

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of January 5, 2021**

**SUBJECT: Proposed Amendments to Table 5.15-1 of Chapter 55 Unified Development Code for Warehousing and Indoor Storage uses**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission recommends amendment to Table 5.15-1 of Chapter 55 Unified Development Code to remove Warehousing and Indoor Storage uses from the C2B Zoning District.

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission recommend **approval of** the proposed Ordinance amendment to modify the permitted use table to remove Warehousing and Indoor Storage from the C2B Business Service District.

**REPORT**

The Unified Development Code (UDC) defines Warehousing and Indoor Storage as follows:

*An establishment in an enclosed Building primarily engaged the storing raw materials, goods, or property, or in the sale or distribution of goods and materials in large quantity to retailers, or other Businesses for Resale or distribution to individual or Business customers. This shall not include Heavy Manufacturing, resource extraction, bulk storage of Hazardous materials, or scrap or salvage operations.*

This use is currently permitted in the C2B, C3, M1, M1A, and M2 Zoning Districts (see Figure 1):

TABLE 5.15-1: PERMITTED PRIMARY USE TABLE																																		
P= PERMITTED					E = SPECIAL EXCEPTION					A= PERMITTED ACCESSORY USE					BLANK CELL = PROHIBITED																			
NOTE: ALL PROPERTIES ARE SUBJECT TO THE ADDITIONAL STANDARDS INDICATED FOR THAT USE IN THE RIGHT COLUMN																																		
NOTE: ALL PROPERTIES IN OVERLAY DISTRICTS ARE SUBJECT TO THE ADDITIONAL USE REGULATIONS IN SEC. 5.13																																		
NOTE: SPECIFIC USES IN THE C1A/R, RE, AND ORL DISTRICTS ARE SUBJECT TO ADDITIONAL STANDARDS FOUND IN SECTIONS 5.12.5, 5.13.4, AND 5.13.5 RESPECTIVELY																																		
USE CATEGORY AND TYPE	RESIDENTIAL										MIXED USE						NONRESIDENTIAL AND SPECIAL PURPOSE				USE-SPECIFIC STANDARDS													
	AG	R1A	R1B	R1C	R1D	R1E	R2A	R2B	R3	R4A	R4B	R4C	R4D	R4E	R6	O	C1	C1A	C1B	C1A/R	D1	D2	C2B	C3	R5	P	PL	RE	ORL	M1	M1A	M2	5.16	
Warehousing and Indoor Storage																																		

Figure 1 Excerpt from existing Table 5.15-1

The Planning Commission has recently discussed whether this use is appropriate in all the current permitted districts.

### M1, M1A, M2 Zoning Districts

Based on the nature of this use, it remains appropriate for the manufacturing districts in the UDC (M1, M1A, M2). While warehousing may be component to other permitted uses in these zoning districts, Warehousing and Indoor Storage are appropriate principal uses in these districts.

### C2B Zoning District

Section 5.12.7 provides the following statement of intention and purpose for the C2B Business Service District:

*This district is designed to provide for certain types of commercial activities that have functional and economic relationships to downtown core or downtown interface commercial district. In this district the customer may come to the particular establishment either by automobile or as an extension of downtown pedestrian shopping activity. Since there is little essential interdependence of activities, each establishment should have its own automobile parking area. Good traffic accessibility is essential to this district, particularly for trucks and other freight carriers. The uses permitted, because of their required contact with auto and truck traffic, would be incompatible in the downtown.*

The C2B Zoning District is applied in the City as indicated on the attached C2B Zoning Map. This district references that customers may access the uses in this district by either automobile or as an extension of downtown pedestrian shopping activity. The majority of other permitted uses in the district are suitable to be accessed in either method (automobile or pedestrian), however, Warehousing and Indoor Storage are most likely to be primarily automobile oriented.

Given the City's goals regarding transportation choice, reduced vehicle miles traveled, and other land use and sustainability goals, it is appropriate to consider removal of Warehousing and Indoor Storage as a permitted use from the C2B District in the UDC.

