

TC1 District Rezoning Petition State & Eisenhower Area

Ann Arbor City Planning Commission

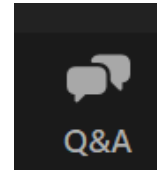
Working Session Webinar

November 9, 2021

South State/Eisenhower Parkway Transit Corridor Rezoning

Thanks for attending! We will be starting soon.

To cover more feedback/questions, please utilize the Q & A function at bottom of your screen.



Will we be recording this?

Yes, it will be posted at the link below in a few days.

Is the presentation available?

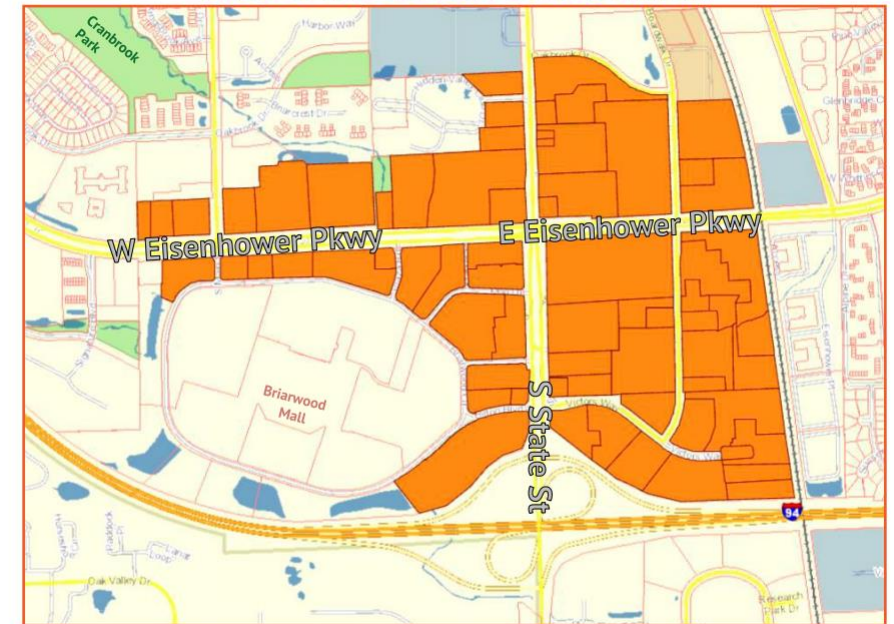
Yes, it will be posted at the link below and on the City's Legistar site.

Who can I contact if I have more questions?

City Planner Alexis DiLeo at adileo@a2gov.org or planning@a2gov.org.

