



Legislation Details (With Text)

**File #:** 15-0494      **Version:** 2      **Name:** 5/18/15 -- Rezoning of 336 East Ann Street and Expansion of East Huron 1 Character Overlay Zoning District

**Type:** Ordinance      **Status:** Passed

**File created:** 5/18/2015      **In control:** City Council

**On agenda:** 7/20/2015      **Final action:** 7/20/2015

**Enactment date:** 5/18/2015      **Enactment #:** ORD-15-08

**Title:** An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 0.34 Acre from D1 (Downtown Core Base District) to D2 (Downtown Interface Base District), 336 East Ann Street, and 3.8 Acres from East Huron 2 and Midtown Character Overlay Districts to East Huron 1 Character Overlay District, 211, 219, 301, 331, 337, 341 East Huron Street and 336 East Ann Street, City-Initiated Rezoning, (CPC Recommendation: Approval - 7 Yeas and 0 Nays) (Ordinance No. ORD-15-08)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Chapter 55 Rezoning 15-08 Briefed and Approved.pdf, 2. 15-08 Downtown Zoning Ordinance Revision Briefed.pdf, 3. Downtown Zoning Ordinance Revision.pdf, 4. March 17, 2015 Planning Staff Report, 5. E Huron CPC Minutes 02-03-15.pdf, 6. E Huron CPC Minutes 03-17-15.pdf, 7. Proposed Zoning Changes Map.pdf, 8. Proposed Char Overlay Dist Location Map.pdf

Date	Ver.	Action By	Action	Result
7/20/2015	2	City Council	Held and Closed	
7/20/2015	2	City Council	Adopted on Second Reading	Pass
6/15/2015	2	City Council	Held and Continued	
6/15/2015	2	City Council		
6/15/2015	2	City Council	Postponed at Second Reading	Pass
5/18/2015	2	City Council	Approved on First Reading	Pass

An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 0.34 Acre from D1 (Downtown Core Base District) to D2 (Downtown Interface Base District), 336 East Ann Street, and 3.8 Acres from East Huron 2 and Midtown Character Overlay Districts to East Huron 1 Character Overlay District, 211, 219, 301, 331, 337, 341 East Huron Street and 336 East Ann Street, City-Initiated Rezoning, (CPC Recommendation: Approval - 7 Yeas and 0 Nays) (Ordinance No. ORD-15-08)

The proposed map changes in the East Huron Street corridor are set forth in conjunction with Zoning Ordinance amendments that implement recommendations made by Council and Planning Commission following an evaluation of downtown zoning. As a whole, these map changes seek to facilitate a better transition for future development in the downtown when next to and nearby established, historic neighborhoods. These map changes also provide for a clearer differentiation between two character overlay districts that have distinct differences.

An evaluation of downtown zoning was recently made, as requested, by a planning consultant (ENP & Associates). City Council and Planning Commission passed resolutions recommending certain actions identified in the Downtown Zoning Evaluation report. Among those recommendations was to

rezone 336 East Huron Street and expand the East Huron 1 Character overlay zoning district.

Attachments: March 17, 2015 Planning Staff Report  
March 17, 2015 Planning Commission Minutes  
Prepared by: Alexis DiLeo, City Planner  
Reviewed by: Wendy L. Rampson, Planning Manager  
Sumedh Bahl, Community Services Area Administrator  
ORDINANCE NO. ORD-15-08

First Reading: May 18, 2015  
Public Hearing: June 15, 2015 &  
July 20, 2015  
Approved: July 20, 2015  
Published: July 27, 2015  
Effective: August 5, 2015

EAST HURON CHARACTER AREA CITY-INITIATED REZONING  
(INCLUDING 211, 219, 301, 331, 337, 341 EAST HURON STREET  
AND 336 EAST ANN STREET)

AN ORDINANCE TO AMEND THE ZONING MAP, BEING A PART OF CHAPTER 55 OF TITLE V OF  
THE CODE OF THE CITY OF ANN ARBOR

The City of Ann Arbor ordains:

Section 1. THE ZONING MAP, which, by Section 5:4 of Chapter 55 of Title V of the Code of the City of Ann Arbor is made a part of said Chapter 55, shall be so amended as to designate the zoning classification of property described as follows:

336 East Ann Street - W 27 FT LOT 10 ALL LOT 11 AND E 19 FT LOT 12  
B1N R6E ORIGINAL PLAT OF ANN ARBOR

in the City of Ann Arbor, Washtenaw County, Michigan as D2 (Downtown Interface District).

Section 2. THE ZONING MAP, which, by Section 5:4 of Chapter 55 of Title V of the Code of the City of Ann Arbor is made a part of said Chapter 55, shall be so amended as to designate the zoning classification of property described as follows:

336 East Ann Street - W 27 FT LOT 10 ALL LOT 11 AND E 19 FT LOT 12  
B1N R6E ORIGINAL PLAT OF ANN ARBOR;

341 East Huron Street - E 1/2 LOT 7 EXC N 4 FT & LOT 8 EXC N 4 FT  
ALSO EXC BEG INT W L DIVISION ST & N L HURON ST TH W ALG N L  
HURON ST 6 FT TH NE TO PT W L DIVISION ST 55 FT N OF N L  
HURON ST TH S ALG W L DIVISION ST 55 FT TO POB B1N R6E  
ORIGINAL PLAT OF ANN ARBOR;

335 East Huron Street - E 12 FT LOT 6 AND W 33 FT LOT 7 B1N R6E  
ORIGINAL PLAT OF ANN ARBOR;

331 East Huron Street - W 37.5 FT OF E 49.5 FT LOT 6 B1N R6E

ORIGINAL PLAT OF ANN ARBOR;

301 East Huron Street - LOTS 1 THRU 5 W 16.5 FT LOT 6 W 47 FT LOT 12 AND ALL LOTS 13 THRU 16 B1N R6E ORIGINAL PLAT OF ANN ARBOR;

111 North Fifth Avenue / 219 East Huron Street - LOT 1 AND E 76 FT LOTS 7 & 8 B1N R5E ORIGINAL PLAT OF ANN ARBOR; and

220 East Ann Street / 211 East Huron Street - LOT 2, THE E 22 FT OF LOTS 3, 5 & 6 AND THE W 56 FT OF LOTS 7 & 8, B1N, R5E ORIGINAL PLAT OF ANN ARBOR

in the City of Ann Arbor, Washtenaw County, Michigan as East Huron 1 (Character Overlay District).

Section 3. This ordinance shall take effect and be in force on and after ten days from legal publication.