### **C3 Zoning District**

Section 5.12.8 provides the following statement of intention and purpose for the C3 Fringe Commercial District:

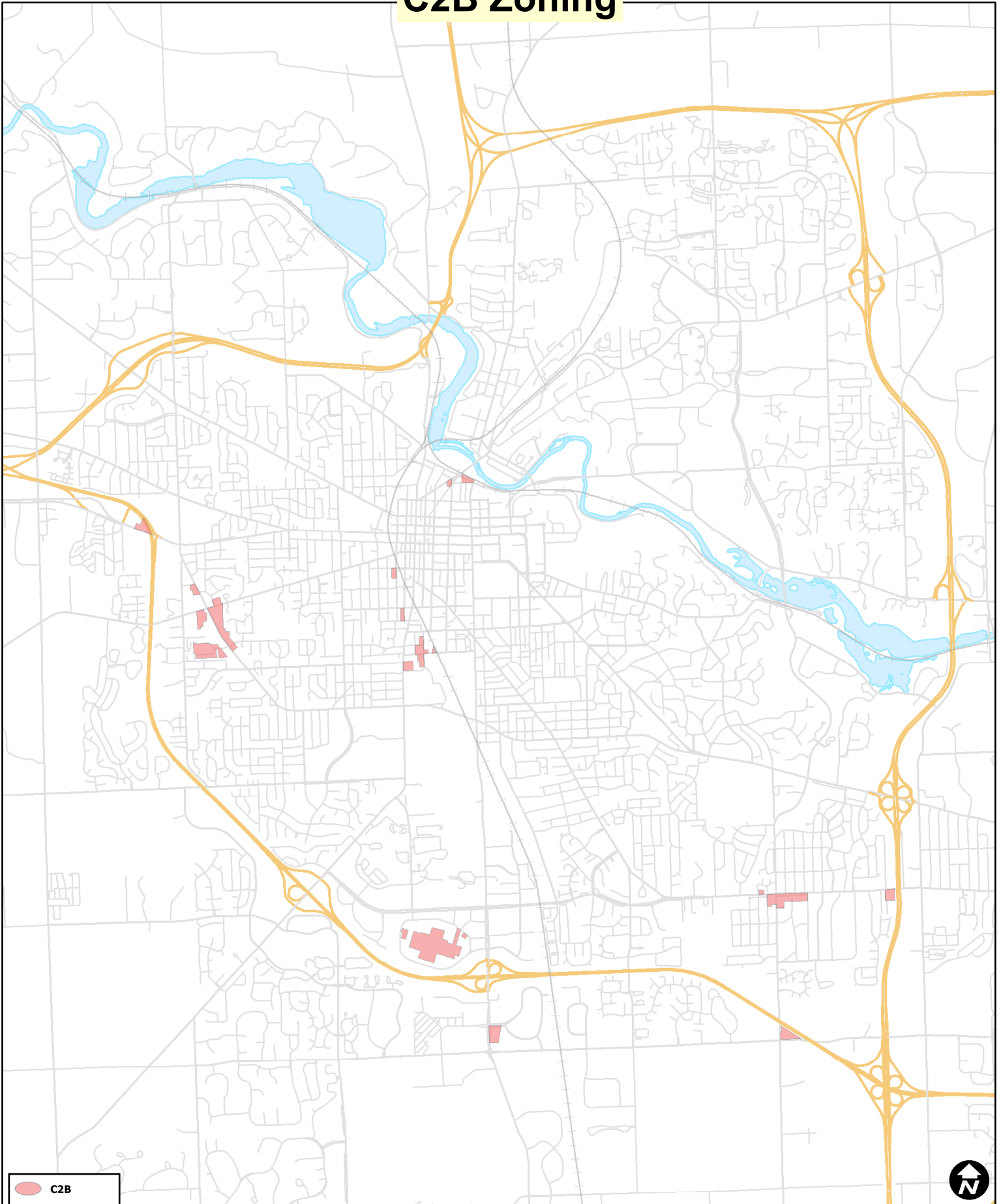
*This district is intended to provide for certain types of commercial activities that have characteristics in common. In this district, the customer usually comes directly to the particular establishment by automobile, making a separate stop for each errand. Comparison shopping activity is less than in the downtown area. Since there is little essential interdependence of activities, establishments can be dispersed over considerable areas with each establishment having its own automobile parking. Good automobile accessibility is essential to these districts. The uses permitted, because of their lack of intense pedestrian activity and their required contact with auto access would be incompatible in the downtown area.*




The C3 Fringe Commercial district (map attached) is much more clearly intended to support automobile access as the primary means of transportation mode, which is likely the principal method of access for any Warehouse and Indoor Storage uses. These uses by nature do not have an intense pedestrian activity and are compatible with the intentions stated for this district. No proposed change to this zoning district is proposed.