More information at www.a2gov.org/tc1rezoning

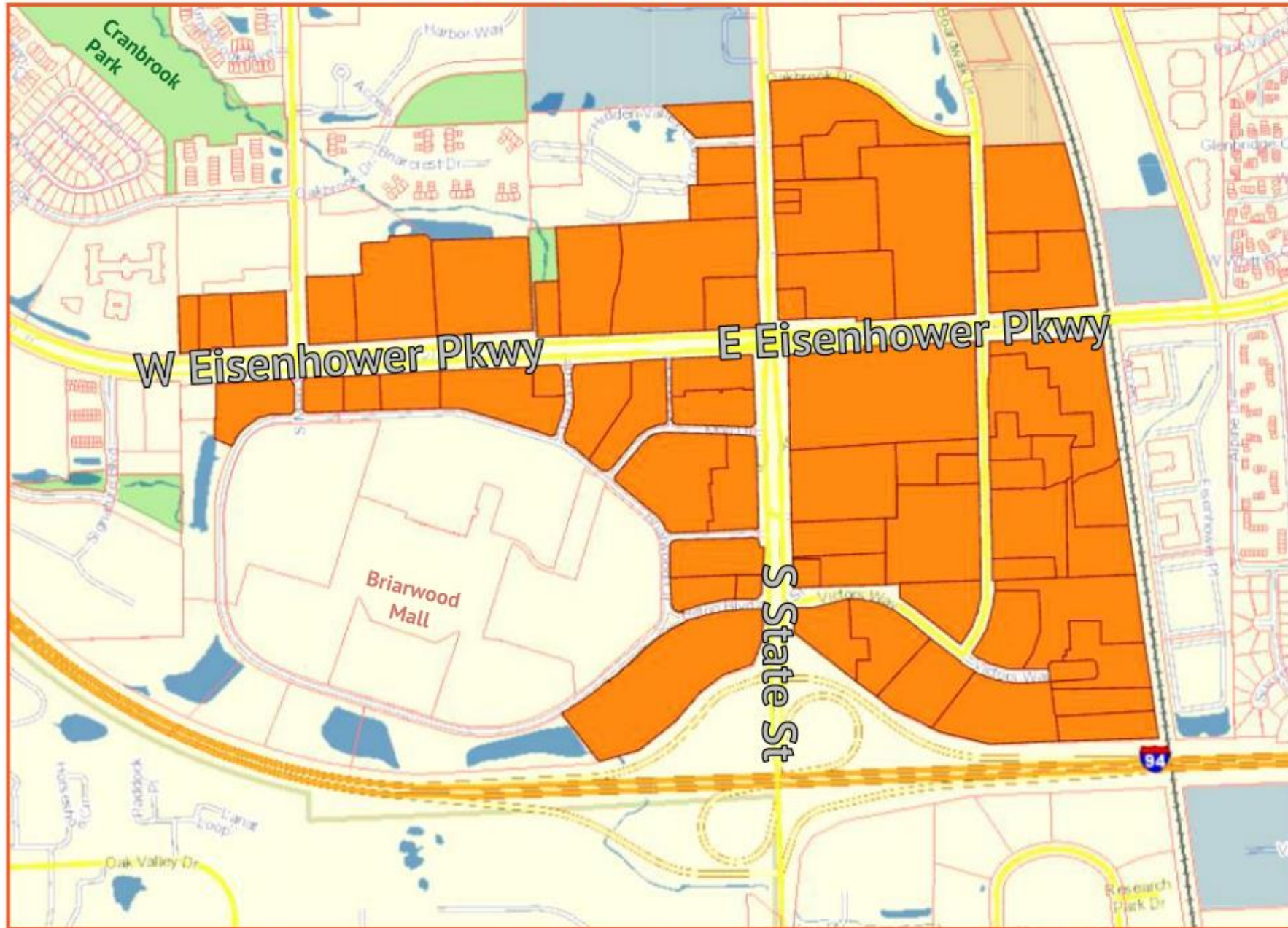
PROPOSED TC1 REZONING AREA



Welcome

- ▶ Our resident participation meeting
- ▶ Proposed Rezoning
- ▶ TC1 (Transit Corridor) District
- ▶ Separately Proposed Amendment
- ▶ Rezoning Process
- ▶ Impacts and Nonconformities
- ▶ Development and Redevelopment
- ▶ Questions and Comments

PROPOSED TC1 REZONING AREA



Poll!



TC1 Transit Corridor District

Intent

“This district is intended along **existing transit corridors** with regular fixed service provided by the Ann Arbor Area Transportation Authority primarily on **established commercial and office sites**, often with deep front setbacks, vast surface parking lots and lower floor area ratios than the previous zoning designation allowed.

This district has been created to facilitate, encourage, and support **redevelopment** and **infill development** to realize mixed use developments and achieve mixed use corridors that **support and sustain** transit service as well as encourage **affordable** housing, enable more housing **choices**, more **sustainable** forms of development, with reduced resource and energy needs.

Pedestrian-friendly designs are critically important in this district as all transit users of any mode begin and end their trips as pedestrians. ...”

TC1 Transit Corridor District

Permitted Uses

- ▶ RESIDENTIAL
 - ▶ Multi-family homes (apartments, townhouses)
- ▶ OFFICE
 - ▶ General
 - ▶ Medical/dental
 - ▶ Financial
- ▶ COMMERCIAL AND SERVICES
 - ▶ Hotel
 - ▶ Personal Services
 - ▶ General Retail
 - ▶ Restaurants, Bar, Food Service
- ▶ RESEARCH & DEVELOPMENT
 - ▶ Laboratory, Technical Development, Testing

TC1 Transit Corridor District

General Standards

TABLE 5:17-4: MIXED USE ZONING DISTRICT DIMENSIONS

NOTE: The requirements in this table may be superseded by the standards in Section [5.16](#) or Section [5.18](#).

DISTRICT	FLOOR AREA AND FAR		OPEN SPACE AND BUILDING COVERAGE	SETBACKS			HEIGHT	LOT DIMENSIONS	
	FLOOR AREA	FAR	% LOT AREA	FRONT	SIDE	REAR	FEET AND STORIES	AREA	WIDTH
D2	None	Max: Up to 400% with premiums (Section 5.18.6), otherwise 200%	Open Space Min: 10% Building Coverage Max: 80%	See Table 5:17-7	See Table 5:17-6		Min: 24 ft. and 2 stories [B] Max: See Table 5:17-6	None	None
TC1	See Section 5.16.3.Q	None	None	Min: 0 ft. Max: 15 ft. Mixed Use [A] 20 ft. Townhouse/ Apt [A]	Min: 30 ft. when abutting R district, otherwise 0 ft.		Min: 2 stories [B] Max: 55 ft. within 80 ft., 75 ft. between 80-300 ft., 120 ft. between 300-1000 ft., 300 ft. more than 1000 ft. From R district.	None	None

NOTES:

- [A] Maximum front setback applies to new detached Buildings; no maximum front setback for Buildings or additions to Buildings constructed before January 16, 2011. For Lots with more than one Front Lot Line, maximum Required Front Setback shall only apply to one Front Lot Line, excluding Lots in the TC1 district.
- [B] Minimum height and stories applies to new Buildings; no minimum height or story requirement for buildings constructed before December 26, 2009. The Floor Area of the required second Story must be at least 75% of the Floor Area of the first Story.
- [C] Plus one foot of additional setback for each foot of Building Height above 30 feet.

