



Legislation Details (With Text)

File #: 12-0356 **Version:** 1 **Name:** 4/16/12 - AAA Rezoning
Type: Ordinance **Status:** Passed
File created: 4/16/2012 **In control:** City Council
On agenda: 5/21/2012 **Final action:** 5/21/2012
Enactment date: 5/21/2012 **Enactment #:** ORD-12-12
Title: An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 0.35 Acre from O (Office District) to P (Parking District), AAA Ann Arbor Branch Office Property, 1200 South Main Street (CPC Recommendation: Approval - 6 Yeas and 3 Nays) (Ordinance No. ORD-12-12)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 12-12 Briefed and Approved, 2. ORD-12-12 Briefed, 3. 1200 South Main Ordinance, 4. 3/6/12 Planning Staff Report, 5. 2-23-12 AAA Branch Zoning Map, 6. 2-23-12 AAA Branch Aerial Map

| Date | Ver. | Action By | Action | Result |
|-----------|------|--------------|---------------------------|--------|
| 5/21/2012 | 1 | City Council | Held and Closed | |
| 5/21/2012 | 1 | City Council | Adopted on Second Reading | Pass |
| 4/16/2012 | 1 | City Council | Approved on First Reading | Pass |

An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 0.35 Acre from O (Office District) to P (Parking District), AAA Ann Arbor Branch Office Property, 1200 South Main Street (CPC Recommendation: Approval - 6 Yeas and 3 Nays) (Ordinance No. ORD-12-12)

This ordinance will zone this property from O (Office District) to P (Parking District). Approval of this rezoning request will enable a parking lot to be constructed as the principal use at 1200 South Main Street. The proposed parking lot proposed for this site will provide additional off-street parking for the proposed new AAA Ann Arbor Branch Office at 1100 South Main Street. The petitioner believes the combined 35 parking spaces on the two sites will be necessary to meet parking demands for the proposed development.

The City Planning Commission, at its meeting of March 6, 2012 recommended approval of the request. A site plan to develop a 14-space parking lot on this site with required landscape screening and buffering, as well as a site plan to develop the new AAA Branch Office building and 21-space parking lot, were also recommended for approval at that meeting and will be scheduled for a future Council agenda.

The Commission found that sufficient justification has been proposed to deviate from the future land use recommendation in the Master Plan: Land Use Element for the site and vicinity, and that the proposed zoning is compatible with the surrounding area and supports the land use requirements for the adjacent (separately considered) site plan development.

Three Planning Commissioners did not support this petition, nor the site plan petition to develop a 14-space parking lot at this site, generally feeling that principal-use parking lots were not a desirable land use, particularly because on-street parking was available in the immediate vicinity as well as a public park-and-ride lot within a few minutes' walk of the site. These Commissioners were supportive of the proposal to construct a new branch office and accessory parking lot at 1100 South Main Street and limited their objections to the proposed development and rezoning of 1200 South Main Street.

If the rezoning request is not approved, the separately proposed branch office site plan must be revised to eliminate the proposed second phase addition and one of the proposed parking spaces in order to comply with the O district requirements for the 1100 South Main Street site.

Attachments: March 6, 2012 Planning Staff Report and March 6, 2012 Planning Commission Minutes

Prepared by: Alexis DiLeo, City Planner

Reviewed by: Wendy L. Rampson, Planning Manager and Sumedh Bahl, Community Services Administrator

ORDINANCE NO. ORD-12-12

First Reading: April 16, 2012

Published: May 24, 2012

Public Hearing: May 21, 2012

Effective: June 3, 2012

AAA ANN ARBOR BRANCH REZONING
A PORTION OF 1200 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:

Lot 102, Lot 101 and the northern 17 feet of Lot 100 of the Oak Crest Subdivision, recorded in Liber 6, page 8 of Washtenaw County Register of Deeds

in the City of Ann Arbor, Washtenaw County, Michigan as P (Parking District).

Section 2. This ordinance shall take effect and be in force on and after ten days from legal publication.