



Legislation Details (With Text)

<b>File #:</b>	09-0186	<b>Version:</b>	1	<b>Name:</b>	Downtown Rezoning & Amend to Codes to Implement A2D2
<b>Type:</b>	Ordinance	<b>Status:</b>			Introduced from Staff
<b>File created:</b>	2/19/2009	<b>In control:</b>			City Planning Commission
<b>On agenda:</b>	2/19/2009	<b>Final action:</b>			2/19/2009
<b>Enactment date:</b>		<b>Enactment #:</b>			

**Title:** Public Hearing and Action on Revisions to the Downtown Rezoning and Amendments to City Code to Implement the Ann Arbor Discovering Downtown (A2D2) Recommendations. (Properties within the Downtown Development Authority District (DDA) boundaries, excepting those zoned R2A, R4C, O, PL or PUD; properties zoned C2B on the west side of South Ashley between West Madison and West Mosley; properties zoned C2B on the south side of East Madison between the railroad and South Fifth Avenue; properties zoned C2B on the east side of South Fifth Avenue between East Madison and Hill; properties zoned C2A on the north side of Willard between East University and South Forest; properties zoned C2A on the east side of South Forest between Forest Court and the DDA boundary; and property zoned C2A on the south side of South University east of the DDA boundary.) A revised proposal to implement the recommendations of the A2D2 initiative, to include: 1) text and map amendments to Chapter 55 (Zoning) to eliminate the C2A, C2A/R and C2B/R districts and their references; 2) text and map amendments to Chapter 55 (Zoning) to add downtown core and interface base district uses and area/height/ placement requirements; 3) text and map amendments to Chapter 55 (Zoning) to add downtown character overlay districts and related design standards; 4) text amendments to Chapter 55 (Zoning) to revise floor area premium options; and 5) text amendments to Chapter 59 (Off-Street Parking) to revise requirements for the downtown special parking district.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 2-19-09 packet - DT ReZ & Amend re A2D2.pdf, 2. 2-19-09 packet - Ch 55&59 Amend.pdf

Date	Ver.	Action By	Action	Result
2/19/2009	1	City Planning Commission	Held and Closed	

Public Hearing and Action on Revisions to the Downtown Rezoning and Amendments to City Code to Implement the Ann Arbor Discovering Downtown (A2D2) Recommendations. (Properties within the Downtown Development Authority District (DDA) boundaries, excepting those zoned R2A, R4C, O, PL or PUD; properties zoned C2B on the west side of South Ashley between West Madison and West Mosley; properties zoned C2B on the south side of East Madison between the railroad and South Fifth Avenue; properties zoned C2B on the east side of South Fifth Avenue between East Madison and Hill; properties zoned C2A on the north side of Willard between East University and South Forest; properties zoned C2A on the east side of South Forest between Forest Court and the DDA boundary; and property zoned C2A on the south side of South University east of the DDA boundary.) A revised proposal to implement the recommendations of the A2D2 initiative, to include: 1) text and map amendments to Chapter 55 (Zoning) to eliminate the C2A, C2A/R and C2B/R districts and their references; 2) text and map amendments to Chapter 55 (Zoning) to add downtown core and interface base district uses and area/height/ placement requirements; 3) text and map amendments to Chapter 55 (Zoning) to add downtown character overlay districts and related design standards; 4) text amendments to Chapter 55 (Zoning) to revise floor area premium options; and 5) text amendments to Chapter 59 (Off-Street Parking) to revise requirements for the downtown special

parking district.

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve amendments to Chapter 55 (Zoning) and Chapter 59 (Off-Street Parking) to implement the Ann Arbor Discovering Downtown recommendations.

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the proposed D1, D2 and PL District Rezoning, the Character Overlay Zoning District Rezoning, and the Building Frontage Rezoning as shown on the attached maps.

The Ann Arbor City Planning Commission hereby directs Planning staff to collect data about the impacts of the Downtown Rezoning and Amendments to City Code and further, that staff report back to the City Planning Commission about these impacts one year from adoption of the amendments.