



Legislation Details (With Text)

**File #:** 21-1496      **Version:** 1      **Name:** 9/20/21 UDC Amendment - C2B Permitted Uses  
**Type:** Ordinance      **Status:** Passed  
**File created:** 9/20/2021      **In control:** City Council  
**On agenda:** 10/18/2021      **Final action:** 10/18/2021  
**Enactment date:** 9/20/2021      **Enactment #:** ORD-21-29

**Title:** An Ordinance to Amend Section 5.15.2 of Chapter 55 (Unified Development Code) of Title V of Code of The City of Ann Arbor - (Remove Warehousing and Indoor Storage in C2B Districts) (ORD-21-29)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD-21-29 Briefed and Approved.pdf, 2. , 3. Ordinance - UDC Amendment - Remove Warehousing and Indoor Storage from C2B District.pdf, 4. Ordinance Amendment Staff Report w Attach - Storage Facilities.pdf, 5. 01-05-2021 CPC Approved Meeting Minutes w Links.pdf, 6. C2B Zoning Map.pdf, 7. ORD-21-29 Approval Notice.pdf, 8. WLN clipping ORD-21-29 Remove Warehouse and Indoor Storage - Public Hearing Notice.pdf, 9. WLN clipping ORD-21-29 Remove Warehouse and Indoor Storage - Approval Notice.pdf

| Date       | Ver. | Action By    | Action                    | Result |
|------------|------|--------------|---------------------------|--------|
| 10/18/2021 | 1    | City Council | Held and Closed           |        |
| 10/18/2021 | 1    | City Council | Adopted on Second Reading | Pass   |
| 9/20/2021  | 1    | City Council | Approved on First Reading | Pass   |

An Ordinance to Amend Section 5.15.2 of Chapter 55 (Unified Development Code) of Title V of Code of The City of Ann Arbor - (Remove Warehousing and Indoor Storage in C2B Districts) (ORD-21-29) Recently, a proposal for a development in the C2B Zoning District included self-storage facilities. While this proposed use is no longer being pursued, the Planning Commission recognized the potential for such uses in the C2B Districts to be inconsistent with City goals.

The C2B Zoning District is applied in the City as indicated on the attached C2B Zoning Map. This district references that customers may access the uses in this district by either automobile or as an extension of downtown pedestrian shopping activity. The majority of other permitted uses in the district are suitable to be accessed in either method (automobile or pedestrian), however, Warehousing and Indoor Storage are most likely to be primarily automobile oriented.

Given the City’s goals regarding transportation choice, reduced vehicle miles traveled, and other land use and sustainability goals, the Planning Commission recommended removal of Warehousing and Indoor Storage as a permitted use from the C2B District in the UDC. While a similar change was considered for the C3 District, the intent, location, and presence of existing facilities in this zoning category is not proposed for amendment at this time.

Prepared by: Brett Lenart, Planning Manager

Reviewed by: Derek Delacourt, Community Services Area Administrator

Approved by: John Fournier, Assistant City Administrator

[\(See Attached Ordinance\)](#)