TC1 Transit Corridor District

Specific Standards

	Lot Width up to 250 ft.	Lot Width 250 ft. and more
Buildings	Mixed Use Building 1. First story must be minimum of 15 ft. in height. 2. Minimum 60% of the first floor facing any sidewalk between 2 and 9 ft in height must be clear windows and doors that allow views of interior space or product display areas. The bottom of any window or product display area used to satisfy the transparency standard must not be more than 3 ft above the adjacent sidewalk. 3. Buildings at the front setback must have a functional entrance door facing the transit corridor. Entrances at corners are acceptable.	1. First story must be minimum of 15 ft. in height. 2. Maximum 560 ft. diagonal. 3. Minimum 60% of the first floor facing any sidewalk between 2 and 9 ft in height must be clear windows and doors that allow views of interior space or product display areas. The bottom of any window or product display area used to satisfy the transparency standard must not be more than 3 ft above the adjacent sidewalk. 4. Buildings at the front setback must have a functional entrance door facing the transit corridor. Entrances at corners are acceptable. 5. Buildings more than 750 feet from the transit corridor may be 1 story.
	Townhouse/ Apartment Building 1. Street-facing door and stoops required for Townhouses. 2. Apartment buildings must have a functional entrance door facing the transit corridor. Entrances at the corner of the Building are acceptable. 3. Garage doors may not face any street.	1. Street facing door and stoop required for Townhouses. 2. Apartment buildings must have a functional entrance door facing the transit corridor. Entrances at the corner of the Building are acceptable. 3. Garage doors may not face any street. 4. Maximum 560 ft. diagonal.
Building Frontage	Mixed Use Building 1. Minimum frontage equal to lot width less 30 feet or 45 feet when adjacent to residential zoning	1. Minimum 75% frontage
	Townhouse/ Apartment Building 1. Minimum frontage equal to lot width less 30 feet or 45 feet when adjacent to residential zoning	1. Minimum 70% frontage
Site	All Buildings 1. Buildings must have a public or private sidewalk adjacent to all sides with main entrances. 2. When the site is more than 62,500 sq ft. the site must be designed as blocks 250 feet on each side or as near as practical given the site shape, with sidewalks, plazas, or drives separating the blocks.	All Buildings 1. Buildings must have a public or private sidewalk adjacent to all sides with main entrances. 2. When the site is more than 62,500 sq ft. the site must be designed as blocks 250 feet on each side or as near as practical given the site shape, with sidewalks, plazas, or drives separating the blocks.

▶ Two Types

- ▶ Townhouse / Apartment
- ▶ Mixed Use Building

▶ Two Classifications

- ▶ Lot Width up to 250 ft.
- ▶ Lot Width 250 ft. and more

▶ Six Categories

- ▶ Buildings
- ▶ Building Frontage
- ▶ Site
- ▶ Access and Circulation
- ▶ Off-Street Parking
- ▶ Parking Lot

TC1 Transit Corridor District

Specific Standards

Specific Standards Highlights (Category)

Buildings	Building Frontage	Site	Access and Circulation	Off-Street Parking	Parking Lot
First Floor Min. Height 15'	Building Must Span Min. 75% Lot Width	Site Must Be Designed as Blocks 250 ft. Square	Max. 1 or 2 Driveway(s) per Lot	No Minimum	Parking Lot Footprint Cannot Exceed Building Footprint
First Floor Min. 60% Transparency		Only Nonresidential Uses on First Floor of Buildings at Street Corners		Maximum is the Current Minimum Requirement	
Functional Entrances, Street Facing Doors Required				Current Bicycle, EV Requirements	

