

Brett Lenart
Planning Manager
City of Ann Arbor
Planning & Development Services
301 E. Huron St.
Ann Arbor, MI 48104

Mr. Lenart,

Please find the following request for a chapter text amendment to the UDC as provided in Section 5.30.5. to add Event Space as a Category and Type.

Sections proposed to be amended and the proposed text:

- Section to be amended: Section: 5.15.1 Primary Uses, Table 5.15-1: Primary Use Table of the Unified Development Code.
 - Proposed Change: Add Use Category and Type “Event Space” and include it as permitted under Office category.

- Section to be amended: 5.16.3 Commercial Use of the Unified Development Code.
 - Proposed Change: Include “Event Space” under 5.16.3 Commercial Uses section with the following additional conditions:
 - This specific use shall be permitted in the Office zoning districts without special approval.
 - An improved parking area, as determined by the Planning Commission, will be required.
 - Property must demonstrate fire code compliance and receive fire and building department approval.

- Section to be amended: 5.37.2 Specific Terms of the Unified Development Code.
 - Proposed Change: Include “Event Space”, defined as “A facility or space where special events are permitted to occur, excluding places of worship, as defined herein, subject to a use agreement between a private group or individual and the facility owner. A special event may include, but is not limited to, a celebration, ceremony, wedding, reception, corporate function, or similar activity for the benefit of someone other than the property owner that takes place on a periodic basis, involving the gathering of individuals assembled for the common purpose of attending a special event.”

The nature and effect of the proposed amendment:

- This amendment seeks to add the specification of “Event Space” to the list of specified uses under the UDC and designate it as a permitted use under the Mixed-Use Zoning District – Office District.

Reasons for the proposed amendment:

- The opportunity to add complimentary uses to the current office zoning code adheres to the concept of Integrated Land Use that encourages a compact pattern of diverse development that maintains a unique sense of place, as outlined in the City’s 2013 Sustainability Framework report. Diversity of use and activating spaces outside of common peak hours can strengthen our local economy and contribute to an enhanced sense of community.

- Based on the factors described above, the language of the Unified Development Code should be edited to make it clear that the event space use would be a permitted use within the Office zone.

Winston Chester
Commercial Real Estate Analyst

On behalf of:
Oxford Property Management, LLC.
Commercial Real Estate Analyst
777 E. Eisenhower Pkwy Ste 850
Ann Arbor, MI 48108