

NOTICE OF PUBLIC HEARING

A public hearing on the following items will be held by the Ann Arbor City Planning Commission at Larcom City Hall, 301 E. Huron Street, 2nd floor, Ann Arbor, Michigan on Tuesday, April 19, 2016 at 7:00 p.m.

Proposed amendments to the Zoning Ordinance (Chapter 55) and Off-Street Parking Ordinance (Chapter 59) of the Ann Arbor City Code to revise the premium floor area options in downtown zoning districts and supporting regulations to the planned project modifications and the off-street parking requirements. Amended sections include §5:10.19 (Downtown Zoning and Character Overlay Districts), §5:64 and §5:65 (Premiums), §5:68 and §5:70(Planned Projects), and §5:169 (Special Parking District). The proposed amendments change the required conditions to acquire premium floor area; create a two-tiered program to acquire bonus floor area in the D1 and D2 districts; offer incentives for residential uses, workforce housing, energy efficiency and certifications; introduce building design requirements; allow design requirement modifications with planned projects; and, limit the maximum amount of private off-street parking. A complete draft of the proposed amendments is available at www.a2gov.org/premiums.

Proposed amendments to the Zoning Ordinance (Chapter 55) of the Ann Arbor City Code. Accessory dwelling units (ADU's) are proposed to be a permitted use in part of the existing home (in the basement, attic or addition), as well as in an existing detached accessory structure such as a garage or carriage house located in the R1A, R1B, R1C, R1D, R1E (Single-Family Dwelling) or R2A (Two-Family Dwelling) Districts. To build an ADU, the minimum lot size would have to be 5,000 square feet for an ADU with a maximum size of 600 square feet. If a lot is 7,200 square feet or greater, the ADU could have a maximum size of 800 square feet. More information of the proposed amendments is available at www.a2gov.org/departments/planning-development/planning/Pages/Accessory-Dwelling-Units.aspx

Additional information is available at the Planning and Development Services Unit (734-794-6265), First Floor, Guy C. Larcom, Jr. Municipal Building (City Hall), Ann Arbor, Michigan. After 3:00 p.m. on the Friday prior to the public hearing, staff reports will be available at the Planning and Development Services Unit or the electronic staff reports can be viewed at <http://a2gov.legistar.com/Calendar.aspx>. This meeting will be televised live on Cable TV, Channel 16. Persons with disabilities are encouraged to participate. Accommodations, including sign language interpreters, may be arranged by contacting the City Clerk's Office at 734-794-6140 (V/TDD) at least 48 hours in advance. To provide written comments prior to the meeting date, please email planning@a2gov.org, or mail/hand deliver to Planning & Development Services, 1st floor, 301 E. Huron Street, Ann Arbor, MI 48107-8647 by noon of the meeting date.

Authorized by:

Planning Manager