

## MEMORANDUM

TO: City Planning Commission

FROM: Wendy Rampson, Systems Planner

SUBJECT: **Additional Amendments to Downtown Plan**

DATE: May 6, 2009

In February 2009, Planning Commission adopted amendments to the Downtown Plan to support the recommendations of the Ann Arbor Discovering Downtown (A2D2) initiative. On April 20, 2009, City Council voted to return the plan to Planning Commission for consideration of additional amendments to support changes Council made to the A2D2 zoning proposal (see attached summary).

Below are four potential Downtown Plan amendments proposed for the Commission's consideration. The February 19, 2009 version of the Downtown Plan may be accessed at [http://www.a2gov.org/a2d2/zoning/Documents/2009/Downtown\\_Plan\\_2-19-09LR.pdf](http://www.a2gov.org/a2d2/zoning/Documents/2009/Downtown_Plan_2-19-09LR.pdf).

1. Core Areas (page 28)

Revise Action Strategy (4) to read:

"Incorporate recommended land use and urban design objectives, including height limits, into as overlay zoning districts for the review and approval of projects in the Core Areas."

2. Downtown Planning Zones: Future Land Use Map (Figure 9 on page 30)

Revise map to show proposed South University Interface area (see attached map) and 322 E. Kingsley, which Council proposed to be added to the Interface/D2 area.

3. Recommended Zoning Plan (page 52)

Revise 1) *Downtown Core District, Scale and Massing* to read:

"Properties in the Downtown Core district should have a minimum height of two stories and a maximum height of between 14 - 18 stories. Massing and height requirements for Downtown Core properties should be consistent with the proposed character overlay zoning districts.. ."

4. Future Base and Overlay Zoning Plan (Figure 14 on page 55)

Revise map to include the proposed South University Interface area, 322 E. Kingsley, and the proposed East Huron 1 and East Huron 2 character areas (see attached map).

Based on the discussion at the working session, staff will draft amendments to the Downtown Plan for consideration at the Commission meeting of May 19, 2009. Notice of the public hearing for these amendments was published in the Ann Arbor News on May 3, 2009 and letters have been mailed to all parties that are to receive notice of master plan actions. If adopted by the Planning Commission at this meeting, the amended Downtown Plan will be scheduled for public hearing and action by City Council on June 15, 2009.

Attachments: Summary of City Council Actions on A2D2 Zoning Amendments - April 6, 2009

Proposed South University Area Rezoning Changes - April 1, 2009

Proposed East Huron Area Character Changes - April 1, 2009

## **Summary of City Council Action on A2D2 Zoning Amendments April 6, 2009**

City Council reviewed the draft A2D2 amendments at First Reading on April 6, 2009 and made the changes listed below. Second Reading of the revised draft amendments is tentatively scheduled for July 6, 2009.

### Map changes

- The South University area outside of DDA boundary was changed from D1 to D2 zoning.
- The East Huron character overlay district was subdivided into East Huron 1 and East Huron 2.
- The building frontage designations for portions of Washtenaw Avenue and Forest Avenue area were changed.
- The D2 boundary was extended to include 322 E. Kingsley.

