending will make it a form- based or functional or modern hybrid document. Again, I'll say that the fundamental document is community based plan created by a community based process. Context recognition will resolve many conflicting issues. Trees are harbingers of success or failure, where they survive people prosper.
- Needed focus on specific heights, setbacks, FAR. Why were some numbers increased 400% and others only 40%?
- Well run meeting.
- I thought, maybe mistakenly, that this would be an open, free discussion among the public participants. We did get a chance to ask questions, and make some statements. But never a discussion, reacting to others statements. We were never asked what we wanted to talk about.

Unique Names of AHP Meeting Attendees

1. Peter Allen
2. Mike Anglin
3. Dave Askins
4. Ann Attarean
5. Vivienne Armentrout
6. Barbara Bach
7. Janeen Baird
8. Jan Newman
9. Ellen Bamsburgh
10. Kathleen Baxter
11. Steve Bayne
12. Gordon Bigelow
13. Marilyn Bugelow
14. Edi Bletcher
15. Tom Bletcher
16. Marcus Blough
17. Judy Bonnell-Wenzel
18. Erica Briggs
19. LuAnne Bullington
20. Wendy Carmen
21. Roberta Carr
22. V. Rita Caruso
23. Jack Cederquist
24. Dana Conroy
25. James D'Amour
26. Ray Detter
27. David Diephuis
28. Jack Eaton
29. Ann Eisen
30. Hatim Elhady
31. John Floyd
32. Sandra Foolke
33. Susan garberg
34. Marc Gerstein
35. Diane Giannola
36. Lou Glori
37. Sharon Graden
38. Leigh Greden
39. N.G.
40. John Haines
41. Diane Hall
42. Mike Hammer
43. Bill Hanna

44. Marcia Higgins
45. Carson Hohnke
46. J.B. Hoore
47. Stephanie Hunter
48. Ray Hunter
49. Libby Hunter
50. Lisa Jevens
51. George Kachadoorian
52. N. Kaplan
53. Trinby Kinzey
54. Stephen Kunselman
55. Betsy Lamb
56. Karen Larson
57. Eleanor Linn
58. Cendra Lynn
59. Bob Martel
60. Lois Mayfield
61. Kyle Mazerek
62. Lynn Meadows
63. Eric Meves
64. Kris Meves
65. Brad Mikas
66. Bill Milliken
67. Rita Mitchell
68. Brad Moore
69. Kittie Moreloch
70. Scott Munzel
71. Peter Nagourney
72. Dorothy Nordnees
73. John Nystuen
74. Gwen Nystuen
75. Ken Parks
76. Peter Pollack
77. Ethel Potts
78. Betsy Price
79. Alice Ralph
80. Anne Ramley
81. Ellen Ramsburgh
82. Scott Rosencrans
83. Marc Rueter
84. Donald Salberg
85. Margaret Schalela
86. Tyler Schnug
87. Garret Scott
88. Amy Seeton
89. Nancy Shore

- 90. Laura Strowe
- 91. Christopher Taylor
- 92. Stephen Trendov
- 93. Andrea Van Houweling
- 94. Chuck Warpehoski
- 95. Julie Weatherby
- 96. Kirk Westphal
- 97. Margaret Wong
- 98. Wendy Woods
- 99. Tommy York



Washtenaw County
Department of Planning & Environment

May 30, 2008

Ann Arbor City Council
100 N 5th Ave
Ann Arbor, MI 48104
(734) 994-3313

RE: Proposed Amendments to Area, Height and Placement Standards

Washtenaw County Department of Planning and Environment finds the proposed changes to the City of Ann Arbor's Area, Height & Placement standards as well as corresponding text amendments to Chapter 55 (Zoning) and Chapter 59 (Off-Street Parking) to be consistent with the Comprehensive Plan for Washtenaw County Landscapes Goal to "Promote an efficient pattern of development that maintains our sense of place, preserves our natural resources and reduces the effects of sprawl."

Ann Arbor is unique in its access to world-class university and cultural resources, health care and recreational opportunities. However current zoning standards requiring large setbacks, strict height regulations and small floor area ratios encourage segregation of land uses and continued auto-dependency for movement throughout the area. These factors discourage sustainable and vibrant land use patterns in Ann Arbor, Washtenaw County's largest city. Suburban development patterns consume a significant amount of land while doing little to reduce congestion, create a sense of place, connect to surrounding communities or improve tax base.

By encouraging mixed use development with sustainable densities in urban areas while setting parameters for ensuring new developments are sensitive to surrounding land uses, the City of Ann Arbor can use existing infrastructure more efficiently, provide greater choice of transportation modes, attract high quality urban redevelopment, and better protect regional open spaces. Adopting such standards would also encourage the redevelopment of auto-dependent uses into mixed-use, pedestrian friendly projects at densities that support transit, and contribute to a more vibrant community.

Sincerely,

Patricia Denig, Director of Planning Services
Washtenaw County

Cc: Jeff Kahan, AICP, City Planner

734.222.6808

705 North Zeeb
P.O. Box 8645
Ann Arbor, MI 48107-8645
<http://planning.ewashtenaw.org>

Fax 734.222.6803

From: Kirk Westphal [writetokirk@gmail.com]
Sent: Monday, June 01, 2009 11:52 AM
To: Pulcipher, Connie
Cc: Kahan, Jeffrey
Subject: Re: A/H/P summary?

Thanks a lot!

Kirk

On Mon, Jun 1, 2009 at 11:26 AM, Pulcipher, Connie <CLPulcipher@a2gov.org> wrote:

Hi Kirk,

Thanks for the feedback. We are working on assembling a new packet of information for our Ward 1 meeting this Thursday. The packet will include a chart and maps that will serve as a condensed version of the large PDF. We will have the packet complete by Thursday morning and will send you a copy. We intend to have this new information posted on our website by the end of the week.

Connie Pulcipher, Senior City Planner

Planning & Development Services

City of Ann Arbor

Phone: 734.794.6265 ext. 42602

Fax: 734.994.8312

cpulcipher@a2gov.org

From: Kirk Westphal [mailto:writetokirk@gmail.com]
Sent: Monday, June 01, 2009 10:57 AM
To: Pulcipher, Connie
Subject: A/H/P summary?

Hi Connie,

I really liked the presentation the other night. I was intrigued by the "cheat sheet" that someone mentioned that highlights all the relevant setback/FAR modifications on two pages. Will that be posted on the A/H/P page? Or can I get a hold of it any other way? Some people are asking me about this, and while I direct them to the page dedicated to it, I think they might be a little put off by the big pdf and wading through all the sideways pages of charts, etc. in order to get to the actual changes. Those composite maps were incredibly helpful, too, that showed all of the parcels with "major" changes--it would be great if each one of those were available as a pdf linked to the web page.

Kirk

From: Anglin, Mike
Sent: Wednesday, June 10, 2009 8:51 AM
To: Kahan, Jeffrey
Cc: Pulcifer, Connie; Lloyd, Mark; Miller, Jayne
Subject: RE: Re; Subject South Ashley between Madison and Mosley West side of streety

Thank you Jeff for your response I will share this with concerned people in the neighborhood.

Mike

Thank you
Mike Anglin
549 South First Street
Ann Arbor, Mi 48103
e-mail;
mikeanglin07@gmail.com

-----Original Message-----

From: Kahan, Jeffrey
Sent: Tuesday, June 09, 2009 7:52 PM
To: Anglin, Mike
Cc: Pulcifer, Connie; Lloyd, Mark; Miller, Jayne; Kahan, Jeffrey
Subject: RE: Re; Subject South Ashley between Madison and Mosley West side of streety

Hi Mike,

Here are some answers to your questions. I'd also be happy to talk in more detail about your questions at your convenience.

1. Is the block part of the OWS? The entire west side of the block is in the OWS Historic district.
2. How tall could buildings be on that block? The west side of the block is subject to historic preservation standards. It is not likely that the Historic District Commission would approve the removal of existing homes to accommodate the construction of new buildings. Since this area is in the OWS Historic District, the proposed amendments to Area, Height and Placement will not alter the current historic preservation restrictions for redeveloping the site. [FYI: The C2B district limits building height to 60-feet and 4 stories.

The proposed amendments to Area, Height and Placement recommend increasing the maximum height to 65-feet.]

3. What uses would be allowed? No change in use is proposed for these zoning districts.

4. What could be built if parcels were assembled? The approval process includes Historic District Commission review. Although it might be possible to build minor additions to the rear of existing buildings, it is unlikely that the HDC would approve the removal of historic structures in the OWS Historic District.

Please let me know if I can be of further assistance.

Best.

Jeff

-----Original Message-----

From: Anglin, Mike

Sent: Monday, June 08, 2009 9:43 PM

To: Kahan, Jeffrey

Subject: Re; Subject South Ashley between Madison and Mosley West side of streety

Hello Jeff,

I was watching your presentation on the height ordinances and it occurred to me that I needed some immediate, close to home information, about the above block.

Some of the questions I have are;

Is the block considered part of the OWS?

How tall could buildings be on that block?

What uses would be allowed on block?

If someone was desirous of acculating several buildings what could they build if at all?

I just wanted to get your ideas as to how this block could be effected with new zoning and other changes to codes.

Thank you
Mike Anglin
549 South First Street
Ann Arbor, Mi 48103
e-mail;
mikeanglin07@gmail.com



Protecting the river since 1965

1100 N. Main Street Suite 210
Ann Arbor, MI 48104
(734) 769-5123
www.hrwc.org

Tuesday, June 17, 2008

Dear Jeff:

I am writing to express the Huron River Watershed Council's support for the City of Ann Arbor's Proposed Revisions to Chapters 55 and 59 (Area Height and Placement). These changes are good because they will encourage density in a well planned way that is also protective of the important natural features in the City. By encouraging pedestrian-friendly, attractive, safe mixed use neighborhoods in areas already served by sewers, schools, and roads, the City is providing an alternative to the conventional sprawling development pattern that is eating away at our natural areas and polluting our rivers, lakes and streams. The changes, which boost walkable urban centers with density options and create mixed use opportunities, complement the City's Greenbelt program that protects important natural areas and farmland in surrounding rural areas.

The Huron River is the major source of drinking water in the area. The City of Ann Arbor gets 80% of its drinking water from the Huron, and the river offers beautiful scenery, unique wildlife, and great fishing, all of which draw visitors from near and far. The Huron is vital to our health and economy. The biggest threat it faces is sprawl.

Studies—nationwide and on the Huron—consistently show an alarming fact. Sprawl directly harms water quality. Volunteers with the Huron River Watershed Council (HRWC) have studied, for many years, 73 sites on the river and its streams. The worst conditions are invariably found in the locations with the greatest development.

What's the connection? Development creates impervious surfaces, such as roads, rooftops, and parking lots. When rain falls on these surfaces, it has no chance to seep into the soil or be absorbed into plants. Instead, it rushes quickly and directly into the nearest waterway, washing pollution and sediment in with it, and flowing so fast that it tears away the riverbanks and causes flooding.

Dozens of studies, including those done on the Huron, show with remarkable consistency when imperviousness in a watershed exceeds about 8-10% of the total area, water quality begins to suffer. A traditional residential development with one house per 2.5 acres already exceeds 10% imperviousness.

Building traditional cookie-cutter developments—where single homes sit on big lots along long streets—is one of the worst things you can do for water quality. In these low-density, auto-dependent subdivisions, imperviousness runs amok. It landscapes rural areas with tons of pavement: longer and wider roads, driveways, parking lots, plus new commercial and big-box retail centers with their own new roads and lots.

The best way to keep impervious surfaces below the crucial 10% threshold is to group development into higher densities on smaller areas—preferably areas that already have infrastructure in place and don't require, for instance, fresh roads.

Denser developments proposed in already urbanized areas (also known as “infill”) can help reduce imperviousness watershed-wide. These developments provide housing, employment, recreation, and/or shopping for larger numbers of people on much smaller amounts of land than almost any automobile dependent suburban development could in the countryside. In addition, people traveling to and from these developments will either be able to walk, use public transportation, or will not have to drive as far, thus reducing the need for much new pavement to provide transportation or parking. Infill development often occurs on land that is already impervious, so the development will not add imperviousness to the watershed; it will instead reuse existing imperviousness.

