

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

**For Planning Commission Meeting of June 3, 2014**

**SUBJECT: Amendments to Chapter 55 (Zoning Ordinance) regarding Outdoor Places of Recreation in the Office/Research/Limited Industrial (ORL) Zoning District**

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

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the amendment to Chapter 55, Zoning Ordinance, Section 5:10.14A Office/Research/Limited Industrial (ORL) district to permit indoor and outdoor places of recreation as allowable special exception uses.

### **STAFF RECOMMENDATION**

Staff recommends that the petition be **approved**, because the proposed change will allow for a greater diversity of land use in the ORL districts and support the employment uses in these districts. The proposed amendment will not change the ability of the Planning Commission to apply special exception use standards to a proposed place of recreation, whether indoor or outdoor.

### **DESCRIPTION OF PETITION**

The petitioner is requesting an amendment to the special exception use restrictions for the ORL (Office Research Limited Industrial). Section 5:10.14A (3) Special Exception Uses is proposed to be revised to allow for both indoor and outdoor recreational uses. Currently, only enclosed recreational facilities are allowed in the ORL district.

Associated with this text amendment request, the property owner of Lots 26, 29, 30, and 31 on Research Park Drive has requested rezoning of his property from RE (Research) to ORL and proposed an area plan that includes a tennis facility with indoor and outdoor courts.

### **PROPOSED ORDINANCE AMENDMENT**

The proposed amendment will revise the special exception uses allowed in the ORL district to remove the limitation that places of recreation to be within an enclosed building. The resulting language would allow for both indoor and outdoor places of recreation, including tennis courts.

The following is the proposed text amendment in Chapter 55 (Zoning), Section 5:10.14A(3) Special Exception Uses (c): [Proposed text to be deleted is shown with ~~strikethrough~~.]

- (c) Places of recreation ~~contained within an enclosed building~~ such as a bowling alley, tennis courts, health club, pursuant to Section 5:104

## **BACKGROUND**

Outdoor recreational uses are allowed by right in the AG (Agricultural-Open Space), C2B (Business Service), and C3 (Fringe Commercial) zoning districts. The AG zoning district is most appropriate for large recreational facilities such as private golf courses and requires a minimum lot size of 100,000 square feet. C2B and C3 zoning districts are appropriate for smaller and more intense recreational uses, such as miniature golf and swimming pools. Most C2B and C3 parcels also tend to be too small to accommodate a comprehensive tennis facility.

Tennis courts and other outdoor recreational facilities such as soccer fields cannot easily be located on smaller sites. The minimum lot size for parcels zoned ORL is 40,000 square feet (approximately 1 acre), which lends itself to these types of outdoor recreational facilities. Further, since the special exception uses allowed in the ORL district are intended to support the employment uses in the district, the proposed changes increased the diversity of those land use options.

Prepared by Jeff Kahan  
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5/29/14

c: Laith Farjo, Representative of Qubit Group, LLC  
City Attorney's Office  
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