### Text changes

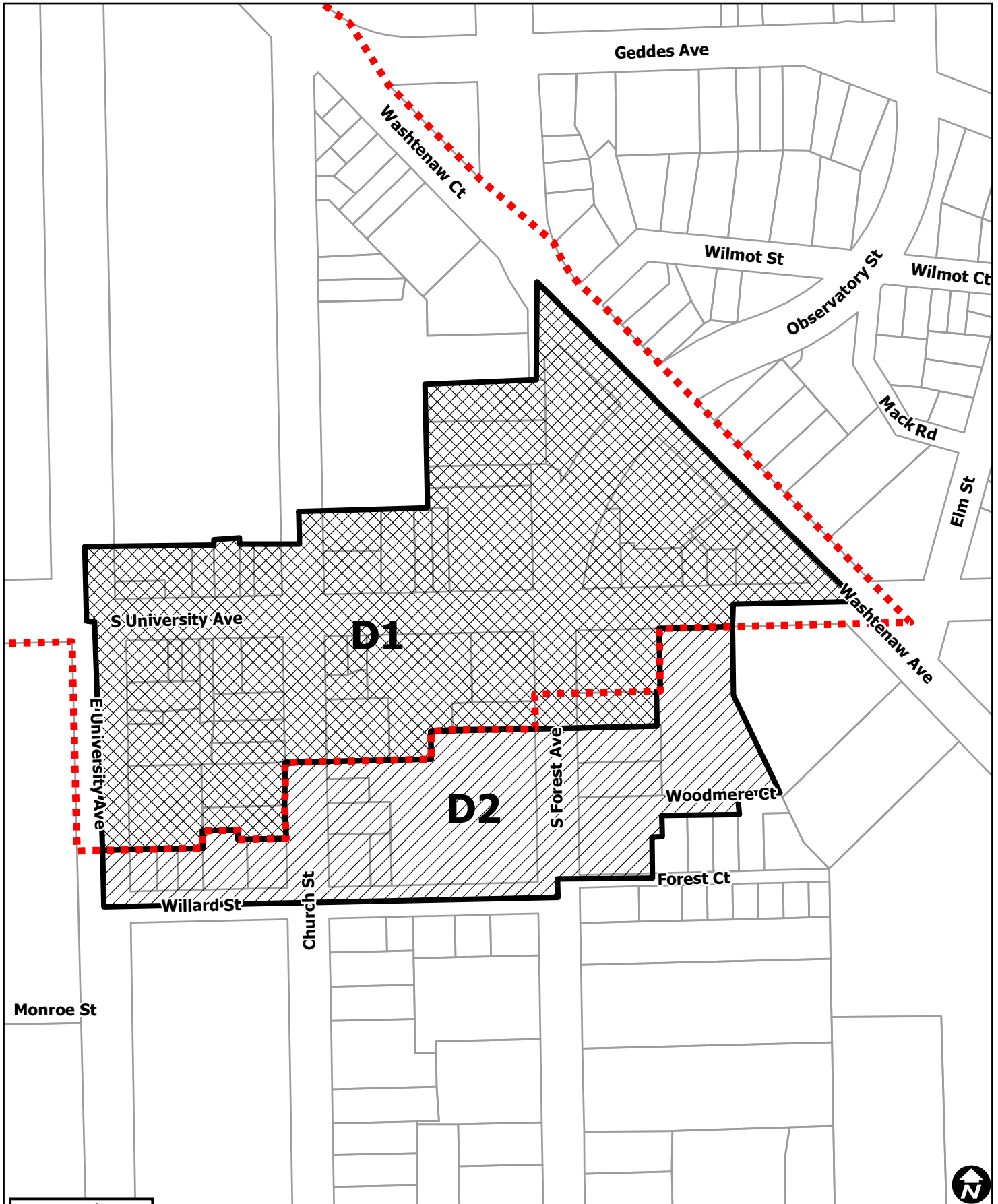
- Height limits were added or changed in several character overlay districts (Tables 5:10.20A and C) , as follows:
  - East Huron 1 – 150 feet maximum
  - East Huron 2 – 180 feet maximum
  - Liberty/Division – 180 feet maximum
  - Main Street – 180 feet maximum
  - Midtown – 180 feet maximum
  - South University – 150 feet maximum
  - State Street – 180 feet maximum
- A 40-foot rear and side setback requirement from residential was added to the South University character overlay district for the newly identified D2 zoning (Table 5:10.20C).
- A description of the D2 area was added to the South University Character Overlay District in Section 5:10.20(1)(a).
- The maximum building diagonal requirements were deleted (Tables 5:10.20A and C).
- The “active use” requirements for street-level uses on retail streets were deleted from Section 5:10.19 (2)(b) and Table 5:10.19A.

- Massing standards for the newly identified East Huron 1 character overlay district were added, as follows:




Table 5:10.20A – Downtown Character Overlay Zoning Districts Building Massing Standards (Additional Regulations for the D1 Districts)					
Overlay Zoning District	Streetwall Height		Offset at Top of Streetwall	Max. Building Height	Side and Rear Setbacks
	Max. Height	Min. Height	Required Average		Minimum Distance from Lot Line Abutting R Zoning District
East Huron 1	3 stories	2 stories	None	150 feet	Rear or side exterior wall of the tower shall be located no further than 150 feet from the East Huron property line and no closer than 30 feet to a lot line abutting a residential zoning district. In no case shall the required setback reduce the width or depth of a lot suitable for building to less than 25 feet.

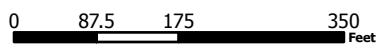
- Section 5:40(1)(f) was revised to remove gender-specific references.
- The penalty formula for failure to achieve the LEED certification commitment was revised in Section 5:65(2)(c).

