

Subject:

Online Zoning Map

From: Timothy Rhoades**Sent:** Wednesday, June 18, 2025 4:49 PM**To:** Bennett, Michelle <MBennett@a2gov.org>**Subject:** Re: Online Zoning Map

Michelle,

I am very opposed to the transition designation in the Old West Side area and even more opposed to the “hub” designation on the north side of 1st Street. Please note that even based on your analysis the hub zone should in the plan is much larger than it should be. As should below, only the parcels at 403 S st and 311 W. William were zoned district O, but your map included 409, 413, 419 and other parcels within the hub designation.

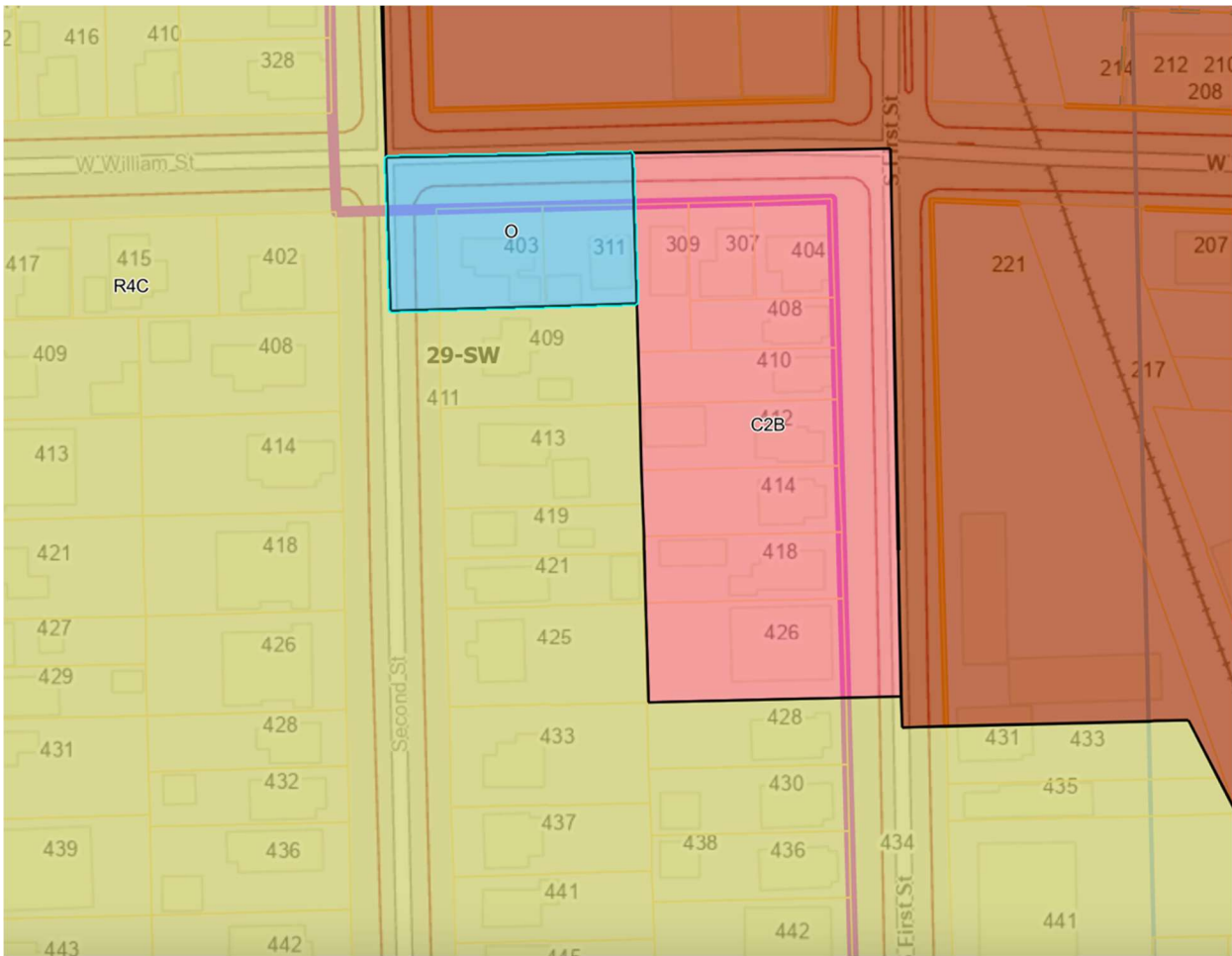
Based on my analysis, my first request would be to entirely eliminate hub designation in this area. The category assignment discussion on page 113 on the draft comprehensive plan clearly indicates that this does not need to be designated as hub. The draft states that Office Zoning Districts are designated "as either **Transition** or **Hub** depending on proximity to planned transit hubs, nearby University of Michigan investments, and adjacency to previously designated **Hub** districts." This plainly does not fit the Hub designation at face value. Also,, it is fully within your rubric to change this to transition rather than hub. Furthermore, this area was designated to become parkland after use as a parking lot by the city (which is one reason it was not paved). Refer to the Urban Trail Master Plan adopted by the Planning Commission and also the use of parks money to buy the Fingerle annex storage. Please don't break another promise to residents!

If you unwilling to eliminate the hub designation entirely, please at least fix the error in the proposed plan that has the hub area much larger than you must of intended based on the method described. Finally, I would like written confirmation that historic commission rules will still apply to any construction within historic districts, regardless of the designation of the comprehensive plan or zoning classification.

Please pass along request to the planning commission.

Best regards,

Tim



On Jun 18, 2025, at 2:31 PM, Bennett, Michelle <MBennett@a2gov.org> wrote:

Hi Mr. Rhoades,

I'm following up from our conversation at City Hall today.

Here is the link to the online zoning map:
<https://experience.arcgis.com/experience/ed4ff2b7dab341bc828b6fb00e8c43be>

You have to zoom in to see the zoning districts. In the top left corner, you can click on the icon "map layers" and you remove the zones if you need to see street names. You can also type in a specific address in the search bar.

Thanks,

Michelle Bennett (she/her) | **Senior Planner, AICP**

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