Proposed Height Amendment

TC1 Zoning District

Proposed TC1 District Height Requirements

Minimum: 2 stories

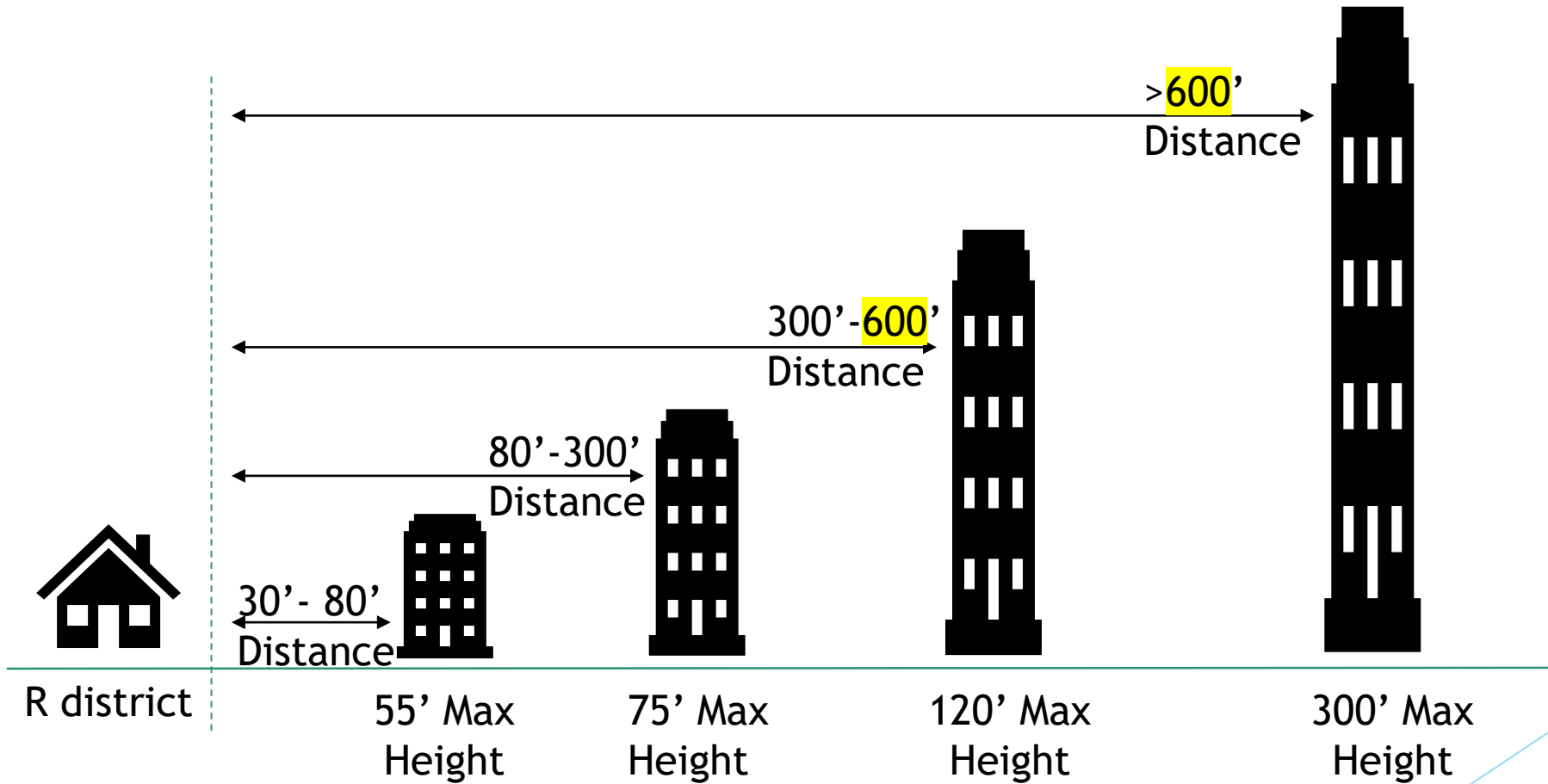
Maximum: 55 ft. within 80 ft. of R district

75 ft. between 80-300 ft. of R district

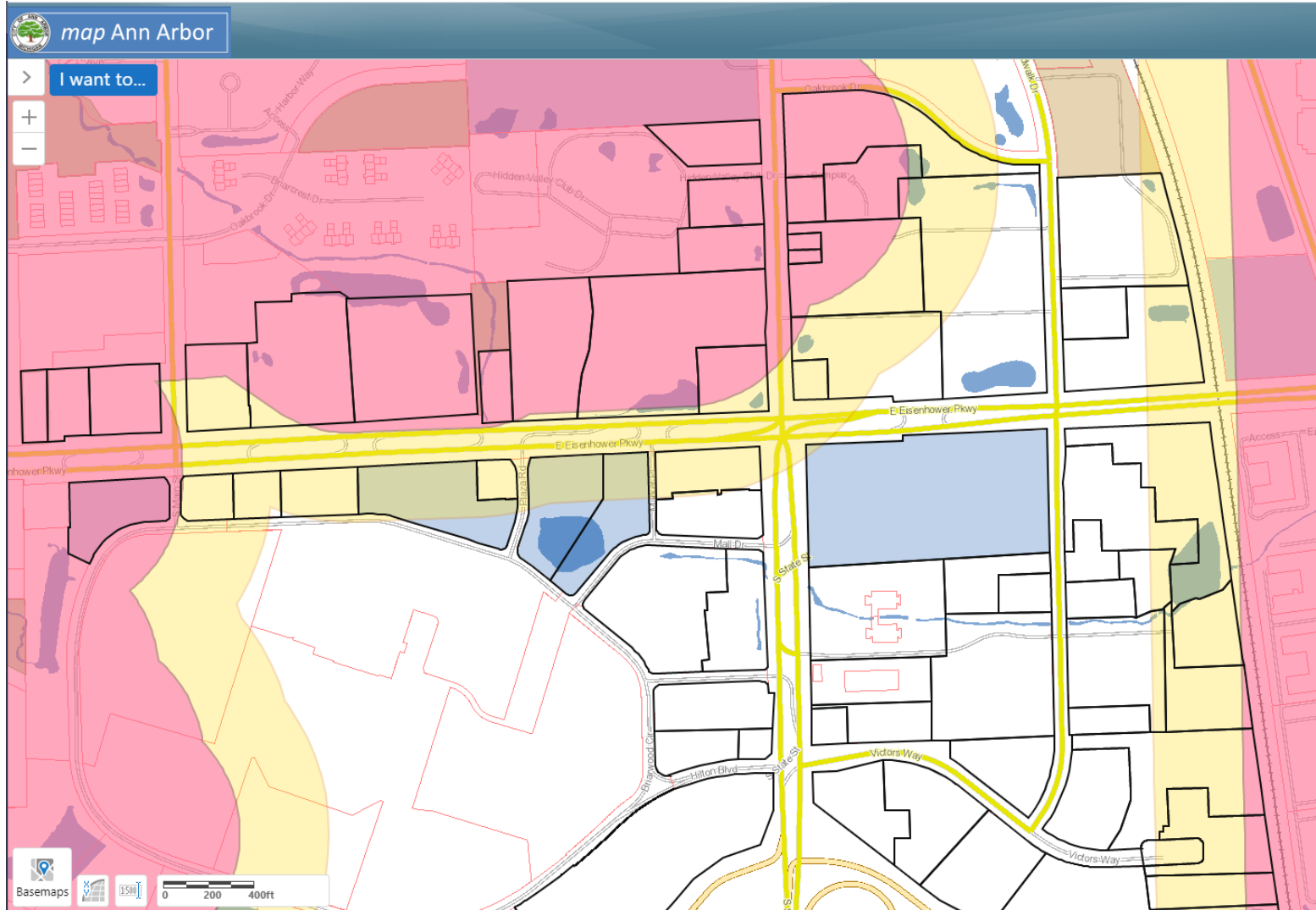
120 ft. between 300-~~1000~~ 600 ft. of R district