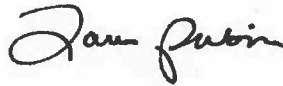
Denser developments have typically raised eyebrows (and hackles) among neighborhoods and environmentalists. However, as illustrated above, the only way to preserve open space and water quality watershed-wide will be to plan carefully to locate the majority of development in compact areas where infrastructure exists (or is planned for) to provide water, sewer, public transportation, and other services. Building up also helps reduce imperviousness. A four story residence or parking structure takes up only a quarter the impervious surface as a one-floor residence or surface parking lot built to accommodate the same number of people or cars.

Encouraging compact development particularly reduces area dedicated to transportation, which comprises about 75% of imperviousness associated with new development. Research shows that each doubling of average neighborhood density is associated with a decrease in per-household vehicle use of 20-40 percent, with a corresponding decline in emissions. This is one of the reasons that European cities, where development is much denser than in most American cities, typically exhibit only one-fourth the per-person emissions of carbon dioxide and other pollutants from transportation than are typical of American cities. (Also, residents in the U.S. spend about 20% of their annual income on transportation (and going up), whereas Europeans only spend 7%.)

Providing a mix of attractive housing, shopping, workplace, and transportation options, as the proposed amendments to Chapter 55 and 59 aim to do, is a necessary step in curbing the continued spread of low density suburban development that is consuming our remaining natural areas and beginning to poison our streams and lakes.

If we deal intelligently with the current onslaught of development, we have an opportunity to save vast amounts of money, beautiful riverscapes, a wonderful way of life—and our own drinking water.

Thanks,

A handwritten signature in black ink, appearing to read "Laura Rubin". The signature is fluid and cursive, with the first name "Laura" and last name "Rubin" clearly distinguishable.

Laura Rubin
Executive Director

From: [George Kachadoorian](#)
To: [Kahan, Jeffrey](#); [Pulcipher, Connie](#);
Subject: Height and Placement 4th Ward plus Conditional Rezoning
Date: Friday, July 24, 2009 11:56:25 AM

Hello Jeff and Connie,

I enjoyed the height and placement presentation you gave for the fourth ward last night.

One person I talked to after the presentation tried to convince me that only the red sections colored in area maps would be affected by the proposed zoning changes. I tried in vain to convince this person (Diane Giannola - our liaison) that the "R" areas also have proposed changes, but she was not convinced. The only explanation I can come up with is that she is color blind to the color green representing "R".

I suggest that in the Ward 5 presentation extra attention is given to the green areas because red is such a dominate color. Also green on maps is commonly recognized as parkland which may have caused some confusion for the general public.

On another note and to a follow up on our meeting a few months ago. In 2004 a state law was passed giving land owners extra development rights which may make projects like Sweetwater Village possible. This may be the tool I was seeking when having a meeting with you both.

Link - Conditional Rezoning :
<http://www.michigantownships.org/mta9661950.asp>

I first read about this law in this article:
<http://arborupdate.com/article/1535/mid-range-housing-city-place-proposed-for-south-fifth-ave>

I don't know why Brad Moore's client for "City Place", Alex De Parry decided to go with a PUD and then R4C in lieu of "Conditional Rezoning". Perhaps you can share some of the in's and out's of this process and how they might apply in Pittsfield Township and Ann Arbor.

Cheers, George

George Kachadoorian Architect PLLC

204 E. Davis, Ann Arbor, MI 48104

Cell: 734.276.2884 Fax: 734.661.0320

Website: www.kachadoorian.com

From: [Vivienne Armentrout](#)
To: [Kahan, Jeffrey; Pulcipher, Connie;](#)
Subject: thanks and info
Date: Thursday, July 30, 2009 10:30:42 PM

Thanks for all your hard work to bring real public input into the process. Not an easy job, that. I enjoy watching planners ply their trade skillfully.

fyi, I also have a blog. Small readership so far (50-150 per day) but growing.

<http://localannarbor.wordpress.com/>

I'll probably be writing about all this.

Vivienne

-----Original Message-----

From: Nancy [<mailto:snowshore@comcast.net>]

Sent: Monday, August 03, 2009 9:57 AM

To: Rampson, Wendy

Subject: vision and definitions

Hello Wendy,

So much planning is going on that items can become confusing. In AHP some listing of definitions would clarify the discussion. For example, sprawl-- not all agree that the neighborhoods established in the 1950s and 1960s with big lawns should be considered sprawl. What are the definitions of R4C ,R2A. Finally, what specifically are the problems with the D1D2 area that are trying to be corrected/ changed?

Need clear definitions so we speak the same language and can, therefore, participate intelligently. Also what is the vision? This should be discussed and visualized. It is technically possible to show a slide with the current buildings and with what the vision is. This would be helpful to staff and citizen.

Finally, the growth of Ann Arbor has been approximately .5% for the past three plus decades while the university and downtown were growing. Why do you think that all of a sudden we are going to have this enormous spurt in growth? Who is coming to live here and why?

Answers to the above questions at a City Council (televised) meeting would be an important step to a meaningful interaction with the community. (Meetings where material is presented for rushed 1/2 hour and then there is a limited/ rushed 10 minutes for questions are not helpful).

Appreciate your help with these needed clarifications.

Nancy Kaplan

From: Kahan, Jeffrey

Sent: Monday, August 10, 2009 3:42 PM

To: 'Jean'; Pulcifer, Connie

Cc: Kahan, Jeffrey; bill milliken; bob martel; dianne giannola; eric meves; Higgins, Marcia; jan newman; kyle mazurek; marc rueter; michael hammer; tommy york; w. woods

Subject: RE: AHP

Hi Jean,

Thanks for your comments; I've provided responses below:

- Connie and I have attempted to consolidate the questions in the FAQ, however, it has not been updated since the Ward 4 meeting. We are hoping to address the major "categories" of questions from all of our meetings prior to the Community-wide meeting (date TBD).
- In our presentation we are showing examples of development that could occur as a result of the changes. We have been reluctant to illustrate specific redevelopment scenarios per the changes on privately owned property.
- Connie included the sign-in sheets (with email addresses) of the meeting attendees in the summary of comments for the Advisory Committee, however, to protect the privacy of attendees I did not post them to the project webpage.
- When we are complete with the outreach efforts the (revised) amendments would go through the standard process of ORC review followed by a Planning Commission work session and public hearing prior to proceeding to City Council.

Connie and I are meeting with the AHP Advisory Committee this Thursday to discuss next steps. I will let them know of your suggestions.

Jeff Kahan, AICP City Planner
Planning & Development Services
City of Ann Arbor 100 N. Fifth Ave.
Ann Arbor, MI 48107-8647
jkahan@a2gov.org
(734) 794-6265 ex. 42614

From: Jean [mailto:JRCARLBERG@comcast.net]

Sent: Tuesday, August 04, 2009 6:32 PM

To: Pulcifer, Connie; Kahan, Jeffrey

Subject: AHP

I have enjoyed reading your summaries of concerns raised in the meetings. I see in the FAQs you try to answer the concerns. Will there be a final list of answers to concerns? It would be tedious to provide, but would be good reading for people who visit the site. I also liked the suggestion to provide drawings of AA sites and what the changes could mean to redevelopment of the site, though that would be tedious to do. Perhaps a UM architecture or planning student? Where is Craig when we need him?

It might be a good idea for the PC to plan an extensive work session and public hearing on proposed amendments, allowing people much time to voice their concerns.

Jean

Proposed Amendments to the Area, Height, and Placement provisions of Chapter 55
– City Zoning Ordinances

As I understand the amendments being proposed by the Planning Commission and its Staff, the intention is to make a more efficient use of land and to improve pedestrian access to buildings.

No matter where located in the city, all parcels of land with the same zoning are being treated the same. However, they are not the same, varying with location. I find there would be negative consequences for established residential areas. Each location of a given zoning should be analyzed separately.

EXAMPLES OF RESIDENTIAL IMPACT, suggested for community discussion.

RE – Research Zoning: The context of RE zoning along Ellsworth Road is very different from along Plymouth, where it abuts neighborhoods. Proposed rewording: *Replace 20’ and 30’ with 50’ from any residentially zoned land. Limit height to that of abutting residential structures. Permit 4 stories with a 100’ setback from residential zoning.*

ORL – Office, Research, Industrial Zoning: Same as for Research when abutting residential.

M1 and M2 – Light and Heavy Industrial: M zoning on North Main Street along the river is away from neighborhoods, but most M zones are located along the AARR tracks through Downtown, abutting residential on Hill, Hoover, Madison Streets and heavily impacting the neighborhood east of South Industrial Highway. *Change front setback to average of residential street frontage, 50’ setback on any side abutting residential, height limited to that of abutting residential, except up to 45’ in height with 100’ setback from residential.*

Commercial Zoning (C1, etc.): Each parcel in each category is located differently in relation to residential. Some abut on the side, some on the rear, some on three sides, some away from residential. *Each parcel location must be analyzed separately before writing standards.*

Residential Zoning (R1A, etc.): The new proposed R1E zoning is **not** the only proposed change to R zones.

- For R2 zones, the new maximum front setback should not be applied to existing neighborhoods where the front setbacks are to be averaged, instead.
- For R3 and R4 zones, proposed changes in setbacks and height should be analyzed location by location.
- Page 22 of report of 6/03/08 (footnote 3): “for new freestanding buildings” add: *on vacant lots*. Otherwise, it could be interpreted to mean that 2 freestanding buildings are permitted on one lot, in violation of R2 definitions.

From: [Vivienne Armentrout](#)
To: [Pulcifer, Connie; Kahan, Jeffrey;](#)
Subject: Ethel Pott's comments
Date: Monday, August 10, 2009 3:29:26 PM
Attachments: [AHP_Potts_081009.pdf](#)

Here are Ethel Pott's comments on the AHP proposal. I typed them up for her and she asked me to pass them on to you.

I tried to download the combined master plan document from your website and got an error message - file damaged.

Any word on a schedule for that combined plan?

Vivienne Armentrout

From: Planning
Sent: Thursday, August 13, 2009 2:35 PM
To: Pulcifer, Connie; Kahan, Jeffrey
Subject: FW: AHP process, is there a way to improve it?

From: James Carl D'Amour [mailto:james@peoplepowerunlimited.com]
Sent: Wednesday, August 12, 2009 4:50 PM
To: Planning; Hieftje, John; Smith, Sandi; Briere, Sabra; Rapundalo, Stephen; Derezinski, Tony; Taylor, Christopher (Council); Greden, Leigh; Higgins, Marcia; Teall, Margie; Hohnke, Carsten; Anglin, Mike
Subject: AHP process, is there a way to improve it?

As a former member of this city's Planning Commission and I have had a chance to observe an important project the city is working on, and with my experience, I believe I need to communicate to you directly on this.

Recently, Council asked the Planning Department to initiate a public outreach program for city planner Jeff Kahan rewrite of the Chapter 55 and 59 ordinances pertaining to Area Height and Planning zoning. Two citywide meetings, as well as five ward area meetings, were proposed and have been held, with the exception of the last city wide meeting.

While the meetings were helpful in one regard in sharing Mr. Kahan's and other city staff's insightful changes with the public, and while there has been, in my view, comprehensive archiving of citizen remarks over the proposed changes and of the process, there is still something missing despite over the significant work that has been done.

The public has been talked to, but the public has not had a real chance to digest and have a formal dialogue between

neighborhoods and the city as to if these changes are indeed desirable.

In discussion with concerned citizen groups, the perception appears to be that while public hearings ostensibly they are for the public to be heard, are actually more for the public relations benefit of the hearing body rather than meaningful dialogue.

Whether this is indeed the intention or not, perception has become reality.

As we move to the next phase of action regarding these proposed changes, let's take a moment and instead bring the entire public and neighborhood groups as full and valued partners in the process, rather than having to bang on the closed doors at the end.

I am fairly confident to that the majority of current Council members are quite comfortable with the current process, so why are process changes necessary here from Council's point of view.