Attachments:           C2B Zoning Map  
                              C3 Zoning Map

Prepared by Brett Lenart

# C2B Zoning

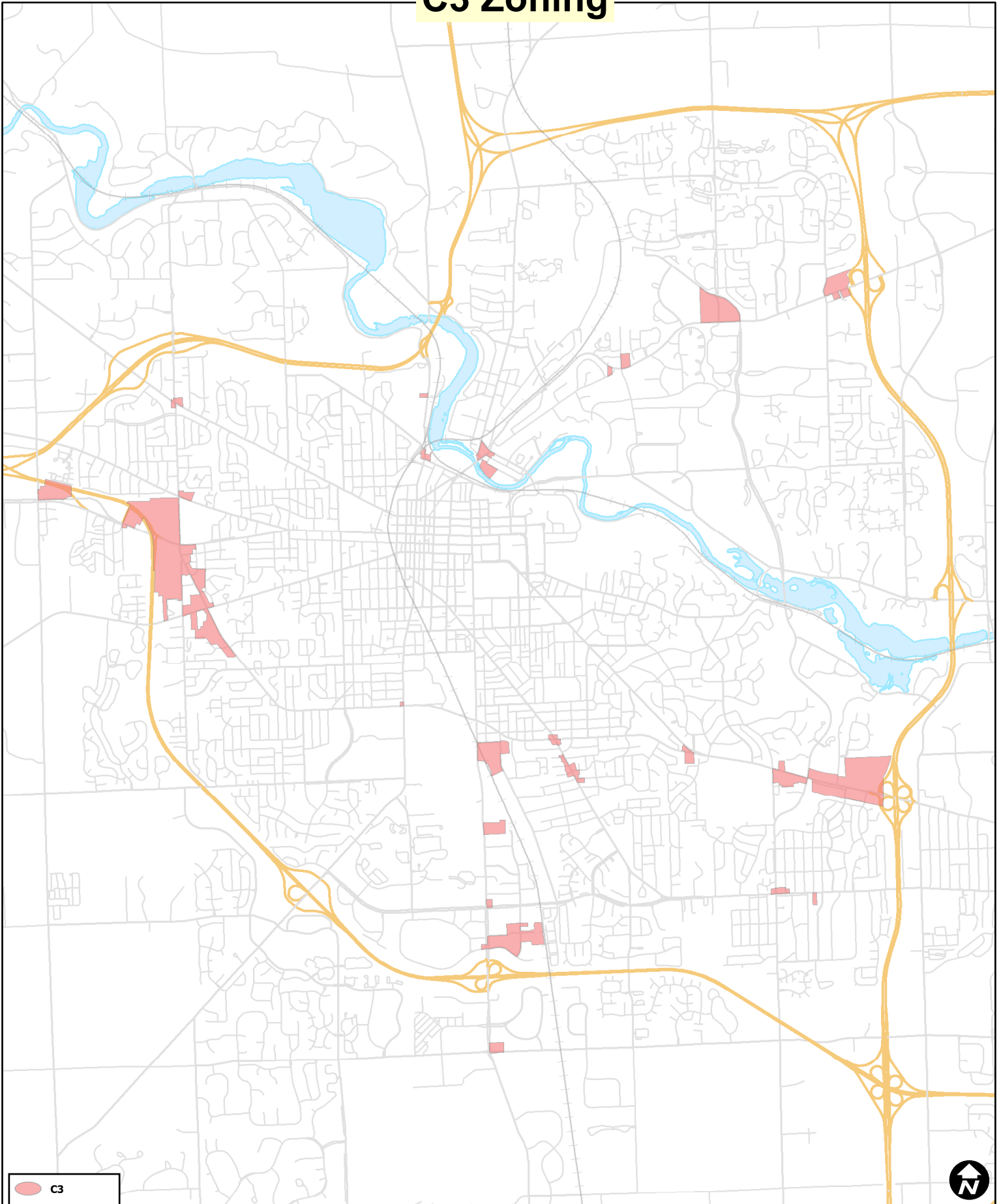





-  C2B
-  Railroads
-  Huron River



Map date 12/15/2020  
Any aerial imagery is circa 2020  
unless otherwise noted  
Terms of use: [www.a2gov.org/terms](http://www.a2gov.org/terms)

# C3 Zoning



-  C3
-  Railroads
-  Huron River



Map date 12/15/2020  
Any aerial imagery is circa 2020  
unless otherwise noted  
Terms of use: [www.a2gov.org/terms](http://www.a2gov.org/terms)