

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of May 4, 2010

SUBJECT: Text Amendment to Chapter 55 (Zoning Ordinance), Section 5:10.13(2)(h)

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the text amendment to Chapter 55 (Zoning Ordinance) pertaining to principal uses in the PL (Public Land) zoning district, Section 5:10.13(2)(h).

STAFF RECOMMENDATION

Staff recommends this proposed text amendment be **approved** to recognize current and future transportation uses on public land.

STAFF REPORT

Chapter 55 (Zoning) lists a number of permitted principal uses that are allowed in PL (Public Land) zoning districts in Ann Arbor, including outdoor recreation, open space, schools, museums, hospitals, prisons, substations, airports, and government offices. While the zoning ordinance explicitly exempts the City from zoning standards, this list of permitted principal uses provides the public with an understanding of the types of uses it can expect to see in PL districts.

This text amendment proposes to replace the term, “municipal airports” with the term, “transportation facilities” in the permitted principal uses section of the PL zoning district. Currently, the term, “municipal airports” implies that other transportation options are not permitted such as, public rail stations, bus stations or parking structures.

This proposed amendment would ensure that projects such as Fuller Road Station are consistent with the permitted principal use section of the PL zoning district.

Prepared by Jeff Kahan
Reviewed by Wendy Rampson
jsj/4/29/10

Attachment: Proposed Amendment to Section 5:10.13(2)(h)

c: City Attorney
Project Management
Systems Planning

Excerpt from City Zoning Ordinance (Chapter 55 of City Code)

Deleted text is shown as ~~strikethrough~~.

New text is underlined.

5:10.13. PL Public Land District.

- (1) Intent. This district is designed to classify publicly owned uses and land and permit the normal principal and incidental uses required to carry out governmental functions and services.
- (2) Permitted principal uses.
 - (a) Outdoor public recreational uses, such as: playgrounds, playfields, golf courses, boating areas, fishing sites, camping sites, parkways and parks. No structure shall be erected or maintained upon dedicated parkland which is not customarily incidental to the principal use of the land.
 - (b) Natural open space, such as: conservation lands, wildlife sanctuaries, forest preserves.
 - (c) Developed open space, such as: arboreta, botanical and zoological gardens.
 - (d) Educational services, such as: public primary and secondary schools, and institutions of higher education.
 - (e) Cultural services, such as: museums and art galleries.
 - (f) Public-service institutions, such as: hospitals, sanatoria, homes for the elderly, children's homes and correctional institutions.
 - (g) Essential services, buildings containing essential services and electrical substations.
 - (h) ~~Municipal airports~~ transportation facilities.
 - (i) Civic center.
 - (j) Government offices and courts.