



Legislation Text

File #: 22-1148, **Version:** 1

An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 0.15 Acres from C1B (Community Convenience Center District) to PUD (Planned Unit Development District), 340 Depot Zoning and Supplemental Regulations, 340 Depot (CPC Recommendation: Approval - 8 Yeas and 0 Nays) (ORD -22-14)

Approval of this ordinance will zone this property PUD (Planned Unit Development) to allow a three-story mixed-use building containing residential units, retail and office uses. Approval of this ordinance will also create supplemental regulations for the new PUD district. Supplemental regulations create the standards and requirements, as well as regulating the uses, for the corresponding PUD District.

A proposal to rezone a 0.15-acre vacant site from C1B (Community Convenience Center District) to PUD (Planned Unit Development), and to construct a 7,830 square foot residential building with 6 vehicle parking spaces at ground level underneath part of the proposed building. The site plan proposes 4 residential units and 2,530 square feet of office/retail use in a single building.

Petition Summary:

- An area plan, or site plan is required when an amendment to the City Zoning Map is proposed [Chapter 55 5.29.7]. In this case, the petitioner has proposed amending the City Zoning Map from C1B to PUD, Planned Unit Development District with a site plan. The site plan will be presented for approval with the second reading of the zoning.
- The site plan proposes a primarily two-story (Rooftop access with 600 square foot penthouse) 7,830 square foot residential building with 6 vehicle parking spaces at ground level underneath part of the proposed building. The site plan proposes 4 residential units and 2,530 square feet of office/retail use in a single building.
- The rezoning of this parcel from C1B to PUD zoning accomplishes many goals identified in the City's Master Plan and supporting documents. The existing land use recommendation designates the site for mixed use. The proposed petition does accomplish several Goals, Objectives, and Action Statements City's Master Plan:
 - A small-scale mixed-use project providing a minimum of 1,300 square feet of office or retail use on the first floor.
 - Economical land use by reducing the parking provided and using the floor area to provide retail and office uses to activate street frontage.
 - Activation of the ground floor street level through a reduced front setback and required retail or office uses.
 - Minimum 2,000 square feet of a vegetated roof to reduce the cooling & heating load on the building and therefore the carbon footprint of the occupants.
 - Aesthetics consistent with the neighborhood. Building is designed using materials and forms common to and compatible with the neighborhood rather than a modern "stand-

out” pallet of materials such as brightly colored corrugated metal siding.

- Environmental remediation of contaminated soils will occur in accordance with Part 201 of the Natural Resources and Environmental Protection Act. Remediation could not occur if existing building was to remain.
- Chapter Five (Land Use) of the Master Plan: Land Use Element identifies key issues the City wishes to address with new development. Diversity of housing types, mixed uses and land use balance are additional goals that are achieved by the mixed-use project proposed. The site is also located on a transit route, sidewalks are existing on both sides of the street.
- Chapter Five (Land Use) also describes Land Use Goals, Objectives and Action Statements the 340 Depot Street petition addresses several of the Goals of the Central Area:
 - Goal A - To promote sound and attractive residential neighborhoods which meet the housing needs of the current and future population, which are adequately served by urban services, infrastructure and facilities and which conserve environmental quality.
 - Objective 2: To encourage the preservation of existing small neighborhood grocery stores and the re-establishment of vacated neighborhood grocery stores
 - Objective 4: To encourage the development of new architecture, and modifications to existing architecture, that complements the scale and character of the neighborhood.

This project provides a unique mixture of smaller residential units and retail/offices uses to add to the neighborhood services and increase vitality of the area.
 - Objective 6: To protect and maintain the diversity of people and housing by promoting a stable balance among the various interests.

Adding diversity of sizes for new residential units: three are 775 square feet and one is 1,300 square feet.
 - Goal B: To encourage sensitive, attractive, and innovative development and renovation in downtown Ann Arbor and in adjacent neighborhoods
 - Objective 2: To promote compatible development of sites now vacant, underutilized or uninviting, wherever this would help achieve the plan’s overall goals.
 - Objective 3: To identify appropriate locations for compatible and well-designed multiple family residential development, or mixed-use development, particularly near campus and downtown.
 - Objective 5: To encourage housing and neighborhood-oriented businesses in the downtown interface area zones that will improve quality of life in the nearby neighborhoods.
 - Objective 6: To create inviting streetscape corridors and improve the links between commercial and residential areas, encouraging access between the nearby neighborhoods and downtown.
 - Objective 7: To encourage the construction of buildings whose scale and detailing is appropriate to their surroundings.
 - Objective 9: To ensure that the pedestrian environment is protected and enhanced

Public Benefits provided by the project include:

- Four small residential units, filling a need for diverse housing stock. Small residential units will be constructed, three of the four units will be approximately 775 square feet.
- A small-scale mixed-use project providing a minimum of 1,300 square feet of office or retail use on the first floor.
- Economical land use by reducing the parking provided and using the floor area to provide retail and office uses to activate street frontage.
- Redevelopment of an underutilized parcel consistent with residential densities in the areas adjacent to Downtown Ann Arbor providing better utilization of limited resources and infrastructure;
- Reduced front setback to bring the building closer to the street with an active patio use proposed adjacent to the public sidewalk.
- Minimum 2,000 square feet of a vegetated roof to reduce the cooling & heating load on the building and therefore the carbon footprint of the occupants.
- Aesthetics consistent with the neighborhood. Building is designed using materials and forms common to and compatible with the neighborhood rather than a modern “stand-out” pallet of materials such as brightly colored corrugated metal siding.
- Environmental remediation of contaminated soils will occur in accordance with Part 201 of the Natural Resources and Environmental Protection Act. Remediation could not occur if existing building was to remain.

The Planning Commission raised the following issues, which were addressed by the petitioner and staff as described:

- Increased maximum floor area permitted to allow future infill of garage area with useable floor area.
- Added below-grade basement area to be exempt from floor area.

The City Planning Commission, at its meeting of June 7, 2022, recommended approval of this request.

Attachments: 070122 Supplemental Regulations
060722 Planning Staff Report
060722 Planning Commission Minutes
Prepared By: Matt Kowalski, City Planner
Reviewed By: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator
Approved By: Milton Dohoney Jr., City Administrator
(See Attached Ordinance)