PLANNING SERVICES STAFF REPORT

For Planning Commission Meeting of March 18, 2025

SUBJECT: Amendments to Unified Development Code (Chapter 55 of the Code of the City of Ann Arbor) related to PUD Modification process

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PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve amendments to Chapter 55, Unified Development Code, Section 5.30 to provide flexibility to property owners to seek modifications to an existing PUD Zoning District as proposed in the attached ordinance.

STAFF RECOMMENDATIONS:

Staff recommends **approval** of proposed amendments to Section 5.30 of the Unified Development Code to revise the requirements to apply for modification to an existing PUD Zoning District.

SUMMARY:

As presented at the March 11, working session, there have been several examples over recent years of PUD zoning districts being restricted from evolution/modification based on provisions of the City Code that require all owners with a property interest submit or approve any proposed modification. While this standard is appropriate for the initial consideration of a PUD Zoning district, it also has the effect of neighboring property owners having an outsized effect on the ability of others to pursue modifications to the established zoning framework.

For example, under the current provisions of the UDC, a PUD comprised of 20 property owners would be unable to submit a proposed PUD modification if only 19 of the 20 property owners were in agreement with the application.

The attached change, initiated by staff, would propose that any lot owner, or a condominium owner's association would have the ability to seek PUD modifications as it relates to their lot. This for example, would clearly enable a lot owner to seek removal of their parcel from a PUD Zoning District where previously established. The City retains the legislative authority to act upon any such request.

Prepared by;   Brett Lenart, Planning Manager

Attachment: Draft Ordinance (PUD Modifications)