

PLANNING SERVICES STAFF REPORT

For Planning Commission Meeting of February 19, 2025

SUBJECT: Amendments to Unified Development Code (Chapter 55 of the Code of the City of Ann Arbor) related to General Entertainment Use Specific Standards

PROPOSED CITY PLANNING COMMISSION MOTION
<p>The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve amendments to Chapter 55, Unified Development Code, Sections 5.15.1 and 5.16.3 to remove the use specific standards related to General Entertainment uses as proposed in the attached ordinance.</p>

STAFF RECOMMENDATIONS:

Staff recommend **approval** of a proposed amendment to Sections 5.16.3 to remove the use specific standards related to General Entertainment uses because they are no longer relevant, desired, or necessary.

SUMMARY:

Staff propose an amendment to remove the use specific standards related to General Entertainment uses, which limit the capacity of enclosed theatres in the C1B district and restrict the locations of pinball parlors. These limitations and restrictions are no longer relevant or desired. Removing the limitations and restrictions would remove a barrier for such uses to continue or be newly established in mixed-use districts.

REPORT:

Staff propose an amendment to Section 5.16.3 Commercial Uses to remove paragraph D General Entertainment, eliminating any use specific standards for General Entertainment uses. The proposed amendment also removes the section reference from Table 1.15.1. No changes are proposed to the definition or district designation for General Entertainment.

Current Standard:

1. Theatre, Enclosed – Maximum 600 seating capacity in C1B district.
2. Pinball Parlor – Allowed only in C1A district.

Proposed Amendment: Remove.

Analysis:

- General Entertainment use is permitted as a primary use in the C1, C1A, C1B, C1A/R, C2B, C3, D1, and TC1 districts and as a special exception use in the D2 district.

- There are two use specific standards for General Entertainment uses, one for enclosed theaters and one for pinball parlors:
 - Theaters in the C1B district only are limited to a maximum of 600 seats, while there is no limit in any other permitted district.
 - Pinball parlors are only permitted in the C1A district, even among those districts that permit general entertainment.
- The proposed amendment would remove the theater seating restriction in the C1B district (currently limited to a maximum 600 seats).
- The proposed amendment would remove the location restrictions in the C1, C1B, C1A/R, C2B, C3, D1, D2, and TC1 districts. Pinball parlors would be allowed wherever other General Entertainment uses are permitted.
- Also proposed is an amendment to Table 5.15-1 Primary Uses in Section 5.15.1 to remove the reference to the General Entertainment Use Specific Standards.

Prepared by: Alexis DiLeo, Principal Planner
Reviewed by: Hank Kelley, Deputy Planning Manager
Brett Lenart, Planning Manager

Attachment: Ordinance (General Entertainment)
Map of C1B Zoning Districts