# Proposed South University Area Rezoning Changes



**Map Legend**

-  DDA Boundary
- Proposed Rezoning**
-  D1
-  D2



Maps available online:  
<http://gisweb.ewashtenaw.org/website/mapwashtenaw/>

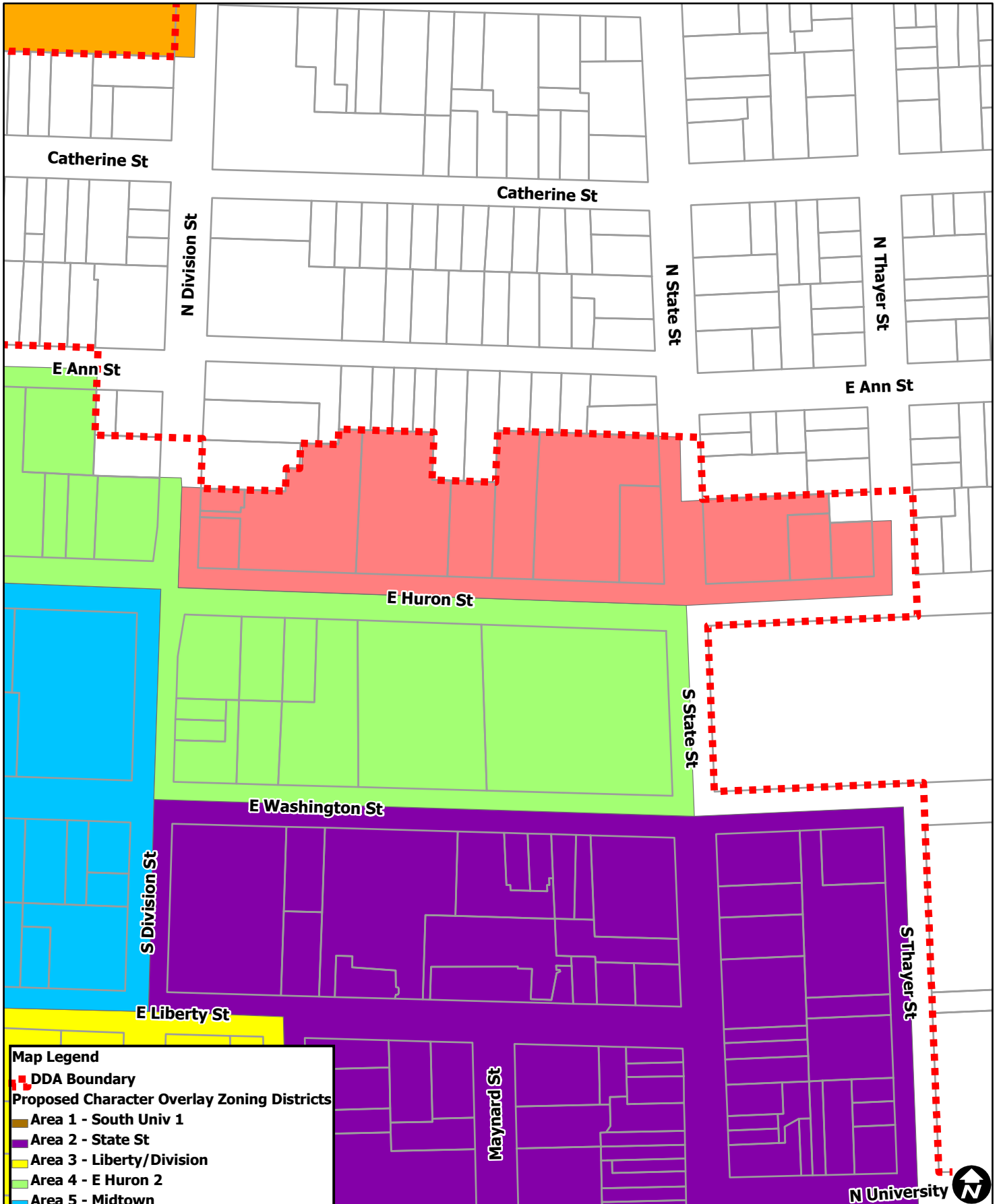
April 1st, 2009

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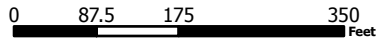
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# Proposed East Huron Character Area Changes



**Map Legend**

- DDA Boundary
- Proposed Character Overlay Zoning Districts**
- Area 1 - South Univ 1
- Area 2 - State St
- Area 3 - Liberty/Division
- Area 4 - E Huron 2
- Area 5 - Midtown
- Area 6 - Main St
- Area 7 - Kerrytown
- Area 8 - First St
- Area 9 - South Univ 2
- Area 10 - E Huron 1



Maps available online:  
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April 1st, 2009

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