300 ft. more than ~~1000~~ 600 ft. of R district

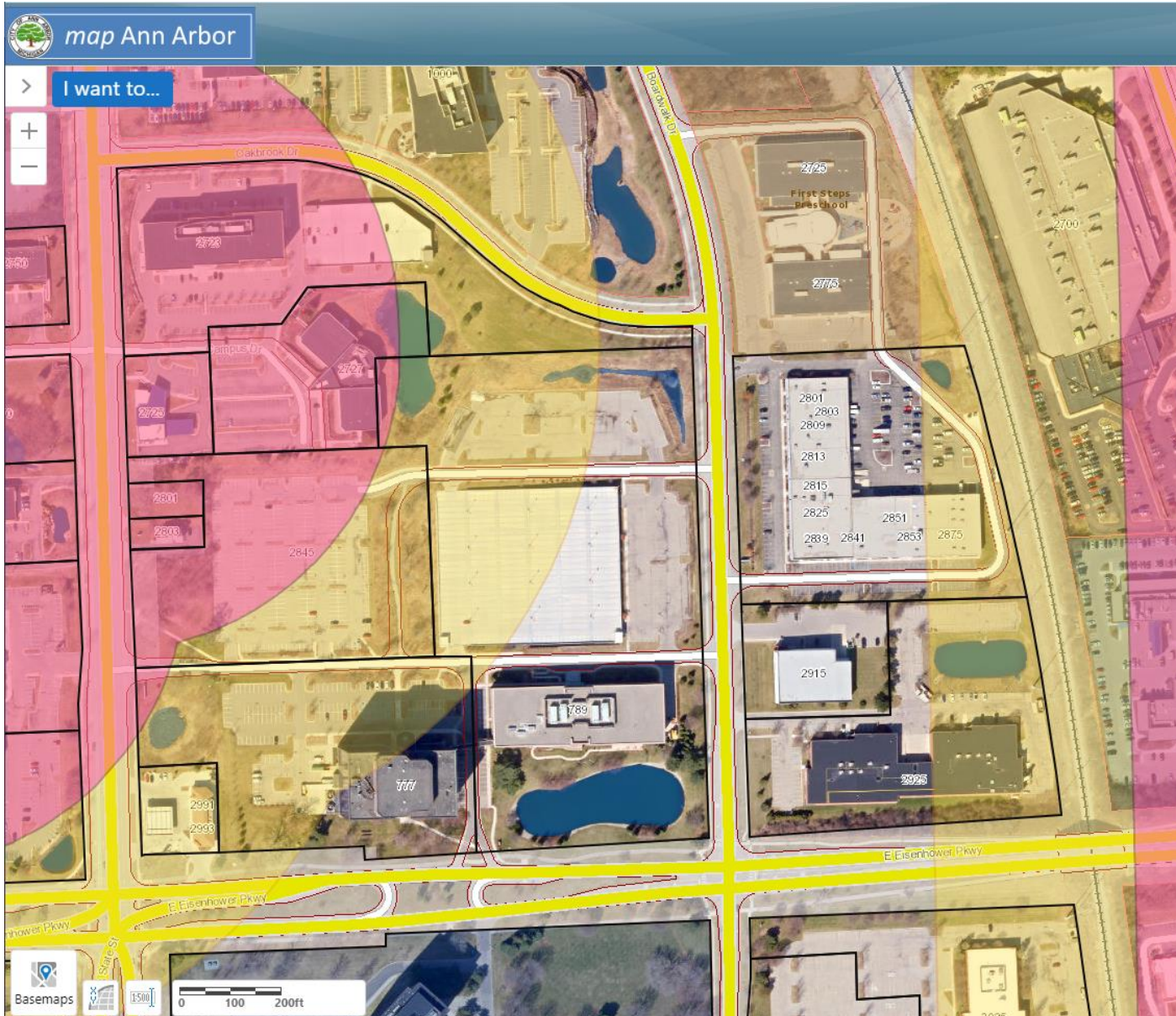
TC1 Proposed Maximum Heights



600' and 1000' Height Limit Buffers over Proposed Rezoning Area:



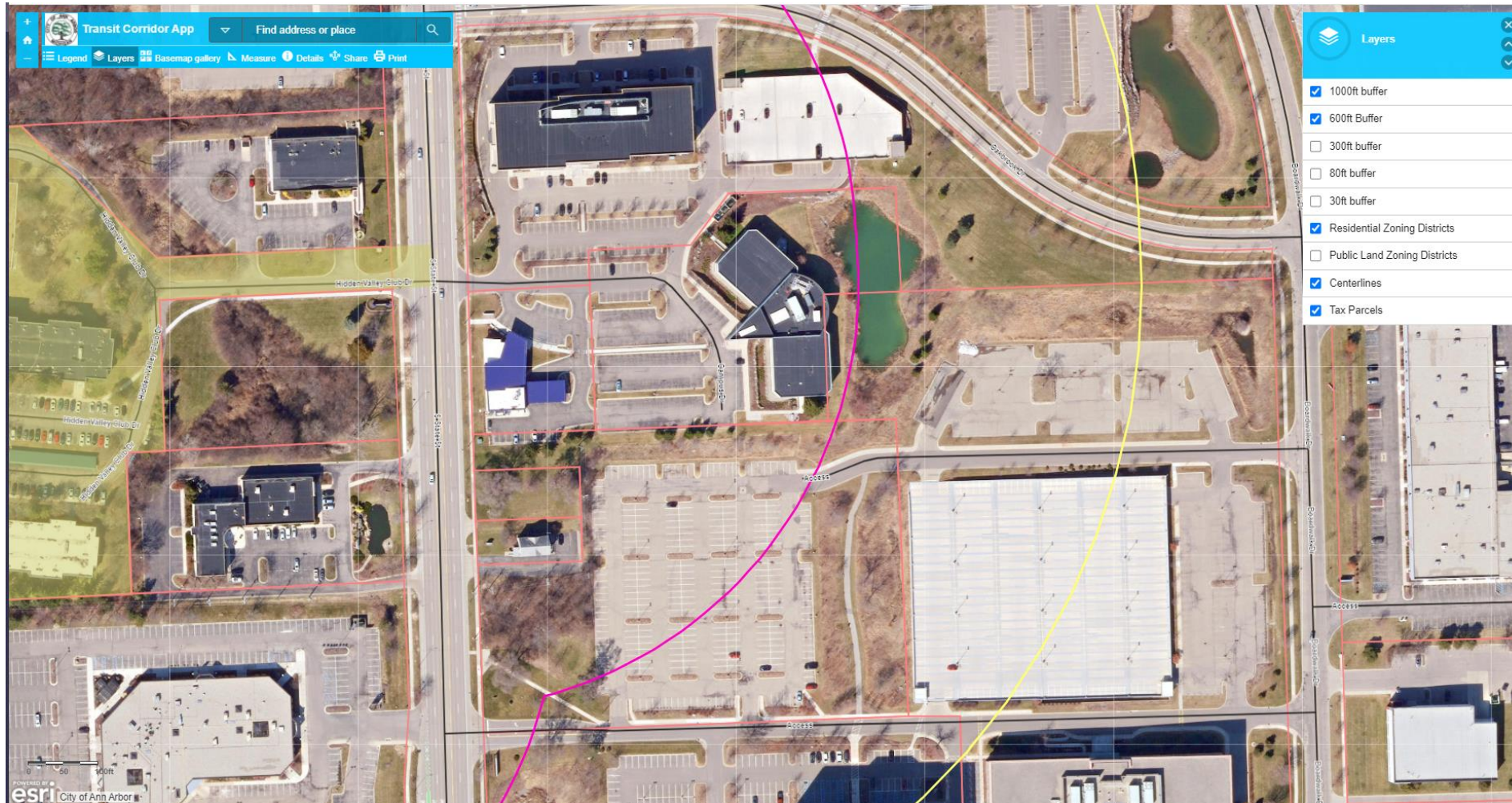
600' and 1000' Height Limit Buffers Detailed Area:



- ▶ No Shading:
 - ▶ No change
 - ▶ Eligible for buildings up to 300' tall
- ▶ Yellow Shading:
 - ▶ Change
 - ▶ Proposed to be eligible for buildings up to 300' tall
- ▶ Red Shading:
 - ▶ No change
 - ▶ Eligible for buildings up to 120' tall

