



Legislation Details (With Text)

File #:	16-0583	Version:	1	Name:	Proposed Amendments to the Zoning Ordinance (Chapter 55) and Off-Street Parking Ordinance (Chapter 59) of the Ann Arbor City Code to revise the premium floor area options in downtown zoning districts and supporting regulations to the planned project modif
Type:	Resolution/Public Hearing	Status:			Filed
File created:	4/15/2016	In control:			City Planning Commission
On agenda:	4/19/2016	Final action:			4/19/2016
Enactment date:		Enactment #:			

Title: Proposed Amendments to the Zoning Ordinance (Chapter 55) and Off-Street Parking Ordinance (Chapter 59) of the Ann Arbor City Code 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, limit the maximum amount of private off-street parking. A complete draft of the proposed amendments is available at www.a2gov.org/premiums <<http://www.a2gov.org/premiums>>. Staff Recommendation: Approval

Sponsors:

Indexes:

Code sections:

Attachments: 1. Premium Amendments Staff Report with Attachments-4-19-2016.pdf

Date	Ver.	Action By	Action	Result
4/19/2016	1	City Planning Commission		
4/19/2016	1	City Planning Commission	Postponed Indefinitely	Pass
4/19/2016	1	City Planning Commission	Postponed Indefinitely	
4/19/2016	1	City Planning Commission	Amended	Pass
4/19/2016	1	City Planning Commission		
4/19/2016	1	City Planning Commission		
4/19/2016	1	City Planning Commission	Amended	Pass

Proposed Amendments to the Zoning Ordinance (Chapter 55) and Off-Street Parking Ordinance (Chapter 59) of the Ann Arbor City Code 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, limit the maximum amount of private off-street parking. A complete draft of the proposed amendments is available at www.a2gov.org/premiums <<http://www.a2gov.org/premiums>>. Staff Recommendation: Approval