

City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES - PLANNING DIVISION

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APPLICATION FOR CHANGES IN OR ADDITIONS TO THE ZONING CHAPTER

See www.a2gov.org/planning/petitions for submittal requirements.

TO: The Honorable Mayor and City
Council City of Ann Arbor
Ann Arbor, Michigan

We, the undersigned, respectfully petition the Honorable Council of the City of Ann Arbor to amend the Zoning Map as it relates to the property hereinafter described. *(legal description attached)*

See Attached. 700 N Main

The petitioner(s) requesting the zoning/rezoning are *(List petitioners' name; address; telephone number; and interest in the land; i.e., owner, land contract, option to purchase, etc.):*

Trowbridge Multi-Family (aka – Near North Development)
2617 Beacon Hill Dr
Auburn Hills, MI 48326
248-373-5050 / 586-215-4046

The applicant requests that the Official City Zoning Map be amended to reclassify this property from **R4C** to **R4E with conditions (75' height limit)** to permit the following use(s)*(state intended use)*:

Justification:

1. The extent to which the zoning/rezoning requested is necessary.

The City has identified key deficiencies in its current housing availability/supply, including 1) the lack of sufficient student housing to keep up with the regular increase in student population at the University of Michigan; 2) the lack of convenient and attainable housing for working residents. Students searching for housing options fill residential areas in close proximity to campus, driving up costs and displacing workforce housing opportunities. This rezoning is necessary to allow for higher density residential development which would be allowed by the R4E zoning classification over what was previously approved for the site under the, now antiquated, zoning model embodied in R4C zoning regulations. This proposal would provide 64 new dwelling units of modest size and cost structure compared to the previously approved, larger, luxury town homes. City land is already largely developed and current housing strategy is to focus on infill or redevelopment of properties within close proximity of

downtown and the UM Campus through greater efficiency of land use. This project addresses both needs and comports with new directives and approaches towards great efficiency of land usage.

The project is ideally situated near the downtown district in close proximity to the Farmer's market and Kerrytown shops. It is intended to cater to working residents supporting services and businesses in the city. It is within walking distance to restaurants, bars, entertainment & recreational venues, retail shops and other businesses downtown. The project is bounded on the west by a major downtown street and transit corridor and is walkable to the Amtrak train station.

2. This zoning/rezoning will affect the public welfare and property right of persons located in the vicinity in the following ways:

As explained above, the project will provide desperately needed additional housing in an ideal location consistent with City planning objectives. The proposed conditions of the rezoning provide for a generous limitation in height keeping the project in a scale that is compatible with other new construction in the nearby northside downtown-adjacent neighborhoods (including but not necessarily limited to The Garnet, Kingsley Condominiums and several others under construction or completed in recent years). This project will include on-site recreational amenities to promote healthy living and housing that meets the City's modern sustainability objectives. By attracting new residents to a walkable location that has access to public transportation the project hopes to minimize the carbon footprint of its residents in alignment with city goals as well as minimize traffic impacts.

3. This zoning/rezoning will be advantageous to the City of Ann Arbor in the following ways:

Ann Arbor is seeking opportunities to solve the housing crisis that is currently affecting the city. The R4E zoning will allow the property to be redeveloped with a higher density in a more efficient manner while being able to take advantage of the multiple mass transit opportunities nearby/adjacent. As described above, the project will create new, modern, energy efficient, housing of modest size. Its proximity to the central downtown retail core will provide more customers to sustain retail business in a challenging environment for brick and mortar retail establishments. It will substantially increase city tax revenue. By focusing the new units on more modest size rather than luxury units it will help foster diversity in the city.

4. This particular location will meet the convenience and service requirements of potential users or occupants in the following ways:

As previously stated, the location is ideally situated for convenient walking and biking access to the downtown retail and business core and to some extent

the U of M campus for those that may be employed at the nearby hospital complex. Most of the potential residents can participate in daily living, working, and recreational activities without the necessity of individual vehicular traffic. The project will have convenient and accessible bike storage and is near to the walking and biking opportunities along the expanding trail system adjacent to the Huron River.. The property is ideally situated to be served by mass transit, bikeways and access to arterial roadway connections within and without the city.

5. Any changed or changing conditions in any particular area, or in the municipality generally which may have bearing on the proposed zoning/rezoning are:

The area in which the project is situated is undergoing transformative changes in planning and physical conditions, including the proposed expansion of the DDA and consequent proposed improvements to the N. Main St. corridor. The proposed project is consistent with other projects under construction and recently completed in the northside downtown-adjacent neighborhoods and the City's goals to redevelop existing lower density areas with new, efficient, higher density living opportunities.

6. Other circumstances and factors which will further justify the requested zoning/rezoning are:

This is a conditional rezoning. Certain conditions voluntarily offered by the owner of the land, including an agreement between the City and the developer, may become a condition of the rezoning of property. The conditions run with the land. In order to further justify and support the rezoning and bind the property to the limitations and commitments we are making, the developer is prepared to offer conditions as part of this rezoning request regarding limitations on the height of the building. We plan to take the following options to meet Ann Arbor's sustainability requirements. Attached is a scaled map of the property proposed for zoning/rezoning, showing the boundaries of the property, the boundaries of the existing zones, the boundaries of the proposed zones, and the public and/or private easements located within or adjacent to the property petitioned for zoning/rezoning.

- all-electric, efficient, utilize on-site renewables, and incorporate sustainable design.

