



## Legislation Details (With Text)

**File #:** 10-0750      **Version:** 3      **Name:** 1/3/11 - Area, Height & Placement  
**Type:** Ordinance      **Status:** Passed  
**File created:** 7/8/2010      **In control:** City Council  
**On agenda:** 1/3/2011      **Final action:** 1/3/2011  
**Enactment date:** 12/6/2010      **Enactment #:** ORD-10-34

**Title:** An Ordinance to Amend Chapter 55 (Zoning) and Chapter 59 (Off-Street Parking) of Title V of the Code of the City of Ann Arbor Regarding Revisions to Area, Height, and Placement Regulations (CPC Recommendation: Approval - 9 Yeas, 0 Nays) (Ordinance No. ORD-10-34)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD-10-34 Area Height and Replacement Ordinance Briefed and Approved.pdf, 2. ORD-10-34 As Amended.pdf, 3. AHP Ordinance Briefed, 4. AHP ORD 8-23.pdf, 5. 11-6-09 AHP Summary - CPC, 6. 7-8-10 AHP Staff Report – CPC, 7. Memo to CPC and Council 5-17-10.pdf, 8. Zoning District Maps - CPC, 9. 7-28-10 Example Maps - CC, 10. AHP\_Additional\_Information\_9-23-10, 11. 10-34 Area Height and Placement Approval Notice

Date	Ver.	Action By	Action	Result
1/3/2011	3	City Council	Held and Closed	
1/3/2011	3	City Council	Adopted on Second Reading	Pass
12/6/2010	3	City Council		
12/6/2010	3	City Council	Amended	Pass
12/6/2010	3	City Council	Amended	Pass
12/6/2010	3	City Council	Approved on First Reading	Pass
11/15/2010	3	City Council		
11/15/2010	3	City Council	Postponed	Pass
10/18/2010	3	City Council	Adopted on Second Reading	
10/18/2010	3	City Council	Amended	Pass
10/18/2010	3	City Council	Postponed	Pass
10/4/2010	3	City Council	Held and Closed	
10/4/2010	3	City Council		
10/4/2010	3	City Council	Postponed	Pass
9/7/2010	3	City Council	Approved on First Reading	Pass
7/8/2010	1	City Planning Commission	Recommended for Approval	Pass

An Ordinance to Amend Chapter 55 (Zoning) and Chapter 59 (Off-Street Parking) of Title V of the Code of the City of Ann Arbor Regarding Revisions to Area, Height, and Placement Regulations (CPC Recommendation: Approval - 9 Yeas, 0 Nays) (Ordinance No. ORD-10-34)

On June 3, 2008, the Planning Commission recommended approval of a package of amendments to

the zoning and off-street parking ordinances, which were drafted to encourage more sustainable land use practices. The Planning Commission initiated this effort as a result of recommendations from the Northeast Area Plan (now incorporated into the Master Plan: Land Use Element) and the Non-Motorized Plan. Both plans recommended that the City Code be amended to encourage mixed land uses, non-motorized access, under-structure parking, and the preservation of natural systems.

Planning and Development Services staff originally presented City Council with information regarding the proposed amendments at a September, 2008 Council working session. City Council asked staff to develop an outreach strategy to inform the public and receive input on the amendment effort. On March 16, 2009, City Council approved the community outreach strategy and a resolution creating a citizens advisory committee that would help guide the process.

The outreach strategy included a series of eight public meetings held between May and October, 2009. Planning and Development Services staff and the advisory committee forwarded to Council the attached memorandum summarizing the public outreach effort and included recommendations for modifying the proposed amendments to address major concerns expressed at the public meetings. On November 6, 2009 City Council passed resolution R-09-482 returning the Area, Height and Placement amendments to the Planning Commission to evaluate the comments and propose modifications to the draft.

Planning staff worked with the Planning Commission to modify the proposed amendments to address the major concerns expressed during the public outreach process. Staff held a public forum on June 16, 2010 to discuss the modifications. The modifications are summarized in the July 8, 2010 staff report to Planning Commission (attached).

The Planning Commission held a public hearing and unanimously recommended approval of the proposed amendments on July 8, 2010.

Attachments: Proposed Ordinance  
11/6/09 Public Involvement Process Summary  
7/8/10 Planning Staff Report  
5/17/10 Memo to Council  
Zoning Maps  
Example Maps

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**(See attached ordinance as Amended by Ann Arbor City Council on December 6, 2010)**