Legislation Details (With Text)

File #:	23-1973	**Version:**	1	**Name:**	12/18/23 - Ordinance to Rezone 54 Parcels to TC1 in Plymouth Rd Area
Type:	Ordinance			**Status:**	Passed
File created:	12/18/2023			**In control:**	City Council
On agenda:	1/22/2024			**Final action:**	1/22/2024
Enactment date:	1/22/2024			**Enactment #:**	ORD-23-36

Title: An Ordinance to Amend Chapter 55 (Unified Development Code), Rezoning of 45 Parcels in the Plymouth Road Area to TC1 (Transit Corridor District), City-Initiated Rezoning, (CPC Recommendation: Approval as Amended - 7 Yeas and 0 Nays) (ORD-23-36)

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD-23-36 Briefed and Approved As Amended and Approved at First Reading.pdf, 2. REVISED Ordinance 2024-01-22 (TC1 Plymouth Rezoning).pdf, 3. ORD-23-36 Briefed As Amended and Approved at First Reading.pdf, 4. TC-1 Rezoning as Amended and Approvd at First Reading.pdf, 5. Ordinance 2023-12-15 (TC1 Plymouth Rezoning).pdf, 6. November 1, 2023 Planning Staff Report, 7. November 1, 2023 Planning Staff Presentation, 8. November 1, 2023 Planning Commission Minutes, 9. Proposed TC1 Plymouth Rd Zoning Map.pdf, 10. ORD-23-36 Approval Notice.pdf, 11. WLN clipping ORD-23-36 Plymouth TC1 - Public Hearing Notice.pdf, 12. WLN clipping ORD-23-36 Plymouth TC1 - Approval Notice.pdf

Date	Ver.	Action By	Action	Result
1/22/2024	1	City Council	Held and Closed	
1/22/2024	1	City Council	Adopted on Second Reading	Pass
12/18/2023	1	City Council		
12/18/2023	1	City Council	Amended	
12/18/2023	1	City Council	Approved as Amended on First Reading	Pass

An Ordinance to Amend Chapter 55 (Unified Development Code), Rezoning of 45 Parcels in the Plymouth Road Area to TC1 (Transit Corridor District), City-Initiated Rezoning, (CPC Recommendation: Approval as Amended - 7 Yeas and 0 Nays) (ORD-23-36)
Approval of this resolution will amend the Zoning Map to change the designation of 45 parcels in the Plymouth Road area to TC1 (Transit Corridor District) and designate certain lengths of Plymouth Road as Transit Corridor Street Type. Each tax parcel is listed in the attached ordinance with its address and existing zoning designation. Maps of the proposed districts and street types are 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 recently created TC1 zoning district, which was also directed and recommended in that same resolution.

About the TC1 District: The TC1 district was added as a new zoning district to the Unified Development Code by approval of Ordinance ORD-21-19 on July 6, 2021 as a meaningful and achievable way to simultaneously address many different but related goals expressed in the eight document 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.

About the TC1 Rezoning Process: As part of their recommendation to approve creating the TC1 district, the City Planning Commission also recommended four geographic areas to consider for rezoning, one of which was Plymouth Road. City Council, by resolution R-23-186 passed on June 5, 2023, asked this work be prioritized. Planning staff prepared a proposal and held a community meeting on October 12, 2023 at the Ann Arbor Public Library-Traverwood Branch. City Planning Commission held a public hearing on November 1, 2023 and recommended approval of an amended petition to rezone an expanded area.

About the Proposed Districtt: *As amended, the proposed rezoning includes 53 unique parcels and 107 unique addresses from 50 individual lots and 3 condominiums. It covers 197 acres in total, as amended.

Planning Commission Discussion: The City Planning Commission held a public hearing on November 1, 2023 for a city-initiated petition to rezone 45 parcels of land covering 127 acres. After discussion, the City Planning Commission recommended adding eight additional parcels, adding 70 acres, to the rezoning petition. The attached ordinance reflects the City Planning Commission's recommendation to rezone 53 parcels. The eight additional parcels are located in the "Plymouth East" subarea, four extending the boundary northward and four extending the boundary southward. A parcel adjacent to the extended southern boundary owned by the University of Michigan was specifically excluded from the rezoning petition.

More Background and Information: The webpage for this current work program initiative (<https://www.a2gov.org/departments/planning/Pages/City-initiated-Rezoning-Petition-for-Washtenaw-East-Stadium-and-Plymouth-Corridors.aspx>) includes materials from the October 12, 2023 public meeting and the November 1, 2023 City Planning Commission public hearing. It also includes an interactive mapping tool to visualize the variable height limits of the TC1 district for the parcels proposed to be rezoned. Links to webpages dedicated to the State & Eisenhower area TC1 rezoning, the West Stadium & North Maple area TC1 rezoning, and creating the TC1 district past initiatives are available on this page: <https://www.a2gov.org/departments/planning/Pages/City-initiated-Rezoning-Petition-for-Washtenaw-East-Stadium-and-Plymouth-Corridors.aspx>.

**This Ordinance was amended at First Reading on December 18, 2023 to reduce the number of proposed parcels to 45. Some text in the background memorandum may reference an earlier proposal of 53 parcels.*

Attachments: November 1, 2023 Planning Staff Report
November 1, 2023 Planning Staff Presentation
November 1, 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)