Interactive Mapping Tool

www.a2gov.org/TC1rezoning



Tentative Timeline

Submit Petition



Planning Commission
Public Hearing
Recommendation



City Council
First Reading



City Council
Second Reading
Public Hearing
Vote

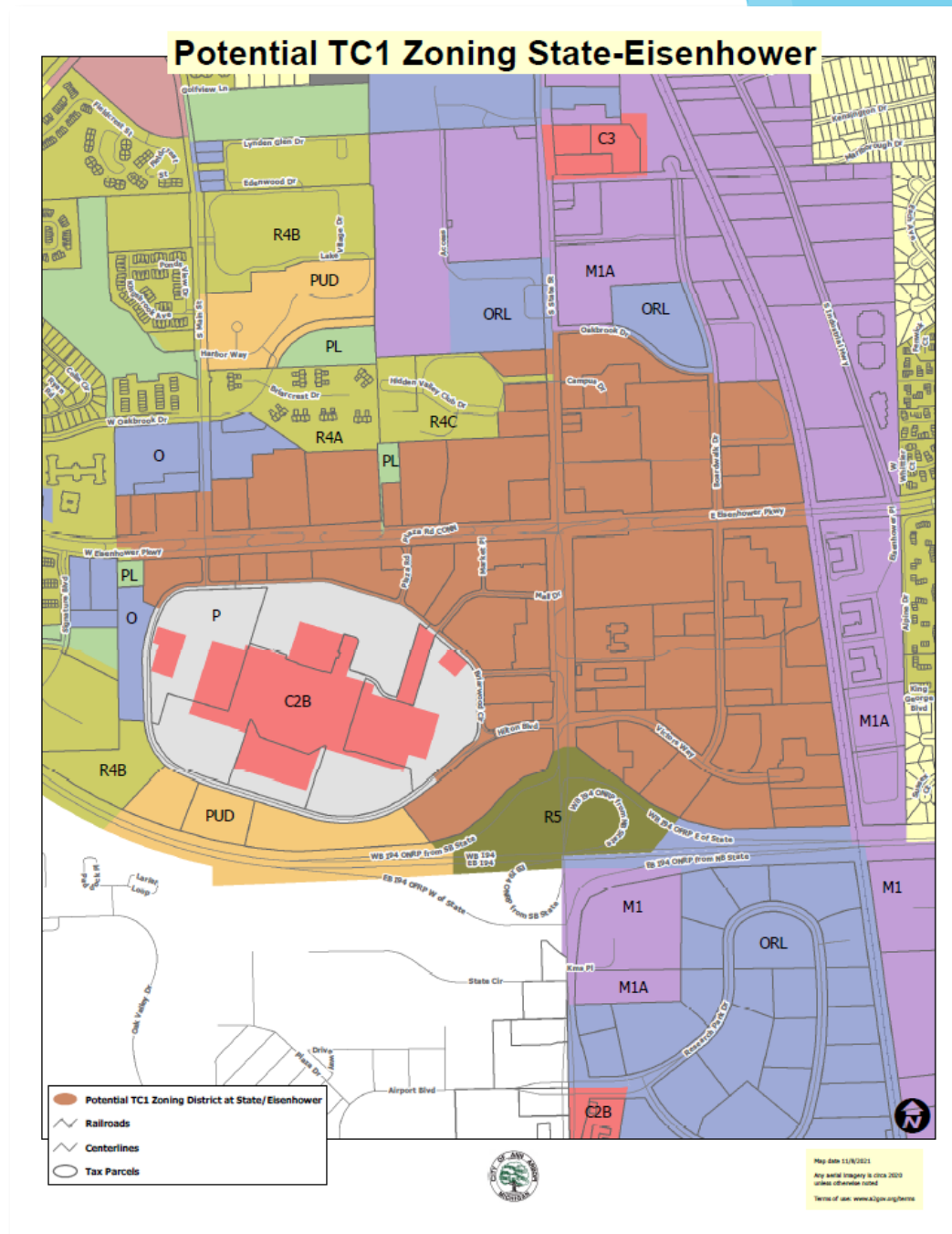


Staff Report Published



What does rezoning mean?

- ▶ Zoning map is updated



What are the impacts?