I am going to propose that having a greater public process is in all of our mutual best interests. Wouldn't you rather have projects that improve the city quality of life—and even tax base, with wide acceptance at the time they appear before you, rather than facing dozens and dozens of angry citizens, not to mention hundreds more of angry voters, every time a major project appears before you.

In the text of this address I will share with you, I will give you an example of where greater public involvement happened, with positive results. An example would be the City of Indianapolis, with a major visioning process to revitalize specific neighborhoods in that city:

[www. Greaterindyneighborhoods.org](http://www.Greaterindyneighborhoods.org)

I'm not saying this is easy...there will be much disagreement to be sure. Urbanists, preservationists, yes, even a NIMBY or two, "those people", "the usual suspects", the cranks, even those "with an agenda".

And yes, it's going to cost more money and people and energy resources in an era of tighter budgets of all the above.

But if we're going to really change the face of the city as we evolve, we need to involve everybody. The buy-in must happen from all sectors.

Planning for our future is not the sole province or first refusal of the development community, the urbanist intellectuals, nor an enthusiastic planning staff. It belongs equally as well to the neighborhoods, and citizens of ALL socio-economic strata, including the disengaged by lifestyle and/or economy.

I'm asking you to direct the Citizens' Advisory Committee overseeing Mr. Kahan, Ms. Pulcipher, and the AHP process to work directly with the general public to come up with a second phase of a fully-facilitated and open process, with neighborhood and citizen groups having a direct say in that process and selection of independent facilitators, not a top down process as the City Administrator had done in the initial stages of the Calthorpe process.

I would be happy to personally work with the Advisory Committee, Planning Commission, staff and council as well as interested members of the public to helping to make this happen and I offer my services to assist in this.

This needs to be a bottom-up grassroots engagement, not a top-down covenant, which is what we have right now.

In the end, I suspect you'll get what you want. It may take a little longer, but in the long haul you'll get less grief, and even that shining city in the Midwest we indeed can be and all want.

Thank you.

-James

James D'Amour

From: Planning

Sent: Thursday, August 13, 2009 2:32 PM

To: Kahan, Jeffrey

Subject: FW: Forward to my note on 8/12, re: AHP process, is there a way to improve it?

From: James Carl D'Amour [mailto:james@peoplepowerunlimited.com]

Sent: Thursday, August 13, 2009 11:17 AM

To: Planning; Hieftje, John; Smith, Sandi; Briere, Sabra; Rapundalo, Stephen; Derezinski, Tony; Taylor, Christopher (Council); Greden, Leigh; Higgins, Marcia; Teall, Margie; Hohnke, Carsten; Anglin, Mike

Cc: Rampson, Wendy; Beaudry, Jacqueline

Subject: Forward to my note on 8/12, re: AHP process, is there a way to improve it?

To all:

Yesterday I sent a note commenting on the AHP process. The note was essentially a revised and extended text of a public commentary I wished to speak at Council last week Thursday, but time constraints prevented me from signing up or speaking at end of meeting. After sending, I realized I forgot to send a quick cover.

I had intended to share gist of this note at work session of Advisory Committee for AHP plan this afternoon, but business commitments are likely to prevent me from attending this meeting. I have copied Ms. Beaudry and Ms. Rampson (Wendy, I hope you're not getting a double-email, apologies in advance-j) directly on this as I would like to see both this email and the one yesterday included in communications to council in next packet and that the email of yesterday be hopefully put to attention of Advisory Committee members before meeting today.

Thanks for your attention to this.

-James D'Amour

From: Tom Goldberg [mailto:tgoldberg@atmfcorp.com]
Sent: Monday, August 10, 2009 1:39 PM
To: Kahan, Jeffrey
Cc: fgoldberg@atmfcorp.com; ajacob@atmfcorp.com
Subject: AHP

Jeff, as a property owner in Ann Arbor, we just wanted to reconfirm our thinking on the proposed ordinance. Your team is to be congratulated for its hard work in bringing forth this very progressive ordinance which will inordinately benefit our community. It's impact will be far reaching!! Over time sprawl will be diminished and the urban atmosphere of Ann Arbor as a cutting edge community will be further enhanced. Please call me if you have any questions. Tom

Tom J. Goldberg

ATMF Realty & Equity Corporation

6735 Telegraph Road, Suite 110
Bloomfield Hills, Michigan 48301

tgoldberg@atmfcorp.com

248-594-1000 Phone

248-594-1010 Fax

248-515-3703 Cell

From: Munzels@aol.com [mailto:Munzels@aol.com]

Sent: Tuesday, October 06, 2009 9:54 AM

To: Kahan, Jeffrey

Subject: AHP

Hi Jeff- I never really responded to your presentation at Forsythe, so thought I should just weigh in. I support the efforts to update the zoning ordinance to attempt to enhance the pedestrian environment, increase urban density, and reduce "suburban/car-oriented" zoning. I believe the City should strongly consider the County's Master Plan, which attempts to preserve the "sense of place" of Washtenaw County by keeping the rural areas rural, and the urban areas urban. To me, this means increasing density in virtually all areas of the urban areas; i.e. limiting development outside of the urban areas, and increasing density within the City, particularly closer to the urban core. This intuitively increases pedestrian activity and the chances for success of mass transit options. So, I am in support of the AHP efforts. Scott Munzel

From: [Margaret Wong](#)
To: [Pulcifer, Connie;](#)
Subject: AHP Thoughts
Date: Wednesday, October 07, 2009 4:02:59 PM

Hi Connie,

I hope my comments will reach you in time to be included in the AHP feedback. It's good and important the City planning staff is holding these public comment sessions. I found the small group discussion format to be interesting and informative. I hope you get a good turnout tonight.

So, there are just a few thoughts I'd like to emphasize.

-- The importance of context. Our table kept coming back to this issue because of the specter of unfortunate unintended consequences. Creating good zoning is a challenge because each building site has unique characteristics, location issues, neighboring conditions, etc. When I think about the Maple/Jackson Av. area vs. South Industrial, the transformations proposed based on improving walkability, adding mixed uses with an emphasis on residential, etc. don't seem to me to have equal relevance.

-- What is the end objective? I think it must be improved quality of experience. I asked the question whether or not Ann Arbor had any existing examples of what the AHP revisions seek to achieve. It was interesting to hear Jeff Kahan say that he thought we don't have any at this moment. The AHP goals seem to boil down to increasing density and improving access without increasing car traffic--although I may be off the mark. The Whole Foods shopping center on Washtenaw came up as part of the ensuing conversation, apparently because it embodies some planning innovations. Somebody mentioned that the WF backs up to a dense residential area on its north side. I had no idea, since the store seems to be a typical big supermarket that is oriented to the parking lot areas to the south and east. It would be interesting to explore how that neighborhood's edge meets the shopping center--I'll have to check it out sometime. I know people who faithfully and happily walk and bike to downtown and Kerrytown from neighborhoods around Virginia Park and Vets Park. What would have to happen around Stadium Blvd. to draw them with equal ease to this area?

-- How do we get the zoning ordinance to "speak" not just

quantitatively, but also qualitatively?

-- How can zoning help us get good outcomes? Often this question is met with something along the lines of "It's up to the developer." How can zoning help us get past this? I've seen "lifestyle center" developments that were very elaborate, and others that were just exercises in dressing up big box spaces in cute facades and wrapping them around three sides of a large surface parking lot instead of just one side. These places always feel a bit strange to me. Being able to mix commerce with community institutions like branch library locations or daycare centers seems beneficial to me--less shopping mall and a little more real-life.

Thanks,
Margaret

From: [Andrea Van Houweling](#)
To: [Pulcipher, Connie;](#)
Subject: RE: AHP concerns
Date: Thursday, October 08, 2009 12:27:31 PM

Connie,

It is good to know the cut off date for citizen comments to be included in your summary report to City Council. You will be getting more when a group of us finishes working with the maps and information about the properties slated for change that Jeff sent me awhile ago.

I hope that the comments from the citizens of Ann Arbor will also be given careful consideration by Planning Staff and that our concerns will be addressed in the revised AHP plan that you send to Council.

Andrea

>Andrea,
>Thank you for your thoughtful comments. I will forward this email
>to the Advisory Committee and it will be included in our summary
>report to City Council. If you, or anyone else you know, has other
>thoughts that you'd like included in our report, we will be
>collecting comments until the end of October. We will certainly
>welcome your comments after that time, however, those comments will
>not be part of this report.
>
>We missed you at the last two meetings so here's an extra thank you
>for following up.
>
>Best Regards,
>Connie
>
>Connie Pulcipher, Senior City Planner
>Planning & Development Services
>City of Ann Arbor
>Phone: 734.794.6265 ext. 42602
>Fax: 734.994.8312
>cpulcipher@a2gov.org

>
>
>

>-----Original Message-----

>From: Andrea Van Houweling [<mailto:apvh@umich.edu>]

>Sent: Wednesday, October 07, 2009 6:30 PM

>To: Kahan, Jeffrey; Pulcifer, Connie

>Subject: AHP concerns

>

>Dear Connie and Jeff,

>

>It is not for lack of interest that I am not attending either of the
>two public sessions you are holding to discuss the proposed AHP
>changes. Last Tuesday my husband and I were entertaining guests from
>out of town and all this week I am in San Antonio at a meeting. I
>know two other people, equally concerned about the AHP proposal, who
>also are unable to attend these meetings because they are out of
>town. We all are very disappointed we won't be part of these
>discussions.

>

>Several of us are still working with the maps and information about
>the properties slated for change that Jeff has so patiently provided
>to me. We will address our specific concerns in the near future. But
>since I will not have been at either of the two recent meetings, I
>would like to mention some of my broader concerns:

>

>1) Preservation of the unique character of Ann Arbor. It is very
>special town, arguably the best college towns in the nation, both
>interesting, stimulating, and livable.

>

>2) Inappropriate maximum set backs in R2A and R2B.

>

>3) The problems with "by right" developments the City Council feels
>they must approve (like the proposed development on 5th and the 25
>story build on South Forest) demonstrate the problems of setting
>zoning standards that leave no room for Planning Commission and City
>Council to consider problems, dangers, inappropriateness of design
>or location. Unfortunately, I understand that one of the goals of
>the AHP project is to set forth very clear rules for development that
>can't be challenged.

>

>4) Some of the many changes may create problems and be inappropriate
>in certain locations - they should be considered guidelines and not
>requirements where they are inappropriate.

>

>5) Notice to all residential properties adjacent to those research,
>office,commercial, and manufacturing properties where there are
>proposed changes to the rules for area, height and/or placement. The
>changes are very hard for citizens to understand who don't even know
>their zoning or the zoning of properties that they border. Most of
>these neighbors have no clue of the proposed changes, that in ways
>are equivalent to an actual change in zoning.

>

>I hope you will consider these comments as you reshape your proposal.

>

>Andrea Van Houweling

To Jeff Kahan,
Date November 3, 2009
Re: Area, Height and Placement Report
From: Wendy J Carman, wjcarman@umich.edu>

Dear Jeff,

I am writing to you and the committee to recommend that the public comment period on the proposed changes to Chapter 55 be extended to allow for some sessions where actual dialogue regarding the details of the changes can take place.

The proposed changes to Chapter 55 are comprehensive, effectively covering the whole document and affecting all areas of the city. The public presentations held over the spring and summer, provided a glimpse into the philosophy behind some of these proposed changes, but also highlighted the very serious need for a more detailed review of the changes. While some clear messages from the public were heard, such as the great opposition to no cap on height, the actual details and wording of the changes were not discussed. In fact, the AHP meetings that were held to inform the public allowed only a very brief time for questions and no time for dialogue.

Concerns regarding these proposed changes include inconsistencies in some of the levels of zoning categories with similar uses, differing needs within a zoning category in different places within the city, and the incompatibility of some of the allowed uses to be placed near to residential developments.

For example, the areas zoned research in the northeast part of the city were endorsed by neighbors and preserved because the existing rules helped protect natural features, provided required buffers for adjacent residential properties, and were integrated into a desired and appreciated natural entryway into the City. However, the research park created in the southwest side of the city did not have large adjacent residential developments, were near a main city entry, and do not have large natural areas to preserve. Changes that might be endorsed on the southwest side of the city, would likely be opposed along the Plymouth Road corridor.

