



MEMORANDUM

To: City Planning Commission

FROM: Alexis DiLeo, City Planner

DATE: June 13, 2023

SUBJECT: PUD Pre-Petition Conference
Jewish Community Center PUD
2935 Birch Hollow Drive

A pre-petition conference is a required step to applying and receiving approval for a new PUD Zoning District or an amendment to existing PUD Supplemental Regulations. Tonight's conference discusses adopting PUD Supplemental Regulations for the existing Jewish Community Center PUD Zoning District on Birch Hollow Drive.

Background

The site was originally developed in 1967 as Clinton Elementary School. It closed in the mid-1980s, along with a few other small Ann Arbor Public Schools smaller elementary schools, and was sold to the Jewish Community Center.

The Jewish Community Center Preliminary and Final Phase Planned Unit Development was approved on December 15, 1986 as a 6.0-acre district "for use as a 16,016-square foot community center, a 3,552-square foot nursery school, a 7,500-square foot elementary school and mechanical space for a total of 28,180 square feet." It was amended on January 21, 1997 in order to construct 13,089 square feet of new floor area, for a total of 41,269 square feet of floor area in the district.

Supplemental Regulations were not required for PUD zoning districts until the 1990's. Prior to then, development in a PUD district was limited to the adopted language in the ordinance establishing the zoning district and shown in the site plan.

The Jewish Community Center is requesting adopt PUD Supplemental Regulations that provide and expand the permitted uses allowed in the district and provide and increase the area, height and placement regulations. The existing building already exceeds 41,269 square feet, certainly a calculation or reporting error in either 1986 or 1997, nevertheless, no new floor area is permitted. Initially, a small addition to accommodate a library is requested and plans for enhanced services are included.

Per Section 5.30.4, the procedures for a change to a PUD zoning district are the same as for establishing a new PUD.

PUD Process

As provided in Section 5.29.11 of the Unified Development Code, the PUD process involves five steps: citizens participation, pre-application conference with staff, pre-petition conference with

Planning Commission, PUD zoning district review and PUD site plan review. A citizens participation meeting was held on February 14, 2023. Staff began working with the applicant several months ago and continue to guide them through the application preparation, submittal, review and approval process.

At pre-petition conferences with the Planning Commission, applicants present the proposed conceptual plan and development program. The Planning Commission may offer “their comments regarding the appropriateness of the proposed land uses, the proposal’s conformance with adopted master plan and policies, and the beneficial effects to be achieved.”

Staff Comments

1. Beneficial Effects – Per Section 5.29.11.F.1 Standards for PUD Zoning District Review, the district must have a beneficial effect for the City. The beneficial effects that warrant a PUD zoning district include “the use and reuse of existing sites and buildings that contribute to the desired character and form of an established neighborhood.”
2. Permitted Uses – The request to continue the community centers, private [K-12], and child care center uses, and expand the permitted uses to include offices and affordable housing, are appropriate for the site and neighborhood. They are also in keeping with the original premise of the PUD district and support the beneficial effect of this PUD district.
3. Density and Floor Area Ratio – The petition proposes a maximum FAR of 80% which will allow up to 209,320 square feet of floor area. This is about four times the current building area.