



## Legislation Details (With Text)

**File #:** 08-0675      **Version:** 1      **Name:** 7/21/08 Ch 55 & 59 - Area, Height & Placement Ord  
**Type:** Ordinance      **Status:** Demised  
**File created:** 7/21/2008      **In control:** City Council  
**On agenda:** 9/22/2008      **Final action:** 9/22/2008  
**Enactment date:**      **Enactment #:**

**Title:** An Ordinance to Amend Sections 5:1, 5:10.6, 5:10.8, 5:10.9, 5:10.10, 5:10.11, 5:10.12, 5:10.13, 5:10.14, 5:10.14A, 5:25-5:49, 5:59 and 5:62 of Chapter 55 - Zoning; to Repeal Section 5:10.7 of Chapter 55, and to Amend Section 5:168 of Chapter 59 - Off Street Parking, of Title V of the Code of the City of Ann Arbor regarding Area, Height and Placement Standards (CPC Recommendation: Approval - 7 Yeas and 2 Nays)

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Ch 55 & 59 - Area, Height Standards.DOC, 2. Area, Height Minutes.doc, 3. Huron River Watershed Council Ltr.pdf, 4. Wash County Ltr.pdf, 5. Ch 55 & 59 Staff Report (Area, Height).pdf, 6. Ch 55 & 59 - Summary

Date	Ver.	Action By	Action	Result
9/22/2008	1	City Council		
9/22/2008	1	City Council	Lay on the table	Pass
7/21/2008	1	City Council		
7/21/2008	1	City Council	Postponed	Pass

An Ordinance to Amend Sections 5:1, 5:10.6, 5:10.8, 5:10.9, 5:10.10, 5:10.11, 5:10.12, 5:10.13, 5:10.14, 5:10.14A, 5:25-5:49, 5:59 and 5:62 of Chapter 55 - Zoning; to Repeal Section 5:10.7 of Chapter 55, and to Amend Section 5:168 of Chapter 59 - Off Street Parking, of Title V of the Code of the City of Ann Arbor regarding Area, Height and Placement Standards (CPC Recommendation: Approval - 7 Yeas and 2 Nays)

Approval of these amendments to Chapter 55 and Chapter 59 will promote non-motorized access and encourage mixed land uses and efficient use of land and infrastructure, as well as address recommendations of the Citywide Non-motorized Plan and Northeast Area Plan. The proposed amendments will most significantly affect the townhouse, multiple-family, office, research, retail and industrial zoning districts. Only those areas outside of the Downtown Development Authority district will be affected.

The process to create the proposed amendments began in early 2007, as a result of recommendations in the Northeast Area Plan and Non-motorized Plan for revisions to the placement and density standards to encourage elements of land use sustainability. A technical advisory committee, consisting of environmental, design and development representatives in the community, was formed to review the content of the proposed revisions, as drafted by staff. The Planning Commission's Ordinance Revisions Committee reviewed the revisions and local stakeholders meetings were held to solicit feedback.

The City Planning Commission, at its meeting of June 17, 2008, recommended approval of the proposed amendments. The attached staff report contains diagrams illustrating the location of the zoning districts proposed to be revised. Also attached are letters from the Huron River Watershed Council and the Washtenaw County Department of Planning and Environment.

Prepared by: Laurie Foondle, Management Assistant

Reviewed By: Mark Lloyd, Planning & Development Services Manager  
Jayne Miller, Community Services Administrator

Approved By: Roger W. Fraser, City Administrator  
(See Attached Ordinance)