Currently, the citizen power to influence the character of the city and its neighborhoods rests primarily in the ability to influence zoning changes. Once a particular zoning category is in place for a property, then the development rules for that property are more or less set by the established area, height and placement regulations, the established allowable uses, and the intent section for that zone. When a property owner wants to change the parameters of the development on their property, they must; either meet these rules, ask for a variance from the rules, or ask to rezone the property. If the owner asks for changes in the rules, a notice is sent to neighbors and they have an opportunity to publicly present their views on that change.

The area, height and placement changes, as proposed, will have the power to change the landscape of the city, changing the character of streetscapes and city neighborhoods. The changes in the area, height and place rules will occur without individual notification to each neighbor of an affected property. Changes that will affect streetscapes and corridors into the city will not be individually reviewed. Because the proposed area, height, and placement changes are so pervasive, and because approval of these changes would enact all of them at one time, the power of the citizens to impact future site plans could be drastically changed.

If the citizens of Ann Arbor want to endorse the urbanization of our city and want to make area, height, and placement changes to the zoning ordinance, then there should be workshops established to allow review of each of the zoning categories separately, allowing time for careful line-by-line review with attention to detail and involvement of the public. So far, there has not been an opportunity for this type of review. I urge that the process be extended to allow time for meetings where details can be discussed and dialogue can occur.

Review of Area, Height, Placement Changes to C1, C1B and C3
By Andrea VanHouweling & Gwen Nystuen
November 2009

Summary

We have studied the proposed changes to the AHP regulations in the context of the intent and allowed use in a zone, and compared them with the actual size, use and location of the parcels. We have found a number of issues of concern that we would like to share.

1. The intent sections often do not match the great majority of properties that have that zoning.
2. Within each commercial zone there is a great variation in the size of the lots and the allowed uses.
3. Larger commercial parcels are not compatible with residential use and there are a number of uses that don't belong next to residential.
4. The location of commercial properties is all important, and not reflected in the zoning standards. C1 is the only zone that provides recognition of the need to make a commercial use compatible with adjacent residential and this should be a requirement for any location where residential is adjacent to commercial.
5. There are areas where, within a couple of blocks or across the street, similar businesses have three or four different zones. This probably is both historical and the result of pyramid zoning, but does not make it simple to set appropriate standards.

The commercial zoning categories have lost their significance over time with a mall the size of Arborland having the same zoning as a single commercial lot along an arterial next to a residence.

It is our recommendation that changes to the AHP regulations in the commercial zoning categories deferred until these zones have received considerably more study.

The review of the zoning districts is followed by attached data on each zone.

Review of Commercial Zoning Area, Height and Placement

Along with others we have spent time studying the proposed changes to the AHP regulations in the context of the intent and allowed use in a zone. We compared this with the actual size and location of parcels within each of three commercial zones. We also have visited a number of these sites. Attached are the packets of information assembled for each zone.

We focused our review on all the parcels in the C1, C1B, and C3 commercial districts. In studying these we have found a number of issues of concern that we would like to share with you, the Study Committee and the City Council.

It is our recommendation that changes to the AHP regulations in the commercial zoning categories be deferred until these zones have received considerably more study.

Size and Use: When a commercial building is adjacent to a residential area, the size and use matter. Within each commercial zone there is a great variation in the size of the lots, the allowed uses, and the location of the properties. In general, the larger lots are not compatible with residential use and there are a number of uses that don't belong next to residential. So the location of the parcels of land is all important. Properties that abut residential areas need to have separate standards for use and size.

Adjacent Residential Buffer: Commercial of any kind should not negatively impact an adjacent residential neighborhood, and should therefore require vegetative and barrier buffering, and be of similar height and setback. For example, there are C3 zones that allow a maximum array of uses that are not "fringe," are along arterials, and are adjacent to residential. To change standards for AHP without checking the affected neighboring locations would seem to create problems rather than simplify them.

Different AHP Standards for Malls

To set standards for a large mall that also includes the standards for a smaller commercial lot adjacent to residential makes little sense. There are several different mall configurations in Ann Arbor, for example: 1) the central structure surrounded by parking [Briarwood, Woodland Plaza], 2) central parking surrounded by commercial structures on the periphery [Maplewood, Westgate, Arborland], and 3) strip malls with frontage parking [Stadium at Pauline, Packard at Platt]. Each of these types and any others need appropriate AHP standards.

Single Commercial Properties: A commercial use that is stand alone either along an arterial, or adjacent to residential needs standards to make it compatible with its near neighbors.

Appropriateness of Commercial Zoning Categories: Within each commercial zone, properties seem to vary considerably so that same zoned properties are vastly different in size and uses.. For example, many properties zoned C3 have size or location constraints that make it impossible for them to be developed in the same way as would be possible

on much larger properties such as Arborland. With the pyramid zoning, many of the higher R and O uses simply do not fit either. Additionally, smaller sites often are adjacent to residential. It seems that actual location and size should preclude some of the listed uses.

Another example: The northeast side of Packard at Platt has a strip mall with several businesses zoned C3, C1 and O, while a similar larger set of businesses on the southeast side are zoned C2B, C1 and C3. Both sides are bordered by large R1 residential neighborhoods. It really raises the question of the significance of the different categories of commercial zoning. There would seem to be no good reason for this conglomeration of zoning at this location. All of the current uses are allowed in C1, all of the individual stores are small, none of the parcels are large enough to accommodate the larger building size of C1B, and all are located on the edge of R1 neighborhoods where the additional uses allowed in C2B and C3 would be inappropriate, as well as the increased standards for height.

The following is a brief summary of our concerns for the C1, C1B, and C3 zoning districts

C1 – Local Business District

1. We found that the description (intent) of the C1 zoning did not match the great majority of properties that have that zoning, i.e., **“a business district designed solely to serve the needs of the surrounding residential neighborhood, providing goods that are day-to-day needs and are classed by merchants as ‘convenience goods and services’ with a service area of about a mile in diameter.”** Most of the properties are in strip malls or along arterials that serve a wider service area than described. There are few local convenience small groceries, bakeries, and shops that meet the intent of this zoning. Many have disappeared, changed use or are non-conforming in residential zones. For example: Sargeant Peppers at the corner of Prospect and E. University is zoned R4C.
2. The intent section of C1 makes a point of requiring that the commercial development be compatible with any adjacent residential zones by having similar standards of AHP: **“...To these ends the regulations establish standards comparable to the standards for residential districts resulting in similar area, height and placement regulations.”** None of the proposed AHP changes meet that standard even though a great many of the commercial properties in this zoning are immediately adjacent to family residential. The proposed changes increase the FAR (permitted size) by 500%, from 40% to 200% as well as increasing the maximum height and decreasing setbacks. Would this permit buildings to exceed the 8000 sq ft limit specified for this zone?
3. Not only do the C1 parcels vary greatly in size (from 2443 sq. ft. [117 Mosley St.] to 173,554 sq. ft.[Forest Hills Co-Op Sec 1 on Shadowood]), they vary greatly in

character from Courtyard Shops on Plymouth. to a housing co-op to the Lamp Post motel to single standing offices or businesses on lots of less than 5000 sq. ft. It is questionable whether these all belong in the same zoning district.

4. Many of the properties are not “local business” and many of the buildings may be greater than the 8000 sq. ft. maximum size.

C1B – Community Convenience Center

1. The intent of this zoning category is to serve the surrounding community as well as the neighborhood. It is expected that most persons will come by auto. **“Office building activities are compatible with the purpose of the district as long as adequate and convenient automobile parking can be provided for both the office and retail merchandising activity.”** Since all of the (O) Office District zoning pyramids into this zoning, all office is permitted with no limitations to floor area or seating capacity. There is no provision in the intent section to require compatibility with any adjacent residential properties. The uses permitted are the same as those in C1 except there is no size limit on the building floor area or seating capacity.
2. This category of zoning has only 14 properties.
 - a. Six are medium size malls ranging from 237 thousand square feet to 554 thousand square feet: [Cranbrook/Mervyns and Colonade on Eisenhower, Georgetown on Packard, Green Rd Busch’s Mall corner Plymouth/Green , and Woodland Plaza on S. Main].
 - b. Two are single restaurant businesses (one on a large lot, Knight’s on Dexter) and one on Depot (Casey’s).
 - c. One is a single story building now housing Kings Keyboard House-on stadium, a specialized destination serving the city.
 - d. The rest of the properties are no longer used as commercial properties and some may not be realistic candidates for commercial use
 - i. One is a multi-family residential use –unsuitable for commercial (Kessler)
 - ii. Two are very small lots with one story buildings
 1. 325 Summit (the real estate office of Garnet Johnson),
 2. 340 Depot a small one-story office building (Mark Pfaff)
 - iii. The remaining 2 are on North Main
 1. One a new construction two story office building
 2. One an old very small two story building on a very small lot
3. When a mall is a central complex of businesses surrounded by its parking, all of the setbacks become of great importance to provide a buffer of landscaping from the roadway and adjacent properties. For instance, Woodland Plaza now has a minimum front setback of 25 ft. and has a landscaped area of trees and green

surrounding the two sections on S. Main and Ann Arbor-Saline Road. Were this changed to “none” could this result in only the few feet of required parking buffer rather than the amount of landscaping provided now? If so, that would not be a desirable outcome. Where there is an interior central structure, such as Briarwood, landscaping on the perimeter would seem to be a desirable feature that is not provided just by the parking ordinance. There may be some “mall designs” that are the basis of some of the proposed changes, but it is not clear that one set of AHP fits all.

4. There is a 500% increase in size and a 250% increase in building height. Could you show an example of what a maximum height and area would be for one of these sites?

C3 – Fringe Commercial

1. The intent description of this district does not match the many uses and locations found in it. It states: **“...the customer usually comes directly to the particular establishment by automobile, making a separate stop for each errand...”** Several of the larger malls do offer comparison shopping and people do often go to two or three stores on a single trip. Another sentence does not seem to apply: **“Since there is little essential interdependence of activities, establishments can be dispersed over considerable areas with each establishment having its own automobile parking.”** In these centers parking seems to be more generally shared although there are exceptions.
2. To title this district “Fringe Commercial” is a misnomer. C3 zoning is located throughout the city, from the corner of Stadium and Packard to malls on the edge of the city. This category has about 235 properties that range greatly in size from a single property to some of the larger malls (Arborland, Westgate, Maple Village, Colonial Lanes, Plymouth Mall, and Traver Mall). The properties with the C3 zoning are a complete mix of size and uses. This category includes every possible use except some in manufacturing and research. Many of the commercial properties are along arterials, immediately adjacent to residential. To set standards for a large mall that also includes the standards for a small commercial lot adjacent to single family residential makes little sense. Many of the uses permitted in C3 are not compatible with residential.
3. Example: At the corner of Packard and Stadium all four corners are zoned C3. All four properties are one-story, two are gas stations, one a bank, and the third (formerly Food & Drug) has been remodeled with the same footprint into a coffee shop, barber shop, smoke shop and deli. All are adjacent to residential. All serve local convenience and arterial traffic. Changing height or setback here, or decreasing buffers, that would encourage any more intense a use than already exists would make the area less compatible to the adjoining neighbors.

4. Proposed Changes: There is a proposed 400% increase in the maximum size of a building from 50% FAR to 200% FAR. There no longer would be a height limit for C3 buildings except for those within 100 ft. of residential where the height limit would be raise from 35 ft. to 50 ft. What does this mean? If there is a parking lot of over 100 feet adjacent to the building would there still be a height limit of 50 ft? What is the rational that makes a five-story building (50 ft.) compatible with a neighborhood where the houses can be no taller than 30 ft?

A question:

There are historical uses in the commercial zoning that cannot be corrected by changes to AHP alone. Is some type of recognition zoning possible where **standards for different uses and locations and sizes** are set and applied rather than maintaining the inappropriate zoning categories?

