



Legislation Text

File #: 23-1161, **Version:** 1

An Ordinance to Amend the Zoning Map, Being a Part of Section 5.10.2 of Chapter 55 of Title V of the Code of the City of Ann Arbor, (1601 S. State Street - South Town Rezoning from R4C to C1A/R with Conditions) (CPC Recommendation: Approval - 7 Yeas and 0 Nays) (ORD-23-24)

Approval of this ordinance will rezone the block bounded by South State Street on the west, Henry Street on the north, White Street on the east, and Stimson Street on the south, from R4C (Multiple-Family Residential) to C1A/R With Conditions (Campus Business Residential) and accept conditions to limit the maximum height, limit the maximum number of parking spaces, limit the principal uses, and limit power sources in this district. Rezoning will enable the block to be redeveloped with a building having two multi-story towers on top of a single-story podium, creating a development of over 200,000 square feet including ground floor commercial and resident amenity space, apartments on the upper floors, and a 54-space parking garage within the podium.

The City Planning Commission held public hearings on the rezoning petition and on May 16, 2023 and June 21, 2023. It recommended approval of the rezoning petition and accepting the offer of conditions following the public hearing on June 21.

The South Town project has three components:

1. A petition to rezone the 1.7-acre block to C1A/R With Conditions.
2. A petition to vacate the unimproved public alley in the northern half of this block, to be submitted for consideration separately.
3. An application for site plan approval and development agreement, to be submitted for consideration separately.

Attachments: Conditional Zoning Statement of Conditions
May 16, 2023 and June 21, 2023 Planning Staff Report
May 16, 2023 and June 21, 2023 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., City Administrator
(See Attached Ordinance)