

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of May 21, 2013**

**SUBJECT: Master Plan Amendment: South State Street Corridor Plan**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby adopts the South State Street Corridor Plan as an amendment to the City of Ann Arbor Master Plan: Land Use Element.

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the City Council adopt the South State Street Corridor Plan as an amendment to the City of Ann Arbor Master Plan: Land Use Element.

**STAFF RECOMMENDATION**

Staff recommends that the South State Street Corridor Plan be **adopted** as an amendment to the City of Ann Arbor Master Plan: Land Use Element. Staff also recommends that the South State Street Corridor Plan be forwarded to City Council for **approval**.

**STAFF REPORT**

Background – The draft South State Street Corridor Plan was developed in response to significant changes that have taken place in the South State Street corridor over the past two decades. The last master plan process that affected this corridor was the South Area Plan, which was adopted in 1990 (the Briarwood Sub-Area Plan was adopted in 1995, but was focused primarily on Briarwood Mall area). The City Planning Commission determined that because of the significant changes to land use and transportation systems along South State Street, as well as the strong demand to develop land in the corridor, land use and transportation recommendations for the corridor should be re-evaluated and updated. Staff worked with the Planning Commission to develop a scope for the project in 2012 and kicked off the public engagement process in the Spring of 2012.

Public Engagement – The draft South State Street Corridor Plan was developed after an extensive public engagement process that included more than 50 stakeholder interviews and two well-attended public meetings, which took place during Spring and Summer 2012. This process identified multiple issues to address along the corridor. Staff met regularly with the Planning Commission’s Master Plan Revisions Committee to obtain

direction on the major issues and to discuss potential land use, transportation, natural systems and aesthetic recommendations.

Once the draft plan recommendations were developed, additional comments were solicited through email notifications and A2 Open City Hall on-line forums in September 2012 and again in May 2013. Comments were also solicited from adjoining jurisdictions and planning agencies in February 2013. The feedback received from these outreach efforts helped staff and the Commission refine the draft plan.

Major Issues – Members of the public identified aesthetic concerns, traffic congestion, redevelopment, inadequate non-motorized facilities, the need for way-finding, and a desire for an economically viable mix of land uses as major issues that the plan should address. The appendix section of the plan includes a summary of the feedback received during the planning process.

Plan Format – The recently adopted Sustainability Framework goals serve as a foundation for this plan. The plan's recommendations respond to the city's sustainability goals for Land Use and Access, Community, Climate and Energy, and Resource Management. In addition to corridor-wide recommendations, the plan contains recommendations for each of the corridor's three sub-areas and site-specific recommendations to guide future land use decisions.

Public Notice – City Council authorized distribution of the draft plan on February 4, 2013, consistent with State requirements of Public Act 285, and requested comments from adjoining jurisdictions and stakeholders. The 42-day comment period ended on March 18, 2013. Now that the comment period is over, the City Planning Commission will hold the required public hearing and consider any comments received. The Planning Commission may then chose to adopt the plan as an amendment to the City of Ann Arbor Master Plan. If the Commission adopts the plan amendment, then City Council will hold a public hearing and review the plan amendment for adoption as part of the Master Plan.

Prepared by Jeff Kahan  
Reviewed by Wendy Rampson  
MG 5/16/13

c: City Administrator  
Community Services Area Administrator  
City Attorney's Office  
Parks & Recreation Unit  
Project Management Services Unit  
Systems Planning Unit

Attachment: May 16, 2013 Draft South State Street Corridor Plan