C-1 LOCAL BUSINESS DISTRICT

Intent

A business district designed solely to serve the needs of the surrounding residential neighborhood, providing goods that are day-to-day needs and are classed by merchants as "convenience goods and services." The normal spacing between these shopping districts is approximately 1 mile, and the total land area averages 2 acres. Businesses which might tend to be a nuisance to the immediately surrounding residential development are excluded, even though the goods or services offered might be in the convenience category or classification. The regulations are designed to permit development of the enumerated functions as limited by the standards designed to protect the abutting or surrounding residential land. To these ends, the regulations establish standards comparable to the standards for residential districts resulting in similar area, height and placement regulations.

AHP Changes proposed for C1 – Local Business District

FAR: (Maximum usable Floor area in Percentage of Lot Area)	500% INCREASE (in size of building) From 40% FAR to 200% FAR
Minimum Front Setback:	INFINITE DECREASE From required 25 ft. to no requirement
Maximum Front Setback:	INFINITE CHANGE From no required max. to 25 ft. maximum
Side Setback:	NO CHANGE No requirement, except 20 ft when abutting residential
Rear Setback:	INFINITE CHANGE From 20 ft. to no required setback Except for abutting residential when it stays the same at 30 feet
Maximum Height:	200% INCREASE From 25 ft to 50 ft when 40,000 sq ft lot 140% INCREASE From 25 ft to 35 ff when lot size less

C1 (Local Business District)

Retail of less than 8,000 square feet of sales space designed to serve the local area.

Examples of permitted uses:

- food
- apparel & accessories
- dining (< than 50 seats)
- general merchandise
- furniture, furnishings, & equipment stores
- auto parts (w/o mechanic service)
- hardware, paint, glass, wallpaper stores
- miscellaneous retail (drug stores, pets stores, etc.)
- barber shops / beauty salons
- dry cleaners / tailors
- shoe repair shops
- photography studios
- neighborhood centers

Permitted *principal* uses also include those of R4 (Multiple Family Dwelling District).

Permitted *principal* uses also include those of O (Office District) as long as it is <8,000 square feet:

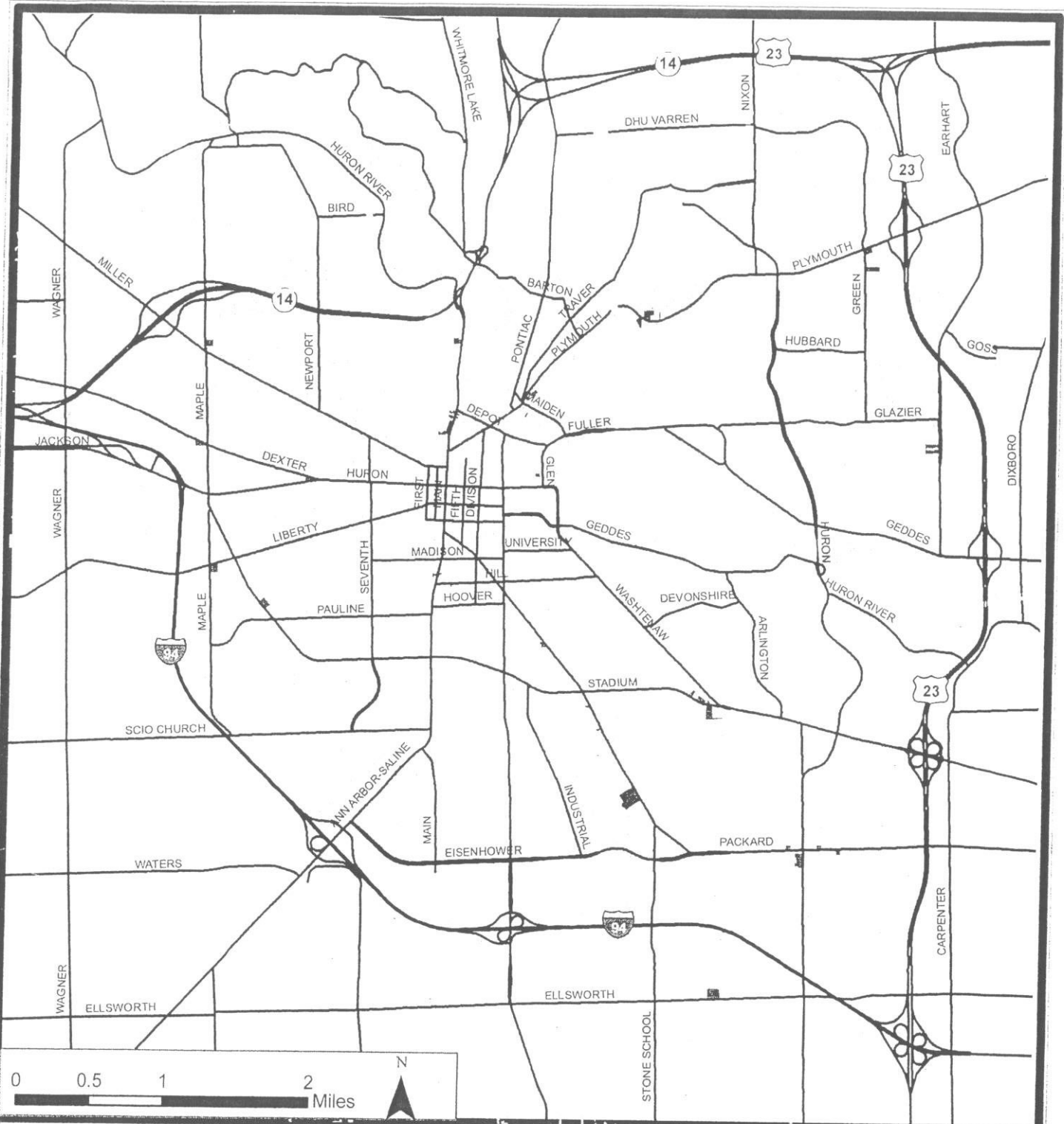
- business, nonprofit, medical or government offices
- veterinary hospitals & kennels
- indoor sport facilities
- artists' studios
- funeral homes
- private colleges and universities
- any principal use of R4B (Multiple Family Dwelling District)

Permitted *accessory* uses also include those of R3 (Townhouse Dwelling District):

- townhouses
- child care centers
- nursery schools
- social clubs
- any use permitted in R1 (One Family Dwelling District)

	A	E	Q	R
1	ADDRESS	OWNER	LOT SIZE	ZONING
2		Ridgmaar Square Condominiums	171585	C1
3	1115 Broadway St	Capmoor Investment Company	6909	C1
4	1123 Broadway St	Ann Arbor Investment Group LLC Atten	6444	C1
5	1127 Broadway St	City Of Ann Arbor Road Right Of Way	10734	C1
6	1133 Broadway St	Raab Broadway Development LLC	6882	C1
7	1135 Broadway St	Raab Broadway Development LLC	19508	C1
8	1149 Broadway St	Commerce Development Company	13056	C1
9	544 Detroit St	Flint Group C/o Jack Epstein	4215	C1
10	2505 Dexter Rd	Issa Properties II LLC	9644	C1
11	2525 Dexter Rd	Azk Real Estate LLC	33203	C1
12	1015 E Ann St	Oddy Real Estate LLC	16101	C1
13	1025 E Ann St	Glen Ann Place LLC	6037	C1
14	2305 E Ellsworth Rd	Forest Hills Co-Op	113859	C1
15	2385 E Ellsworth Rd	Soka Manuel - Ikhlas Shamoun Anthony	19951	C1
16	117 E Mosley St	Spradling Michael	2443	C1
17	2311 E Stadium Blvd	East Stad Prof Centr C/o Johncurtis	33181	C1
18	2349 E Stadium Blvd	Ufer David - Ufer Thomas	10519	C1
19	2351 E Stadium Blvd	J - F Properties Inc C/o Joanwenk	10820	C1
20	2353 E Stadium Blvd	J - F Properties Inc C/o Joanwenk	21001	C1
21	2361 E Stadium Blvd	2363 East Stadium LLC	11773	C1
22	2366 E Stadium Blvd	Lamp Post Ltd	142810	C1
23	2381 E Stadium Blvd	Rim Management Co LLC	12022	C1
24	105 E Summit St	Ellis Mary V W Trust	3300	C1
25	106 Felch St	Preston Patricia A	4010	C1
26	110 Felch St	Henry Vicky - Henry-Fisher Joel	4815	C1
27	114 Felch St	Smolarski Ronald - Patricia	3614	C1
28	118 Felch St	Samet Valerie	6279	C1
29	124 Felch St	Mccoy Properties Lc	6352	C1
30	128 Felch St	128 Felch Street LLC	7766	C1
31	2000 Green Rd	Emergency Physicians Medical Group P	101988	C1
32	144 Hill St	Mirror Properties LLC	6082	C1
33	1500 Jackson Ave	Mendler Properties LLC	7502	C1
34	1606 Jackson Ave	Yarmain Richard Trustee	15834	C1
35	418 Miller Ave	Knight Raymond	5429	C1
36	500 Miller Ave	Cazepis Eric	2270	C1
37	603 N Main St	Mccoy Properties Lc	4088	C1
38	607 N Main St	Mccoy Properties Lc	3276	C1
39	611 N Main St	Mccoy Properties Lc	10896	C1
40	615 N Main St	Mccoy Properties Lc	6632	C1
41	625 N Main St	A A Community Center Inc	37754	C1
42	717 N Main St	City Of Ann Arbor Part Of 721n Main	6043	C1
43	730 N Main St	Kraim Properties LLC	5731	C1
44	735 N Main St	FTD Properties LLC	9346	C1
45	800 N Main St	Lewis Melvin - Betty	3094	C1
46	803 N Main St	Second Phase Properties LLC	5230	C1
47	805 N Main St	Steves Andrea - Furstnau Timothy	5001	C1
48	811 N Main St	Huron River Place LLC	5001	C1
49	1502 N Maple Rd	Maple Miller Real Prop LLC 83333 Jab	62262	C1
50	2955 Packard Rd	Gallup Properties LLC	21881	C1
51	3099 Packard Rd	Bang Hyun Bae - Soo Hee	17501	C1
52	3111 Packard Rd	Bang Soo Hee - Hyun Bae	12248	C1
53	3220 Packard Rd	Zahn Family Trust	11207	C1
54	3240 Packard Rd	Zahn Family Trust	11093	C1
55	1200 Packard St	Kieft Family LLC	3081	C1

	A	E	Q	R
1	ADDRESS	OWNER	LOT SIZE	ZONING
56	1200 Packard St	Belknapp Eugene	5479	C1
57	1202 Packard St	Kadushin Holdings LLC Attn: Abraham	8292	C1
58	1214 Packard St	Zen Buddhist Temple	17969	C1
59	1224 Packard St	Zen Buddhist Temple	2922	C1
60	1226 Packard St	Beatty Hawkins Ltd Liability	3863	C1
61	1818 Packard St	Oxender Derrick - Jane	11907	C1
62	2030 Packard St	Dion Harry - P	9003	C1
63	2500 Packard St	Bacchus Associates LLC	77063	C1
64	3080 Platt Rd	Intl Hod Carriers	8058	C1
65	3100 Platt Rd	Platt Road Center LLC	36185	C1
66	3110 Platt Rd	Harless Anna Marie	8719	C1
67	1621 PLYMOUTH RD	SCOTT G & DEBRA ANN MIHAIL	55033	C1
68	1667 Plymouth Rd	Courtyard Shops LLC	164587	C1
69	1750 Plymouth Rd	Plymouthview Ltd Partnership	67077	C1
70	1769 Plymouth Rd	Plymouth Road Ventures LLC	8760	C1
71	3500 Plymouth Rd	Banc One Corp	40735	C1
72	701 S Main St	Johnston - Johnston C/o Richard John	7138	C1
73	704 S Main St	Dkh Exchange LLC - 704 S Maine LLC	13763	C1
74	705 S Main St	Sinclair Duane - Janice	3830	C1
75	708 S Main St	Sinclair Wendell - P	4278	C1
76	775 S Maple Rd	775 South Maple LLC	129143	C1
77	2210 Shadowood Dr	Forest Hills Co-Op Sec 1(part)	173554	C1
78	1904 W Stadium Blvd	Maezes - Malacos	4527	C1
79	1908 W Stadium Blvd	Maezes Janet Etal	7999	C1
80	1912 W Stadium Blvd	Littlejohn Carl N - Opal B Trust	8001	C1
81	1916 W Stadium Blvd	Gin Soon-Heng - Lok Wai-Ying	3999	C1
82	1918 W Stadium Blvd	Soo Hung Kwong C/o Old Town Realty	3999	C1
83	1920 W Stadium Blvd	Leonard Wilbur A Trust	4001	C1
84	1924 W Stadium Blvd	Christoulas Dino - Christina	15999	C1
85	1940 W Stadium Blvd	Najiba LLC	10000	C1
86	1944 W Stadium Blvd	Stephens Kevin P - Lezlie A	4000	C1
87	1948 W Stadium Blvd	Jots Development	3999	C1
88	1952 W Stadium Blvd	Krause Ernest - Anna C/o Dunkin Bran	4001	C1
89	111 W Summit St	L B Mitchell Properties I LLC	6601	C1
90	112 W Summit St	Dew Johnnie H - Kathy	3968	C1
91	113 W Summit St	L B Mitchell Properties II LLC	4000	C1
92	114 W Summit St	Dew Johnnie - Kathy	4039	C1
93	117 W Summit St	Kearney Jeffrey - Jidov Candace	4095	C1
94	118 W Summit St	Knox Thomas	4039	C1
95	930 Wall St	University Of Michigan Treasurers Of	13200	C1



