



## Legislation Text

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**File #:** 14-0814, **Version:** 2

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An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 1.1 Acres from D1 (Downtown Core Base District) to D2 (Downtown Interface Base District), 425 South Main Street City-Initiated Rezoning, 425 South Main Street (CPC Recommendation: Approval - 9 Yeas and 0 Nays) (Ordinance No. ORD-14-11) **(8 Votes Required)**

Planning staff requests that the legal description for the 425 S. Main Street rezoning be revised to include the adjacent public alley, and further requests that the Packard Street building frontage map be changed from Secondary Street to Front Yard. These changes are substantive, and will require a public hearing at a future meeting.

### Background:

Following first reading of this rezoning and associated amendments to the Main Street Overlay district in July 2014, Council postponed the items and requested that staff and the Planning Commission's Ordinance Revisions Committee (ORC) work with the property owner to identify further potential revisions. To that end, the ORC developed revised amendments to the Main Street Overlay district, which were presented at the November 17, 2014 meeting.

During its discussions about the proposed rezoning of 425 S. Main site, the ORC noted that the legal description should be clarified to include the public alley along the east side of the property to be consistent with the proposed amendments to the Main Street overlay district. In addition, the ORC felt that the property's current "building frontage" setback along Packard Street should be changed from a "Secondary Street" designation, which has a maximum 10 foot front setback requirement, to a "Front Yard" designation, which has a 15 foot minimum front setback requirement.

The ORC and Planning staff recommend that these two proposed substantive changes to the 425 S. Main Street rezoning be approved, because they are necessary for better consistency with the proposed Main Street overlay district and with the neighborhood context south and east of the site.

Prepared by: Alexis DiLeo, City Planner  
Reviewed by: Wendy L. Rampson, Planning Manager  
Sumedh Bahl, Community Services Area Administrator  
ORDINANCE NO. ORD-14-11

First Reading: December 15, 2014  
Public Hearing: January 5, 2015

Approved: January 12, 2015  
Published: January 12, 2015  
Effective: January 22, 2015

425 SOUTH MAIN STREET CITY-INITIATED REZONING  
(425 SOUTH MAIN 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:

LOTS 1 THROUGH 6 AND THAT PART OF LOT 7 LYING NORTH OF THE NORTH LINE OF PACKARD STREET OF THE ORIGINAL PLAT OF ANN ARBOR, AND THE ADJACENT 16-FOOT WIDE PUBLIC ALLEY

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

Section 2. THE BUILDING FRONTAGE 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 amended as follows:

The Building Frontage designation along Packard Street from South Main Street eastward to the Downtown Development Authority district boundary as Front Yard.

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

**CERTIFICATION**

I hereby certify that the foregoing ordinance was adopted by the Council of the City of Ann Arbor, Michigan, at its regular session of January 5, 2015.

Jacqueline Beaudry, City Clerk

Christopher Taylor, Mayor

I hereby certify that the foregoing ordinance received legal publication in the Washtenaw Legal News on January 12, 2015.

Jacqueline Beaudry, City Clerk