



Legislation Text

File #: 24-1447, Version: 1

An Ordinance to Amend Sections 5.16.3 and 5.17.7 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor (Transit Corridor Additional Standards, Parking Structures) CPC Recommendation: Approval (8 yes, 0 no) (ORD-24-19)
Approval of this ordinance will amend the Unified Development Code (Chapter 55) related to the TC1 (Transit Corridor) district additional standards to revise the curb cut limits, building frontage, building dimensions, and specific building type regulations, and the parking structure use specific standards to revise the requirements adjacent to streets.

A petition was submitted requesting amendments to the Unified Development Code related to the TC1 district standards. Each request was considered and discussed individually by the Ordinance Revisions Committee and the Planning Commission. The proposed ordinance was prepared by staff based on feedback received from those bodies and staff's recommendations. Following a public hearing on July 16, 2024, the Planning Commission recommended approval.

Curb Cut Limits - Section 5.17.7, Table 5.17-8 - An amendment is proposed to remove the curb cut limitations unique to the TC1 district. The curb cut limits provided in Section 21.1 (Curb Cuts and Driveway Approaches) will apply.

Building Dimensions - Section 5.17.7, Table 5.17-8 - An amendment is proposed to increase the maximum building width from 250 feet to 300 feet and the maximum building diagonal from 360 feet to 450 feet.

Building Frontage - Section 5.17-7, Table 5.17-8 - An amendment is proposed to remove the minimum building frontage requirement unique to the TC1 district.

Development Arrangement - Section 5.17.7, Table 5.17-8 - An amendment is proposed to remove the development arrangement requirement.

Specific Building Types - Section 5.17.7, Table 5.17-8 - An amendment is proposed to remove the limitation on residential uses within 100 feet of a signalized intersection, consolidate building entrance requirements, and rename the remaining requirements to "first floor."

Parking Structure Use Specific Standards - Section 5.16.3.L - An amendment is proposed to combine the use specific standards for the TC1 and D1 districts, and to remove the requirement for active first floor uses on undesignated streets.

Attachments: Ordinance (Transit Corridor Additional Standards, Parking Structures)
July 16, 2024 Planning Staff Report
July 16, 2024 Presentation Slides
July 16, 2024 Planning Commission Minutes
Prepared by: Alexis DiLeo, Principal Planner

Reviewed by: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator
Approved by: Milton Dohoney Jr., City Administrator
(See Attached Ordinance)