



Legislation Details (With Text)

<b>File #:</b>	16-1415	<b>Version:</b>	1	<b>Name:</b>	Proposed amendments to the Zoning Ordinance (Chapter 55) and Off-Street Parking Ordinance (Chapter 59) of the Ann Arbor City Code
<b>Type:</b>	Resolution/Public Hearing	<b>Status:</b>			Introduced from Staff
<b>File created:</b>	9/30/2016	<b>In control:</b>			City Planning Commission
<b>On agenda:</b>	10/5/2016	<b>Final action:</b>			10/5/2016
<b>Enactment date:</b>		<b>Enactment #:</b>			

**Title:** Proposed amendments to the Zoning Ordinance (Chapter 55) and Off-Street Parking Ordinance (Chapter 59) of the Ann Arbor City Code - A proposal to revise the premium floor area options in downtown zoning districts and supporting regulations to the planned project modifications and the off-street parking requirements. Amended sections include §5:10.19 (Downtown Zoning and Character Overlay Districts), §5:64 and §5:65 (Premiums), §5:68 and §5:70 (Planned Projects), and §5:169 (Special Parking District). The proposed amendments change the required conditions to acquire premium floor area; create a two-tiered program to acquire bonus floor area in the D1 and D2 districts; offer incentives for residential uses, workforce housing, energy efficiency and certifications; introduce building design requirements; allow design requirement modifications with planned projects; and, eliminate the option to provide off-street parking through contracts for permits in the public parking system. A complete draft of the proposed amendments is available at [www.a2gov.org/premiums](http://www.a2gov.org/premiums) <<http://www.a2gov.org/premiums>>.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Premium Amendments Staff Report 10-5-16.pdf, 2. Premium Amendments Draft Final 9-27-16.pdf, 3. Premium Amendments Draft Tracked 9-27-16.pdf, 4. Attachment C Developer Input Memo.pdf

Date	Ver.	Action By	Action	Result
10/5/2016	1	City Planning Commission		
10/5/2016	1	City Planning Commission	Approved by the Commission as Amended	Pass

Proposed amendments to the Zoning Ordinance (Chapter 55) and Off-Street Parking Ordinance (Chapter 59) of the Ann Arbor City Code - A proposal to revise the premium floor area options in downtown zoning districts and supporting regulations to the planned project modifications and the off-street parking requirements. Amended sections include §5:10.19 (Downtown Zoning and Character Overlay Districts), §5:64 and §5:65 (Premiums), §5:68 and §5:70 (Planned Projects), and §5:169 (Special Parking District). The proposed amendments change the required conditions to acquire premium floor area; create a two-tiered program to acquire bonus floor area in the D1 and D2 districts; offer incentives for residential uses, workforce housing, energy efficiency and certifications; introduce building design requirements; allow design requirement modifications with planned projects; and, eliminate the option to provide off-street parking through contracts for permits in the public parking system. A complete draft of the proposed amendments is available at [www.a2gov.org/premiums](http://www.a2gov.org/premiums) <<http://www.a2gov.org/premiums>>.