

## **PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of January 21, 2021**

**SUBJECT:** Amendments to Chapter 55 (Unified Development Code) to regarding Planned Project Site Plan Modifications

### **PROPOSED CITY PLANNING COMMISSION MOTION**

**The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the January 15, 2021 drafted amendments to Chapter 55 Unified Development Code, to delete Section 5.30.1 and amend Sections 5.17 and 5.18 related to Planned Project Site Plan Modifications, Additional Area, Height and Placement Standards, Exceptions to Height, and Parking Standards.**

### **STAFF RECOMMENDATION:**

Staff recommends that these amendments to the Unified Development Code be approved. The amendments replace the flexibility in placement and design of buildings in a site planned project with similar flexibility for the same types of buildings in a more defined, more predictable, and more intuitive manner for the benefit of the development community as well as the City.

### **SUMMARY:**

A proposed ordinance to amend the Unified Development Code, deleting Section 5.30.1 Planned Project Site Plan Modifications and adding three new paragraphs in Sections 5.18.3, 5.18.4 and 5.19.6. The new paragraphs offer flexibility to setbacks in multiple-family residential, mixed use, and nonresidential and special purpose zoning districts, exceptions to height limits for sustainable and affordable housing developments, and parking waivers for sustainable and affordable housing developments, respectively. These amendments are intended to replicate the majority of benefits offered and realized by the current Planned Project modifications in a less complicated, more straightforward, predictable, and intuitive manner.

An early draft of the amendments was postponed by Planning Commission following a public hearing on October 6, 2020 to incorporate requested changes and prepare a full ordinance document.

## REPORT:

The following changes have been made to the proposed amendments in response to the October 6, 2020 public hearing and Planning Commission discussion, and further staff analysis.

- Additional Area, Height, and Placement Standards, Setback Line and Yard Alternatives – The language in proposed Section 5.18.3.C for multiple-family districts has been edited for clarity. A substitute paragraph is also included for consideration to include rear required setback dimensions in the alternative. Still, the normal side or rear setback dimensions always apply. In the primary language, any additional side setback required because a building is over 50 feet in length or width, and/or over 35 feet in height, may be provided alternatively. In the substitute language, any additional side and rear setback required because of those “big” buildings may be provided alternatively.

Staff included the substitute language after analyzing whether the recent Near North Townhouses Site Plan could have been approved with the contemplated setback line and yard alternatives. Staff found that the October 6, 2020 draft language provided the same side setback flexibility as a Planned Project but did not provide any flexibility for the rear setback.

The language for mixed use, nonresidential and special purpose districts has been changed to only apply to minimum required setbacks. Maximum required setbacks will not be eligible for increases.

- Exceptions to Height Limits, Sustainable and Affordable Housing Developments – The language as proposed Section 5.18.4.D remains conceptually the same as the October 6, 2020 and has only been edited for clarity.
- Parking Standards, Sustainable or Affordable Housing Developments Waiver – The language as proposed in Section 5.19.6 remains conceptually the same as the previous draft but has been edited for clarity.
- The proposed Ordinance to Replace Section 5.30.1 Planned Project Site Plan Modifications has been expanded to include all proposed amendments necessary to delete the Planned Projects option and offer the contemplated alternative flexibility.

## STAFF COMMENTS:

Staff continue to recommend approval of the proposed amendments for the same reasons articulated in our [October 6, 2020 Planning Staff Report](#). In brief, the proposed amendments represent the most useful and most desirable provisions offered by Planned Projects in a much clearer and definitive manner. The new alternatives are streamlined, targeted, simple, effective, defined, and measurable.

Prepared by Alexis DiLeo  
Reviewed by Brett Lenart  
1-15-22

Attachments: January 15, 2021 Ordinance to Amend Chapter 55 Unified Development  
Code (Replace Planned Projects)  
October 6, 2020 Planning Staff Report

c: City Attorney's Office