City of Ann Arbor

Legislation Details (With Text)

File #:	22-0346	**Version:** 1	**Name:**	3/7/22 Ordinance to rezone 68 lots to TC1 - State/Eisenhower
Type:	Ordinance		**Status:**	Passed
File created:	3/7/2022		**In control:**	City Council
On agenda:	4/4/2022		**Final action:**	4/4/2022
Enactment date:	4/4/2022		**Enactment #:**	ORD-22-04

Title: An Ordinance to Amend Chapter 55 (Unified Development Code), Rezoning of 68 Lots in the South State Street and East/West Eisenhower Parkway Area to TC1 (Transit Corridor District), City-Initiated Rezoning, (CPC Recommendation: Approval - 8 Yeas and 0 Nays) (ORD-22-04)

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD-22-04 Briefed and Approved.pdf, 2. ORD-22-04 Briefed.pdf, 3. TC1 Staff Report.pdf, 4. Ordinance TC1.pdf, 5. Ordinance Attachment A TC1 Rezoning Map.pdf, 6. ORD-22-04 Approval Notice.pdf, 7. WLN clipping ORD-22-04 TC1 Rezoning - Approval Notice.pdf, 8. WLN clipping ORD-22-04 TC1 Rezoning - Public Hearing Notice.pdf

Date	Ver.	Action By	Action	Result
4/4/2022	1	City Council	Held and Closed	
4/4/2022	1	City Council	Adopted on Second Reading	Pass
3/7/2022	1	City Council	Approved on First Reading	Pass

An Ordinance to Amend Chapter 55 (Unified Development Code), Rezoning of 68 Lots in the South State Street and East/West Eisenhower Parkway Area to TC1 (Transit Corridor District), City-Initiated Rezoning, (CPC Recommendation: Approval - 8 Yeas and 0 Nays) (ORD-22-04)

Approval of this ordinance will rezone 68 lots in the South State and East/West Eisenhower area, including Boardwalk Drive and Victors Way, to TC1 (Transit Corridor District). A map of the proposed district is attached to the ordinance, along with a list of corresponding parcel identification numbers, addresses, and existing zoning designations. A map of the proposed district is also attached. This rezoning is pursuant to the directions and recommendations of the Planning Commission and City Council in Resolution R-20-439 (Legistar File 20-1676) to identify and consider geographic areas to apply the newly created TC1 zoning district, which was also directed and recommended in that same resolution.

- About the TC1 District: The TC1 district was created as a meaningful, achievable, and realistic way to simultaneously address a variety of different but related goals expressed in the eight documents that comprise the Comprehensive Plan, such as sustainability, access and choice in housing, housing affordability, reducing vehicle miles traveled, relieving vehicle congestion, supporting existing transit service, and supporting and expanding nonmotorized transportation. The TC1 district was adopted as an amendment to the Unified Development Code and became effective, or available for application, in July 2021 (Ordinance No. ORD-21-19). More background and information about establishing the TC1 district is available on the project website at
<https://www.a2gov.org/departments/planning/Pages/Proposed-Transit-Oriented-Zoning-

- <u>About the Rezoning Process:</u> The area of South State Street between Oakbrook Drive and I-94, and East-West Eisenhower Parkway between South Main Street and the railroad, was recommended for TC1 designation by the Planning Commission as part of its recommendation to City Council adopt the TC1 zoning district itself. Following approval of the TC1 district creation, the Planning Commission's Ordinance Revisions Committee worked to refine the precise boundaries of the proposed district. An introductory and informational webinar was held on November 9, 2021 for all owners, residents, and tenants inside and extending 1000 feet from the proposed rezoning area as well as anyone interested in city planning and zoning. A public hearing was held on February 1, 2022. More background and information about this city-initiated rezoning to TC1 is available on the project webpage at www.a2gov.org/tc1rezoning and clicking here: <https://www.a2gov.org/departments/planning/Pages/-City-Initiated-TC1-Rezoning.aspx>

- <u>About the Proposed District:</u> The proposed district includes 68 parcels ranging in size from 9,147 square feet (0.21 acres) to 13.6 acres (592,416 square feet), with an average size of about 152,460 square feet or 3.5 acres. Four are undeveloped, the remaining 64 have at least one building. The proposed district is composed of parcels that meet the general and specific intents of the TC1 district - along and proximate to existing transit corridors with regular fixed service provided by the AAATA and being established commercial and office sites. The proposed TC1 zoning designation will replace O, C3, P, R5, M1 and PUD designations.

- <u>Comprehensive Plan Comments:</u> Approval of this rezoning petition will further a variety of Comprehensive Plan goals and recommendations, such as

    o Reducing reliance on the automobile (Land Use Element Goal B)

    o Locating higher density residential densities near mass transit routes and in proximity to commercial, employment and activity centers (Land Use Element Goal B, Objective 1)

    o Encourage commercial and employment centers to promote pedestrian activity and support mixed-use 'village' centers in existing commercial areas to provide new residential opportunities and designs where parking lots are not the dominant feature (Land Use Element Goal E, including Objectives 1 and 2)

    o Prioritize transit improvement to support increased economic activity in the South State Street corridor as well as encourage better utilization of land through infill and reuse, promoting mixed land uses along the corridor (South State Street Corridor Plan LU-2, LU-9, LU-11)

    o   Create a transit-oriented district for a signature corridor and designate a portion of the city with design guidelines and building form regulations to guide redevelopment that support transit and active transportation (Transportation Plan)

Attachments:	February 1, 2022 Planning Staff Report
	February 1, 2022 Planning Commission Minutes
Prepared by:	Alexis DiLeo, City Planner
Reviewed by:	Brett Lenart, Planning Manager
	Derek Delacourt, Community Services Area Administrator

Approved by: Milton Dohoney Jr., Interim City Administrator
(See Attached Ordinance)