



Legislation Text

File #: 12-1133, **Version:** 1

Resolution to Direct Planning and Development Services Staff to Initiate Rezoning of 402, 408, and 414 North Main Street and 401 North Fourth Avenue

Attached is a resolution to direct Planning and Development Services staff to initiate a rezoning of four parcels at 402, 408 and 414 North Main Street and 401 North Fourth Avenue currently zoned PUD (The Gallery Planned Unit Development) to D2 (Downtown Interface Base) and Kerrytown (character overlay zoning district). The rezoning is requested because the land is being auctioned following a tax foreclosure and is no longer owned by petitioners of The Gallery PUD Zoning District and PUD Site Plan.

Whereas, North Main/Fourth Ventures, LLC petitioned for approval of The Gallery PUD Zoning District and Supplemental Regulations for four parcels of land on North Main Street and North Fourth Avenue;

Whereas, The Gallery PUD Zoning District and Supplemental Regulations were approved on August 10, 2006;

Whereas, The purpose in adopting The Gallery PUD Supplemental Regulations was to provide for the coordinated re-development of four parcels of land;

Whereas, The Washtenaw County Treasurer is currently the owner of record of the four parcels through the tax foreclosure process;

Whereas, The original developer is no longer pursuing the Gallery PUD and the Council desires rezone the site consistent with the surrounding zoning;;

Whereas, A PUD zoning district and its supplemental regulations remain in effect as approved until a change to the PUD Zoning District has been approved, and a change to a PUD zoning district may be accomplished by the amendment procedures, including rezoning to a different zoning district, set forth in Chapter 55 (Zoning Ordinance);

Whereas, The Zoning Ordinance provides for rezoning to a different zoning district to be initiated by Council on its own motion;

RESOLVED, That the Mayor and City Council hereby direct the Planning and Development Services staff to initiate rezoning of the four parcels from PUD (The Gallery Planned Unit Development) to D2 (Downtown Interface Base) and Kerrytown (Character Overlay), consistent with the surrounding zoning designations, and current and future land uses;

RESOLVED, That the Planning Commission consider the rezoning and forward a recommendation to City Council as quickly as possible.

Sponsored by: Councilmember Kunselman