City of Ann Arbor Zoning Districts



C1 - Local Business

C1B COMMUNITY CONVENIENCE CENTER

Intent

A commercial service district designed primarily to serve the needs of the surrounding community. This includes establishments which although they serve primarily a surrounding neighborhood, could also serve a larger trade or service area. These districts tend to create greater environmental stresses than those districts permitted under C1, even though the goods or services offered might be in the convenience category or classification. Most persons entering this district will come by auto and typically park once. The economic welfare of merchandising activities in these districts depends on moderate development of comparison shopping. Office building activities are compatible with the purpose of the district as long as adequate and convenient automobile parking can be provided for both the office and the retail merchandising activity.

AHP Changes proposed for C1B – Community Convenience Center

FAR: (Maximum usable Floor area in Percentage of Lot Area)	500% INCREASE (in size of building) From 40% FAR to 200% FAR
Minimum Front Setback:	INFINITE DECREASE From required 25 ft. to no requirement
Maximum Front Setback:	INFINITE CHANGE From no required max. to 25 ft. maximum
Side Setback:	NO CHANGE No requirement, except 20 ft when abutting residential
Rear Setback:	INFINITE CHANGE From 20 ft. to no required setback Except for abutting residential when it stays the same at 30 feet
Maximum Height:	250% INCREASE From 25 ft to 50ft.
Minimum Gross Lot Size :	150% INCREASE From 2000 to 3000 sq ft

C1B (Community Convenience Center)

Commercial service district for the surrounding community.

Permits any principal use allowed in C1 (Local Business District) with no limitations to floor area or seating capacity.

Examples of permitted uses:

- food
- apparel & accessories
- dining (< than 50 seats)
- general merchandise
- furniture, furnishings, & equipment stores
- auto parts (w/o mechanic service)
- hardware, paint, glass, wallpaper stores
- miscellaneous retail (drug stores, pets stores, etc.)
- barber shops / beauty salons
- dry cleaners / tailors
- shoe repair shops
- photography studios
- neighborhood centers

C1B also permits the following:

- theaters up to 600 seats

Permitted *principal* uses also include those of R4 (Multiple Family Dwelling District).

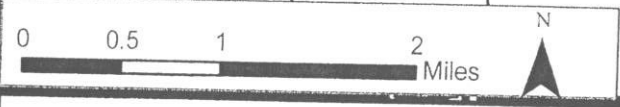
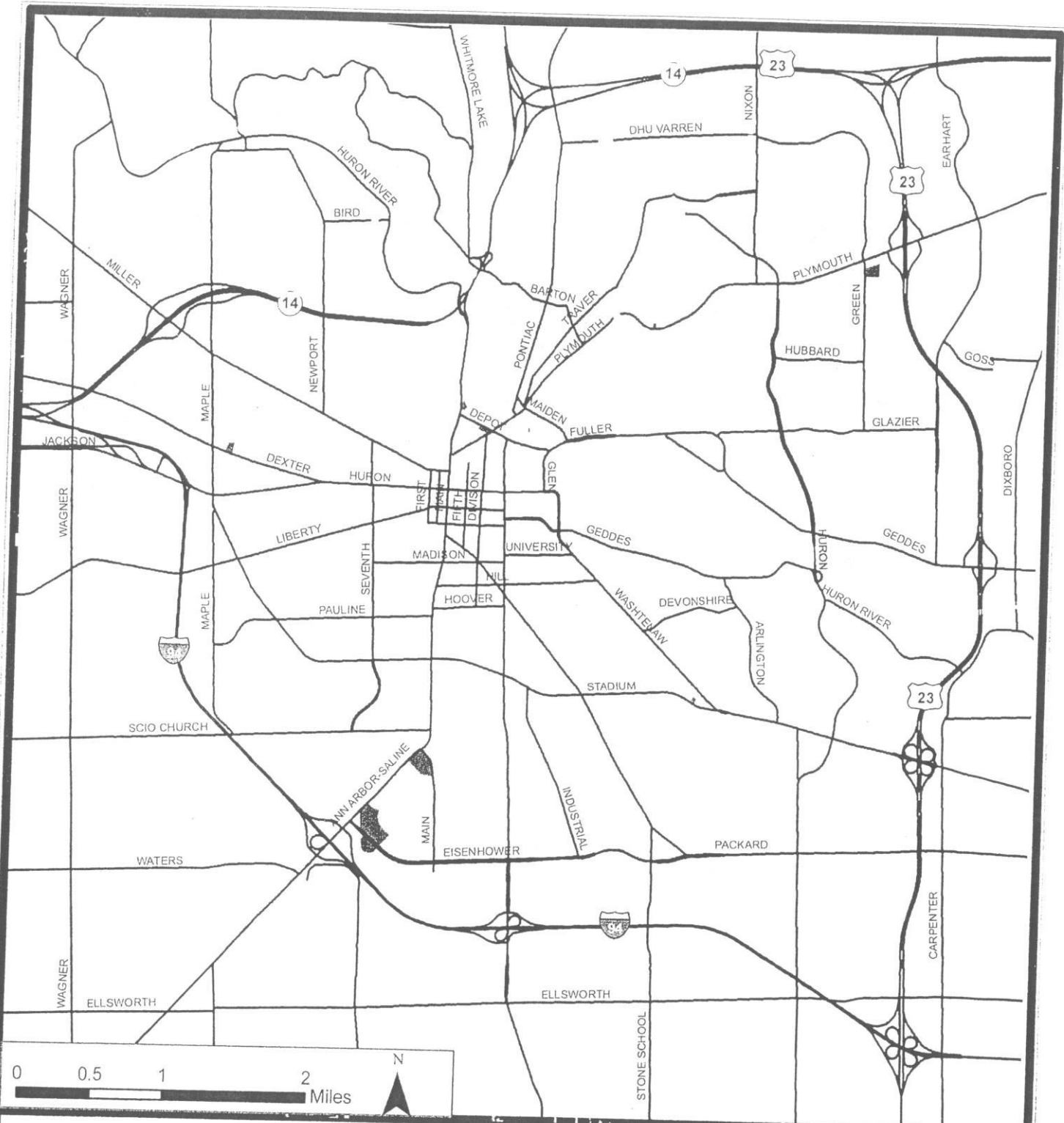
Permitted *principal* uses also include those of O (Office District) with no limitations to floor area or seating capacity:

- business, nonprofit, medical or government offices
- veterinary hospitals & kennels
- indoor sport facilities
- artists' studios
- funeral homes
- private colleges and universities
- any principal use of R4B (Multiple Family Dwelling District)

Permitted *accessory* uses also include those of R3 (Townhouse Dwelling District)

- townhouses
- child care centers
- nursery schools
- social clubs
- any use permitted in R1 (One Family Dwelling District)

	A	E	Q	R
1	ADDRESS	OWNER	LOT SIZE	ZONING
2	320 Depot St	Kessler Michael - Kessler Serena	7891	C1B
3	340 Depot St	Pfaff Mark	30874	C1B
4	918 N Main St	918-920 North Main LLC	5286	C1B
5	325 E Summit St	Johnson Garnet	93968	C1B
6	304 Depot St	Depot St Assoc	36525	C1B
7	2333 E Stadium Blvd	Ridha Nooraldeen Trust - Ridha Sophi	10234	C1B
8	2324 Dexter Ave	Raymond Knight Jr Family Partnership	42781	C1B
9	924 N Main St	Limestone Building LLC	3132	C1B
10	3572 Plymouth Rd	Watershed LLC	286080	C1B
11	857 W Eisenhower Pkwy	8600 Associates Limited Partnership	237363	C1B
12	2502 Packard St	Harbor Georgetown LLC	441628	C1B
13	2200 S Main St	Woodland Plaza Shopping Center Limit	354341	C1B
14	800 W Eisenhower Pkwy	Cranbrook Village Ltd Prtshp	554902	C1B
15	990 W Eisenhower Pkwy	Mervyn S M-0211	249125	C1B



City of Ann Arbor Zoning Districts

 C1B - Community Convenience Center

C3 - FRINGE COMMERCIAL DISTRICT

Intent

The design and regulations of this district are set up to provide for certain types of commercial activities which have characteristics in common. In this district, the customer usually comes directly to the particular establishment by automobile, making a separate stop for each errand. Comparison shopping activity is less than in the central business district. Since there is little essential interdependence of activities, establishments can be dispersed over considerable areas with each establishment having its own automobile parking. Good automobile accessibility is essential to these districts. The uses permitted, because of their lack of intense pedestrian activity and their required contact with auto access, would be incompatible in the central business district.

AHP Changes proposed for C3 – Fringe Commercial District

FAR: (Maximum usable Floor area in Percentage of Lot Area)	400% INCREASE (in size of building) From 50% FAR to 200% FAR
Minimum Front Setback:	75% DECREASE From required 40 ft. to 10 ft
Maximum Front Setback:	INFINITE INCREASE From no required max. to 40 ft.maximum
Side Setback:	30% DECREASE From no requirement, <u>except 30 ft when abutting residential</u> to no requirement , <u>except 20 ft</u> abutting residential
Rear Setback:	INFINITE DECREASE From 20 ft. to no required setback Except for abutting residential when it stays the same at 30 feet
Maximum Height:	INFINITE INCREASE From 35 ft to NO LIMIT. Abutting residential 143% change From 35 ft to 50 ft if within 100 ft of residential

C3 (Fringe Commercial District)

Commercial district designed to be accessed via automobile.

Permitted *principal* uses are the same as C2B (Business Service District):

- retail sales with service, repair, leasing, rental or manufacturing (vehicle dealers, mobile home dealers, garden supply, etc.)
- retail sales with contractor workshop and/or showroom (plumbing, electrical, light fixtures, heating & cooling, refinishing, etc.)
- drive-ins (i.e. drive-thru gas station, bank, car wash, cleaners, restaurant)
- vehicle & equipment repair
- meat packaging & storage
- wholesale, warehouses & storage
- veterinary hospitals & kennels
- outdoor recreation (miniature golf, driving range, swimming pool, outdoor theater, etc.)

Permitted *principal* uses also include those of C2A (Central Business District):

- hotels & motels
- retail sales
- theaters
- radio & TV studios
- assembly / concert halls
- government
- newspaper publishing plants
- charitable institutions
- transit facilities

Permitted *principal* uses also include those of C1 (Local Business District):

- food
- apparel & accessories
- dining (< than 50 seats)
- general merchandise
- furniture, furnishings, & equipment stores
- auto parts (w/o mechanic service)
- hardware, paint, glass, wallpaper stores
- miscellaneous retail (drug stores, pets stores, etc.)
- barber shops / beauty salons
- dry cleaners / tailors
- shoe repair shops
- photography studios
- neighborhood centers

Permitted *principal* uses also include those of R4 (Multiple Family Dwelling District).

