



Legislation Details (With Text)

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Title:	Resolution Authorizing Summary Publication of Ordinance 21-37 - An Ordinance to Amend Sections 5.22.3 (Storm Water Management and Soil Erosion) and 5.29.6 (Site Plans) of Chapter 55 (Unified Development Code) of Title V of the code of The City of Ann Arbor - Amendments to Storm Water Management and Soil Erosion and Site Plans				

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1/18/2022	1	City Council	Approved	Pass

Resolution Authorizing Summary Publication of Ordinance 21-37 - An Ordinance to Amend Sections 5.22.3 (Storm Water Management and Soil Erosion) and 5.29.6 (Site Plans) of Chapter 55 (Unified Development Code) of Title V of the code of The City of Ann Arbor - Amendments to Storm Water Management and Soil Erosion and Site Plans

The attached resolution authorizes the summary publication of Ordinance No. 21-37, which was approved by City Council on January 3, 2022. The City Charter allows summary publication of ordinances that are in excess of 500 words in length. Approval of this resolution will reduce cost of publishing due to the size of the ordinance.

Prepared By: Matt Kowalski, City Planner

Reviewed By: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator

Approved By: Milton Dohoney Jr., Interim City Administrator

RESOLVED, That the publication of Ordinance No. 21-37 shall be made by the following summary:

Ordinance No. 21-37 amends Sections 5.22.3 and 5.29.6 of Chapter 55 (Unified Development Code) of Title V of The Code of The City of Ann Arbor.

The amendments to Section 5.29.6(Site Plans) amend regulations in the following ways:

- In lieu of the current text of the UDC, the ordinance includes a table, which provides a matrix where a user can either start with the type of development activity or the use of the property and learn the required level of review.
- The ordinance establishes that only those uses described in the table require site plan review, and all other activity may be conducted through the building/zoning permit process.

- Change of approval level from City Council to City Planning Commission for site plans that are NOT associated with a rezoning petition.
- Building additions 300 square feet and less will be exempt from site plan review. All projects that do not require a site plan will be subject to zoning review during the Building Permit review process. Currently, any increase in building floor area requires site plan review.
- Construction of up to four dwelling units is exempt from site plan review. Currently, only sites with one or two-family dwelling units are exempt.
- Construction of five or six dwelling units requires site plan for Planning Manager approval.
- Removal of Planning Commission approval of Administrative Level changes when no site plan is on file. Currently, the UDC specifies a list of changes that can be submitted for Planning Manager approval, so long as the site has a previously approved site plan.

The amendments to Section 5.22.3 (Storm Water Management and Soil Erosion) amend regulations in the following ways:

- Adding language that Storm Water requirements are triggered by a Grading permit or a site plan.
- Provides an exemption for grading permits for demolition, vegetation, removal of impervious surface or other activities as approved by the Public Services Area Administrator.
- Eliminates the current standard that sites (other than single or two-family) with less than 5,000 square feet of impervious surface are exempt from storm water management systems.

The effective date of the Ordinance is 10 days after publication.

The complete text of this ordinance is available for inspection at the City Clerk's office on the 2nd Floor of the Guy C. Larcom Municipal Building, 301 E. Huron St., Ann Arbor or at www.a2gov.org [<http://www.a2gov.org>](http://www.a2gov.org).