



City of Ann Arbor
Formal Minutes - Final
Planning Commission, City

301 E. Huron St.
Ann Arbor, MI 48104
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Tuesday, March 17, 2015

7:00 PM

City Hall, 301 E. Huron St., 2nd Fl.

10-d 15-0325

The following amendments are proposed to the Zoning Map and Zoning Ordinance to implement recommendations from an evaluation of the 2009 Ann Arbor Discovering Downtown (A2D2) zoning changes:

§ Rezoning of 336 East Ann Street from D1 (Downtown Core) to D2 (Downtown Interface) base zoning district;

§ Rezoning of 219 North Fifth Avenue and 211 East Huron Street from East Huron 2 to East Huron 1 character overlay district;

§ Text amendments to the East Huron 1 character overlay district to create area, height and placement requirements for D2 zoning; and

§ Text amendments to the East Huron 1 character overlay district requirements for D1 zoning to reduce the maximum height from 150 feet to 120 feet, establish a maximum tower diagonal dimension, and establish a side setback requirement.

§ Text amendments to the East Huron 1 and 2 character overlay district, intent paragraph to describe each separately and uniquely.

Alexis DiLeo presented the staff report.

PUBLIC HEARING:

Noting no speakers, the Chair declared the public hearing closed, unless the Commission postpones the item.

Moved by Clein, seconded by Mills, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the staff-initiated rezoning of 336 East Ann Street from D1 (Downtown Core) to D2 (Downtown Interface) base zoning district; and

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the staff initiated rezoning of 219 North Fifth Avenue and 211 East Huron Street from Main Street to East Huron 1 character overlay zoning district, and the Municipal

Center block from East Huron 2 to East Huron 1 character overlay district; and

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve amendments to Chapter 55, Zoning Ordinance, Section 5:10.20(3), Building Massing Standards, to add a definition of “maximum tower diagonal.”; and

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve amendments to Chapter 55, Zoning Ordinance, Table 5:10.20A regarding area, height and placement, including the addition of a maximum tower diagonal standard, for the East Huron 1 and East Huron 2 character overlay zoning districts; and

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve amendments to Chapter 55, Zoning Ordinance, Section 5:10.20(1)(d) regarding the East Huron 1 and 2 intent statement.

COMMISSION DISCUSSION:

Mills complimented staff on research for the front setback on East Ann Street and agreed that the intent statement is very helpful. She asked about wording for "within 150 feet", on Figure 6, in the D1 District.

DiLeo said she this is the same language that was used in previous rezoning on South Main Street.

Clein said he had the same enquiry as Mills and said he hoped it would be clear to everyone and not confusing.

Milshteyn asked if the City Attorney has reviewed the intent statements, and said he was confused by the statement, ‘in the round’.

DiLeo said the phrase, ‘in the round’, is used in the current intent statement and is also found in the Downtown Design Guidelines, and believes it to mean that like several properties, you find the buildings in the center of the properties and are landscaped on all four sides. She said these buildings don’t really have a back, but have four fronts and all four sides are equally distinct and beautiful.

DiLeo said the Attorney’s Office has not yet reviewed the intent

statements, but they will before the item moves on to City Council. She said they want to know the final goal of the City Planning Commission before they are legally vetted.

Bona commented that 'in the round' is an intent but not always the result. She commented that she couldn't believe they were at this current point in the process. She said in spite of its' complexity, she felt it has turned out elegantly. She said she wouldn't change anything, noting that the language under the D1 district and the height made sense to her. She too appreciated the intent statements, since that was ultimately the difference in separating the D1 and D2 districts.

iBriere said 'in the round' means that buildings are not up against each other and there are no shared walls and to her that is a significant part of the character of the Huron Street area. She said she thinks that a lot of the problems that Council had concern over may have been addressed. She said when this item does come before Council, she would like to recommend that they take some time to show what could be built on Huron Street in the area adjacent to City Hall. She said she has heard several Council members ask for the same thing, to be able to visualize a building envelope and what could be built here. She said there is always a risk that people will think this is the plan, but thinks it would be helpful to have available in case Council asked for it. She said she was very pleased with this work.

Woods said she also was pleased with the results.

On a roll call, the vote was as follows with the Chair declaring the motion carried.

Yeas: 7 - Wendy Woods, Kenneth Clein, Sabra Briere, Jeremy Peters, Sarah Mills, Bonnie Bona, and Alex Milshteyn

Nays: 0

Absent: 2 - Eleanore Adenekan, and Sofia Franciscus