

MEMORANDUM

TO: Mayor and City Council

FROM: Brett Lenart, Planning Manager

DATE: January 22, 2021

SUBJECT: **Ann Arbor Planning Commission Response to City Council Resolution R-20-267 – C1A AND C1A/R Zoning Districts**

BACKGROUND:

City Council Resolution R-20-267 in July of 2020 directed the Planning Commission to evaluate and make recommendations on the continued viability, and/or any proposed modifications to the C1A and C1A/R Zoning Districts.

This response was approved by the Planning Commission at their January 5, 2021 regular meeting.

RESOLUTION R-20-267 DIRECTIVES AND UPDATES:

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| <p>RESOLVED, That City Council hereby direct the Planning Commission to evaluate the continued viability of the C1A and C1A/R districts and make recommendations whether to eliminate or modify the C1A and C1A/R zoning districts consistent with this resolution within 180 days;</p> |
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In evaluation of this direction, the Planning Commission discussed several aspects and/or approaches responsive to this direction, including:

- Consider potential overlap with transit supportive zoning development
- Community experience has evolved; Districts no longer serving small subset of City; University now a more significant impact on the City – primary driver of ~80k daily commuter trips
- Broadway area; constant stream of non-motorized commuters to the medical campus; This area is appropriate to consider in context/connection of medical campus;
- District might be appropriate in its current state, but evolved from its campus-oriented descriptions and names
- Proposals for these districts often include a proposed height condition, consider adding a height limit
- Consider requiring mixed-uses
- Keeping districts affiliated with the University is appropriate, as it is the biggest influence on the City

After analysis, the Planning Commission finds that the C1A and C1A/R Zoning Districts do provide a development typology that supports dense, mixed-use opportunities in proximity to University Campuses and the central areas of the City. The Planning Commission does not recommend elimination or modification of these districts at this time.