Permitted *principal* uses also include those of O (Office District):

- business, nonprofit, medical or government offices
- veterinary hospitals & kennels
- indoor sport facilities
- artists' studios

- funeral homes
- private colleges and universities
- any principal use of R4B (Multiple Family Dwelling District)

Permitted *accessory* uses also include those of R3 (Townhouse Dwelling District):

- townhouses
- child care centers
- nursery schools
- social clubs

any use permitted in R1 (One Family Dwelling District)

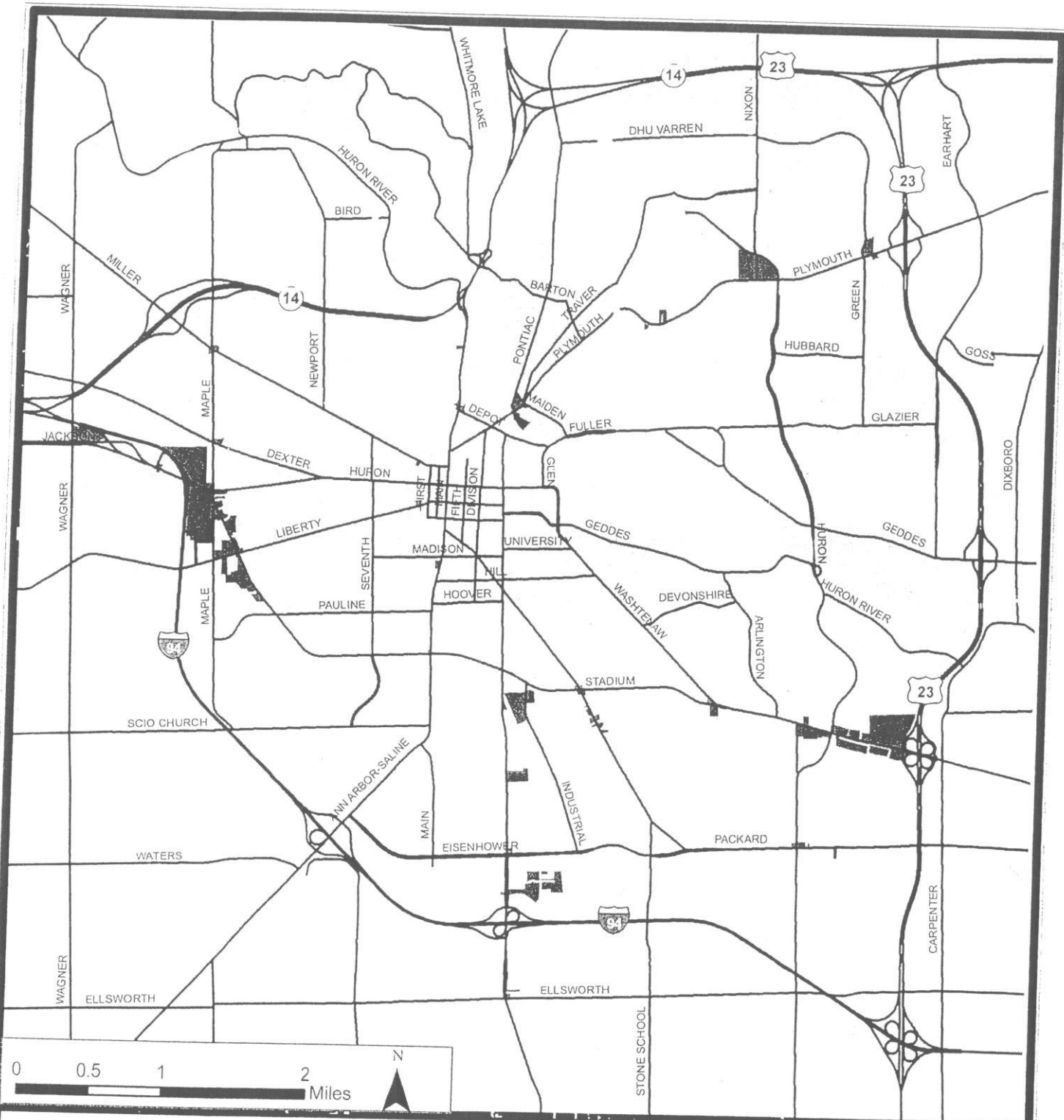
C3 PARCEL LIST

	A	E	Q	R
1	ADDRESS	OWNER	SHAPE AREA	ZONING
2		WEST STADIUM COMMONS	63795	C3
3		Maple Village Shopping Center	1177087	C3
4	2336 Abbott Ave	The Cross Family LLC	13039	C3
5	2360 Abbott Ave	The Cross Family LLC	6520	C3
6	2368 Abbott Ave	Tobias Maxine J Trust	6520	C3
7	3100 Boardwalk Dr	Stanton D J - Assoc	40465	C3
8	3125 Boardwalk Dr	HI Property LLC	49756	C3
9	3150 Boardwalk Dr	Campos Ronald D - Zenaid M	80408	C3
10	3200 Boardwalk Dr	Sheraton Inn Zetley Marvin - Marilyn	292817	C3
11	3205 Boardwalk Dr	Winston Ann Arbor SPE LLC Wins	186214	C3
12	3265 Boardwalk Dr	Bre/esa Properties LLC	93577	C3
13	3285 Boardwalk Dr	Winston SPE II LLC Attn: Prope	115807	C3
14	1001 Broadway St	Koli Enterprises LLC	2808	C3
15	1011 Broadway St	Koli Enterprises LLC	1243	C3
16	1015 Broadway St	Koli Enterprises LLC	5125	C3
17	1019 Broadway St	Gallup Family Ltd Partnership	9348	C3
18	1025 Broadway St	Lee Hisok	7530	C3
19	1026 Broadway St	Unipal LLC	11335	C3
20	1027 Broadway St	Lee Hisok	955	C3
21	1031 Broadway St	Rush Johnnie - Betty Y Trust	5081	C3
22	982 Broadway St	Detroit Edison Company	208441	C3
23	987 Broadway St	Detroit Edison Co Property Tax	15992	C3
24	990 Broadway St	990 Broadway LLC	6853	C3
25	2099 Chalmers Dr	Roddy Properties LLC	23368	C3
26	222 Chapin St	New Hope Baptist Church	5347	C3
27	115 Depot St	Martin William C	13089	C3
28	2340 Dexter Ave	Aldi Inc (Michigan)	43172	C3
29	1420 E Stadium Blvd	Gallup Properties LLC	37508	C3
30	1423 E Stadium Blvd	Packard Stadium LLC	32439	C3
31	1500 E Stadium Blvd	A2 Fuel Properties LLC	13203	C3
32	1501 E Stadium Blvd	K - R Stadium LLC Albert Parker Trus	23497	C3
33	2424 E Stadium Blvd	Larson Management Company	67105	C3
34	2452 E Stadium Blvd	Stadium Investment C/o C Reinhart	49494	C3
35	W ELLSWORTH RD VACANT	Martin William C (1/2 Intr) Board Of	19588	C3
36	2100 Green Rd	City Of Ann Arbor Right Of Way	12070	C3
37	2200 Green Rd	Imperial-Green C/o C Reinhart	78552	C3
38	2321 Jackson Ave	The Cross Family LLC	9903	C3
39	2333 Jackson Ave	Mitchell Jerry	10558	C3
40	2355 Jackson Ave	Matusow Eve L Michigan Trust	16501	C3
41	2365 Jackson Ave	Matusow Eve L Michigan Trust	13040	C3
42	2365 Jackson Ave	Matusow Eve L Michigan Trust	14522	C3
43	2395 Jackson Ave	Mcintyre Colleen M Trust	15071	C3
44	2500 Jackson Ave	Maple-Jackson Properties Inc	40305	C3
45	2570 Jackson Ave	Maple Village Shopping Ctr Centro Np	42809	C3
46	2625 Jackson Ave	West Gate Bp LLC	24691	C3
47	2630 Jackson Ave	Telluride Investments LLC C/olasalle	62381	C3
48	2890 Jackson Rd	Christensen James M	22501	C3
49	2891 Jackson Rd	Partech Properties LLC	11351	C3
50	3480 Jackson Rd	Varsity Ford C/o Louis C Stanford	352326	C3
51	908 Maiden Ln	Unipal LLC	4476	C3
52	421 Miller Ave	Bill Muncy Service	9528	C3
53	429 Miller Ave	Vand Cameron J - Nahid	6366	C3
54	433 Miller Ave	New Hope Baptist Church Of Ann Arbor	6369	C3
55	1251 N Main St	Harry P Hawkins LLC	38716	C3
56	906 N Main St	Shewolf LLC	9389	C3
57	907 N Main St	Huron River Place LLC	36283	C3
58	912 N Main St	1250 N Main LLC	19294	C3
59	N Main St	Huron River Place LLC	5001	C3
60	1251 N Maple Rd	Lagos Investment Company LLC	21327	C3
61	1300 N Maple Rd	Marathon Petroleum Company	56793	C3

	A	E	Q	R
1	ADDRESS	OWNER	SHAPE AREA	ZONING
62	155 N Maple Rd	Maple Village Shopping Ctr Centro Np	77662	C3
63	175 N Maple Rd	Maple Village Shopping Ctr Centro Np	33818	C3
64	195 N Maple Rd	Maple Village Shopping Ctr Centro Np	19151	C3
65	405 N Maple Rd	Mi-Maple Village LLC	118113	C3
66	415 N Maple Rd	Maple Village Self Storage LLC	244220	C3
67	512 N Maple Rd	Chelsea Land Company Maple LLC	62595	C3
68	540 N Maple Rd	Chelsea Land Company Maple LLC	8730	C3
69	2995 Packard Rd	Michigan Super Fuel Inc	22505	C3
70	3005 Packard Rd	Packard Mini Mart Building LLC	20555	C3
71	3031 Packard Rd	Yi Pom Yol - Ok Sun	15987	C3
72	3055 Packard Rd	Sakstrup Richard	12179	C3
73	3075 Packard Rd	Vouelis Michael - G	18941	C3
74	3300 Packard Rd	Packard Road LLC	55132	C3
75	1805 Packard St	K - R Packard LLC Parker Albert Trus	8106	C3
76	1880 Packard St	Oxender Derrick - Jane	6325	C3
77	1904 Packard St	Knoch Rose M	5517	C3
78	1906 Packard St	Big Ten Burrito Inc	6326	C3
79	1910 Packard St	Aa Dental Assoc	12980	C3
80	1920 Packard St	Knoch Harold	6263	C3
81	1923 Packard St	National City Bank Of Michigan	40732	C3
82	1924 Packard St	Morgan - York Properties LLC	17771	C3
83	1928 Packard St	Morgan - York Properties LLC	6601	C3
84	1946 Packard St	Big Ten Party Store	11370	C3
85	2016 Packard St	Sih Show Lam Lee	19700	C3
86	2025 Packard St	2025 Packard LLC	13281	C3
87	2045 Packard St	Fraser's Pub	16753	C3
88	2111 Packard St	2111 Packard LLC	73734	C3
89	2220 Pittsfield Blvd	Village Cooperative Homes	49715	C3
90	Pittsfield Blvd	City Of Ann Arbor Right Of Way	2807	C3
91	2143 Platt Rd	Transplantation Society Of Michigan	35128	C3
92	1763 Plymouth Rd	Brewer Dennis B	30799	C3
93	1771 Plymouth Rd	Plymouth Road Ventures LLC	103413	C3
94	1800 Plymouth Rd	Safeway Acquisition Company LLC	36303	C3
95	2601 Plymouth Rd	Traver Village Ltd Ptnsp	529654	C3
96	2665 Plymouth Rd	Comerica Inc	23059	C3
97	2675 Plymouth Rd	Keweenaw Ltd Partnership C/o Mcdonal	70956	C3
98	2701 Plymouth Rd	Great Lakes Bancorp Tcf Bank	35179	C3
99	2705 PLYMOUTH RD	WATERSHED III LLC	37907	C3
100	2705 Plymouth Rd	Watershed III LLC	329352	C3
101	2799 Plymouth Rd	Speedway Superamerica LLC	22390	C3
102	3535 Plymouth Rd	Mid-Kingdom Inc Plymouth Green LLC 8	66162	C3
103	3550 Plymouth Rd	Armada Oil - Gas Co	42141	C3
104	Plymouth Rd	Detroit Edison Co Property Tax	36118	C3
105	1002 Pontiac St	Koli Enterprises LLC	1621	C3
106	1004 Pontiac St	Koli Enterprises LLC	1625	C3
107	1006 Pontiac St	Koli Enterprises LLC	9363	C3
108	1008 Pontiac St	Robertson Brent L	3594	C3
109	1012 Pontiac St	Ecd Associates LLC	45920	C3
110	611 S Ashley St	Fox David D - Becky R	3525	C3
111	1700 S Industrial Hwy	Diamond Arbor LLC	57290	C3
112	1910 S Industrial Hwy	Tanouren LLC	58545	C3
113	1919 S Industrial Hwy	Carver C A III Trust Ufer Susan Ufer	130183	C3
114	1950 S Industrial Hwy	South Industrial Dev LLC -	129004	C3
115	1952 S Industrial Hwy	Colonial Lanes Plaza	73603	C3
116	1956 S Industrial Hwy	Colonial Lanes Plaza	71270	C3
117	1964 S Industrial Hwy	K - K Investment Co	65084	C3
118	1336 S Main St	Fabian Richard T - Beverly A	8804	C3
119	548 S Main St	Sakalauskas Mark Thomas	6692	C3
120	606 S Main St	Ivory Photo Inc	3949	C3
121	618 S Main St	Fox Alex L	39501	C3

