



Legislation Text

File #: 24-0425, **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, of 1.3 Acres from C1AR (Campus Business Residential) to PUD (Planned Unit Development), 732 Packard PUD Zoning and Supplemental Regulations (CPC Recommendation: Approval - 8 Yeas and 0 Nays) (ORD-24-11)

Approval of this ordinance will rezone 12 lots in the block bounded by Packard Street, South State Street and Arch Street with a combined total of 55,507 square feet from C1A/R (Campus Business Residential) to PUD (Planned Unit Development) and adopt Supplemental Regulations to allow a high-rise, multiple-family building including sustainability features and required affordable housing. A site plan to develop a 14-story high-rise building with 376 apartments will be scheduled separately.

There are eight standards for PUD zoning district approval set forth in Section 5.29.11 of the Unified Development Code. Each standard is presented with analysis beginning on page 7 of the March 5, 2024 Planning Staff Report, attached.

In summary,

Staff find the use(s), physical characteristics, design features or amenities proposed have a beneficial effect for the City, one of the eight standards for approval. A zoning district that requires LEED certification, integrated solar panels, additional electric vehicle charging stations, limits on natural gas connections, increases housing density and diversity, affordable housing, public park, and streetscape activation are uses, design features and amenities that will have a beneficial effect for the City.

Staff find the beneficial effects could not be achieved under any other zoning classification and is not required to be provided by existing standards, one of the eight standards for approval. Other zoning classifications do not required the purported beneficial effects, either at all or to the degree required in the proposed district.

As a package, the beneficial effects of the 732 Packard PUD better achieve the overarching goals of the Comprehensive Plan, which has been accepted as encouraging more dense development with a particular emphasis on more housing overall and a wider range of housing types, encouraging more sustainable developments, living arrangements with less or no reliance on personal vehicles, and reduced vehicle miles, than the underlying C1A/R zoning designation.

Given the underlying C1A/R zoning designation of the site and surrounding area, the development standards of the 732 Packard PUD are in keeping with the generalized goals and strategies of the Land Use Element that emphasize the orderly transitions between higher densities and commercial (and mixed) uses and residential neighborhoods. The design and massing of the 732 Packard PUD district and the 732 Packard site plan sufficiently aligns with potential character of the surrounding, remaining C1A/R district.

The City Planning Commission held public hearings on the rezoning petition and site plan on March 5, 2024. Following a discussion during which the recommended motion was amended to clarify regulations on natural gas connections to the site in the Supplemental Regulations and add a provision to the Development Agreement regarding investments in the electric grid, the Planning Commission recommended approval of the PUD Zoning and Supplemental Regulation.

Attachments: Ordinance (732 Packard PUD Zoning District and Supplemental Regulations)
March 5, 2024 Planning Staff Report
March 5, 2024 Planning Staff Report Attachments
March 5, 2024 City 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 as Amended and Adopted on June 3, 2024.)