- ▶ Some nonconforming situations will be created
- ▶ Nonconforming: Lawfully created that no longer conforms to the regulations of the Unified Development Code
 - ▶ No nonconforming **lots** - *because no minimum lot size or width*
 - ▶ No nonconforming **structures** - *because standards apply to new buildings*
 - ▶ Some nonconforming **uses** - *generally auto-oriented uses (gas station)*
 - ▶ Many on nonconforming **development standards** - must be addressed with redevelopment
- ▶ Nonconformities Section 5.32 of Unified Development Code (www.a2gov.org/udc)

How to Develop or Redevelop

- ▶ Remodeling? No Site Plan Required
- ▶ Additions and New Buildings? Yes, Site Plan Required
- ▶ Same Application Requirements, 3 Different Types
 - ▶ Site Plan for Planning Manager Approval - *for small additions to previously approved site plans*
 - ▶ Site Plans for Planning Commission Approval - *for site changes such as expanding the parking lot, redesigning landscaping*
 - ▶ Site Plans for City Council Approval - *for new buildings or large additions*

Find the complete Site Plan Required Information in Section and the complete Site Plan Approval Procedures in 5.29.6 of the Unified Development Code (www.a2gov.org/udc)

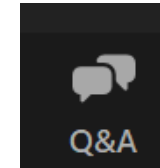
Developing with Nonconformities

- ▶ Site plans must show existing conditions and proposed improvements that meet current standards - general and special - to be approved
- ▶ Additional improvements may be necessary
- ▶ Examples
 - ▶ Storm water management
 - ▶ Landscaping and Screening
 - ▶ Lighting
 - ▶ Closing curb cuts
 - ▶ Adding driveways, sidewalks, etc. to create blocks
 - ▶ Removing, relocating, redesigning parking spaces/lots

Questions? Comments?

- ▶ Please use the Q & A function at the bottom of your screen.
- ▶ Most questions will be taken live.
- ▶ Some questions may be answered back in the chat.
- ▶ If we don't get to a question, will provide response on the project webpage.

- ▶ Contact Alexis DiLeo with more or follow up questions after the webinar
ADiLeo@a2gov.org or planning@a2gov.org
- ▶ More information, including this presentation at www.a2gov.org/tc1rezoning



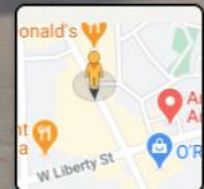


Existing 40' Building: Reinhart Building, 2275 W. Stadium Blvd

2278 W Stadium Blvd
Ann Arbor, Michigan

Google

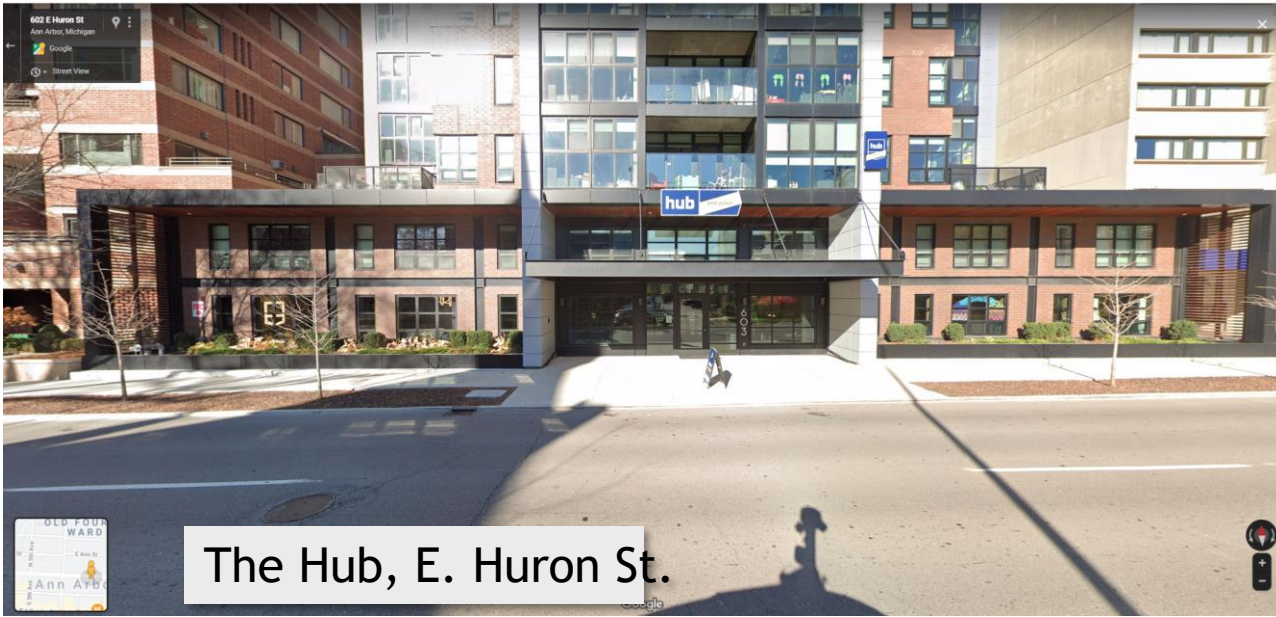
Street View



Google

Existing 75' Buildings: The Yard (left) and 618 South Main (right)





The Hub, E. Huron St.



Liberty Townhomes, Ann Arbor
Jarratt Architecture 5-20-19

Liberty Townhomes, W. Liberty (rendering)



Blue Heron, W. Liberty & S. Maple

777 Eisenhower, Fall 2020



E Eisenhower Pkwy

Ann Arbor, Michigan

Google

Street View

Google

The Yard in front
of 777 Eisenhower