	A	E	Q	R
1	ADDRESS	OWNER	SHAPE AREA	ZONING
122	300 S Maple Rd	Michos Property I LLC	85907	C3
123	400 S Maple Rd	Kroger Food Stores Real Estate Dept	458983	C3
124	401 S Maple Rd	Kloian J Edward	9020	C3
125	410 S Maple Rd	Ati Properties LLC	112144	C3
126	415 S Maple Rd	Inwood Jon - Janice	12655	C3
127	490 S Maple Rd	Cc A2 LLC	160778	C3
128	530 S Maple Rd	Rmp Investments LLC	65089	C3
129	550 S Maple Rd	Snyder Properties II LLC Equis Corpo	136462	C3
130	635 S Maple Rd	St John Doris Trust	29582	C3
131	691 S Maple Rd	Issa Properties	33870	C3
132	1615 S State St	H - B Enterprises	71037	C3
133	1629 S State St	Peshkin Properties LLC The Produce S	39539	C3
134	1631 S State St	Rpu Enterprises LLC	32478	C3
135	2333 S State St	Wayburn Real Estate Ventures I - li	179066	C3
136	2457 S State St	Fidelity Enterprises Inc	68025	C3
137	2991 S State St	Jak Cubed LLC	27525	C3
138	3230 S State St	Mit Investments LLC	20354	C3
139	3267 S State St	Diversified Fuels Properties LLC	26097	C3
140	3945 S State St	Jag Briarwood LLC 653 Schwarcz Mirja	39336	C3
141	3965 S State St	Martin William C (1/2 Intr) Board Of	59185	C3
142	3985 S State St	Choice Vc LLC - Ketabchi M - Saremi	17533	C3
143	307 Second St	Morningside Ann Arbor LLC	3052	C3
144	311 Second St	Morningside Ann Arbor LLC	2687	C3
145	1490 South Blvd	Baublis Joseph	4859	C3
146	725 Stimson St	H - B Enterprises	21000	C3
147	795 Stimson St	Bargain Books H - B Enterprise	26532	C3
148	725 Victors Way	Pe-Bs LLC	69625	C3
149	825 Victors Way	Mcmullen Properties LLC	107086	C3
150	2270 W Liberty St	Nicholson Roy	4853	C3
151	2280 W Liberty St	Nicholson Enterprise	16064	C3
152	2285 W Liberty St	Onderdonk Adrian C Trust	135870	C3
153	2290 W Liberty St	Lanuti Samuel A Trust	11778	C3
154	2350 W Liberty St	B-P Investors	12180	C3
155	2608 W Liberty St	Koch - White Heating - Cooling Inc	46420	C3
156	2610 W Liberty St	Koch - White Heating - Cooling Inc	77806	C3
157	318 W Liberty St	Liberty Car Wash LLC	12270	C3
158	325 W Liberty St	J Blaha Inc Jb S Auto Service	7070	C3
159	326 W Liberty St	West Liberty Properties	18024	C3
160	404 W Liberty St	Coleman Jessica F Trust Uad 9-17-99	6225	C3
161	2015 W Stadium Blvd	R T Properties	35472	C3
162	2025 W Stadium Blvd	Bishar Land Company LLC	40869	C3
163	2055 W Stadium Blvd	Arangelos Stadium LLC	31412	C3
164	2075 W Stadium Blvd	United State Postal Service Dennis W	140278	C3
165	2095 W Stadium Blvd	Ihs Ann Arbor LLC	23772	C3
166	2101 W Stadium Blvd	Arbor Ace Properties LLC	348719	C3
167	2151 W Stadium Blvd	Gallup Properties	51728	C3
168	2185 W Stadium Blvd	Oxender Derrick - Oxender Theodore	12465	C3
169	2204 W Stadium Blvd	Bank Of Ann Arbor	24082	C3
170	2207 W Stadium Blvd	Society Natl Bank (keybank)	25378	C3
171	2215 W Stadium Blvd	2215 West Stadium LLC	36057	C3
172	2245 W Stadium Blvd	2245 West Stadium LLC	45436	C3
173	2255 W Stadium Blvd	Hh Company LLC	82029	C3
174	2260 W Stadium Blvd	Henkel Edward Jr Trust (1/2 Int) Hen	41215	C3
175	2270 W Stadium Blvd	Konfara Company C/o Halle-Vonvoigtla	20261	C3
176	2275 W Stadium Blvd	Hh Company LLC	16162	C3
177	2276 W Stadium Blvd	Ueos Ann Arbor West LLC	18236	C3
178	2300 W Stadium Blvd	Stadium Liberty LLC	11837	C3
179	2310 W Stadium Blvd	Mcdonald S Corp	65200	C3
180	2350 W Stadium Blvd	Huron River Area Credit Union	145083	C3
181	2370 W Stadium Blvd	Lystra Donald - Donna	10802	C3

	A	E	Q	R
1	ADDRESS	OWNER	SHAPE AREA	ZONING
182	2381 W Stadium Blvd	2381 West Stadium LLC	6001	C3
183	2382 W Stadium Blvd	Anderson Brothers Properties LLC	31453	C3
184	2405 W Stadium Blvd	Smith Gerald - B	18003	C3
185	2410 W Stadium Blvd	Filinger Dorothy	6000	C3
186	2416 W Stadium Blvd	Jaboro Salim - Fiaza	5999	C3
187	2423 W Stadium Blvd	Stadium Holdings LLC	9900	C3
188	2424 W Stadium Blvd	Jaboro Salim - Fiaza	6000	C3
189	2430 W Stadium Blvd	Madden-Kerr	6615	C3
190	2445 W Stadium Blvd	Stadium Building LLC	16884	C3
191	2449 W Stadium Blvd	Westgate Enterprises LLC	692307	C3
192	2475 W Stadium Blvd	Banc One Corp	35288	C3
193	2550 W Stadium Blvd	Arbor-West Plaza Ltd	13833	C3
194	911 Wall St	Lower Town Project LLC	1406	C3
195	917 Wall St	Higgins Thomas - Jane	1975	C3
196	2430 Washtenaw Ave	Peterson Donald	10019	C3
197	2460 Washtenaw Ave	Tuomy Lc University Bank/j Finkbeine	15788	C3
198	3000 Washtenaw Ave	Comerica Bank	24541	C3
199	3031 Washtenaw Ave	Legacy Investments Company LLC	34034	C3
200	3035 Washtenaw Ave	3035 Washtenaw Ave LLC	37780	C3
201	3038 Washtenaw Ave	Comerica Bank	27578	C3
202	3060 Washtenaw Ave	Comerica Bank	52461	C3
203	3100 Washtenaw Ave	Comerica Bank	211438	C3
204	3160 Washtenaw Ave	Ueos Ann Arbor LLC	16543	C3
205	3170 Washtenaw Ave	Agj Investment Inc	15815	C3
206	3180 Washtenaw Ave	Glenn Mac Inc	18259	C3
207	3240 Washtenaw Ave	Safeway Acquisition Co LLC	49860	C3
208	3305 Washtenaw Ave	Comerica Incorporated Property Tax G	66620	C3
209	3310 Washtenaw Ave	Denny S Inc C/o Rash 200-22-864	38862	C3
210	3315 Washtenaw Ave	Fifth Third Bank (eastern Michigan)	64177	C3
211	3325 Washtenaw Ave	Fichera David P - Christopherj	46529	C3
212	3330 Washtenaw Ave	A2 Realty LLC	25701	C3
213	3336 Washtenaw Ave	3336 Washtenaw LLC	29760	C3
214	3345 Washtenaw Ave	Gagliano Holdings Inc	45630	C3
215	3352 Washtenaw Ave	RT Properties C/O Theodore Bar	38383	C3
216	3354 Washtenaw Ave	Arbor Landing LLC	44471	C3
217	3360 Washtenaw Ave	Handy June Trust Et Al C/o Renken -	26819	C3
218	3365 Washtenaw Ave	Lpn Properties LLC	96386	C3
219	3380 Washtenaw Ave	Butterer Investment Company LLC	24085	C3
220	3400 Washtenaw Ave	Cheltrav LLC	7766	C3
221	3402 Washtenaw Ave	3402 Washtenaw Ave LLC	14417	C3
222	3408 Washtenaw Ave	Meador Nancy - Robert Trust	17906	C3
223	3411 Washtenaw Ave	Roddy Properties LLC	35805	C3
224	3426 Washtenaw Ave	Knoppow Jerry And Sharon Trust	17595	C3
225	3440 Washtenaw Ave	Pittsfield Plaza Inc C/o Mohammed F	28671	C3
226	3451 Washtenaw Ave	J J - S	26958	C3
227	3500 Washtenaw Ave	Renken Associates Xvi Lp	23239	C3
228	3501 Washtenaw Ave	Barnes Family Group Lp	57453	C3
229	3510 Washtenaw Ave	Renken Associates Xvi Lp	35172	C3
230	3521 Washtenaw Ave	Amcap Arborland LLC	1532284	C3
231	3550 Washtenaw Ave	Renken Associates Xvi Lp	46749	C3
232	3555 Washtenaw Ave	Business Loan Center LLC	14347	C3
233	3570 Washtenaw Ave	Renken Associates Xvi Lp	55075	C3
234	3590 Washtenaw Ave	Renken Associates Xvi Lp	65556	C3
235	3720 Washtenaw Ave	Armada Oil - Gas Co	16479	C3
236	3750 Washtenaw Ave	Us 23 Lodge LLC	128640	C3
237	3795 Washtenaw Ave	Amcap Arborland LLC	11514	C3



City of Ann Arbor Zoning Districts



C3 - Fringe Commercial

Comments on Area, Height, and Placement proposed amendments

From: Ethel Potts

To: Jeff Kahan, City Council, and Planning Staff

The beneficial effects of greater density and more efficient land use resulting from these proposed changes can be achieved, but must be limited to newly developing areas of town or redeveloping parcels that do not abut established residential neighborhoods. Reduced front setbacks, added height and FAR abutting neighborhoods would in most cases have a major detrimental effect on these neighborhoods.

These proposed A.H. P. changes cannot be applied to every parcel with a given zoning.

- Note the difference in context between M1 zonings on N. Main St. at the river and the M1 along the AARR moving through town, along neighborhoods.
- Note the difference in context and scale between Arborland/Westgate, and Lampost Plaza/Stadium and Packard commercial areas. All have the same C3 zoning but vary greatly. The Zoning Code and any changes do not allow for case by case application of zoning standards and therefore are unworkable with existing zoning locations.

Other issues:

- Maximum front setbacks in residential zones should be removed as not respecting established neighborhoods, or should be limited to newly developing areas.
- Averaged front setbacks, cited in the footnotes, must be applied consistently, instead of only sometimes, as happens now.