



CITY OF ANN ARBOR, MICHIGAN

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Community Services Area

Meeting Summary

Date: December 08, 2009

Time: 7:30 pm to 8:30 pm

Location: 6th floor Conference Room, City Hall

Re: R4C/R2A Zoning Study – City Planning Commission briefing

Attendees: Planning Commission

- Appropriate downzoning or upzoning in the districts.
- High cost of free parking. Important to use permit parking to mitigate issues. Rather than tying parking to units or bedrooms, don't tie it to anything. Incentives for not having a car – zip-car memberships, etc.
- Appropriate bicycle requirements – covered.
- What's the problem?
 - Unsightly properties
 - Unavailable parking areas
 - Too many people in a unit
 - Architecture being altered
 - Too many red cups
- Is “non-conforming” a bad thing? It often results in preservation.
- Signs on houses (rental names, and numbers) – visual clutter.
- Landlord reps and property owners – we may need to go to them to hear their perspective.
- McKinley uses different marketing approaches for different areas in the community.
- Is it legal to set a maximum lot size? Explore this concept to maintain the pattern of adjacent character.
- Nonconformity – what does it result in?
- Is the unit count the right tool? Or is F.A.R. better?

- Economy: What is the better return for the owner/developer? Unit combinations?
- Development flexibility.
- Determine our “outreach” and “data” gaps. How do we reach a larger group and provide more data?
- Buffer zones between uses.
- There are some neighborhoods that will always have a single family use (old west side).
- Downzoning perhaps from R4C to R1 or R2. R2 provides more flexibility (accessory units, etc). What can these units be? Apartment over the garage or cottage unit currently not allowed.
- Increase the parking and green space (yards) decrease.
- Design standards (form-based code)
 - Roofs
 - Placement of parking
 - Architecture compatible with adjacent character
 - Open space. Front set backs
 - Scale and character
 - Window glazing/openings percentage
- Expand definition for more flexible definition of what fits in the neighborhood.
- What areas do we want to protect and what areas could be sensitively redeveloped? Conservation districts may be more appropriate than preservation districts (which imply SOI standards).
- Ordinance supports tear downs?
- Cost factors of “tear down” and loss of energy. Is it more sustainable to fix up rather than tear down? Some are beyond repair.
- Best practices survey and benchmarking (Boulder, APA, etc.)
- Main corridors (Packard/Washtenaw/State) – transit. Can these corridors be denser? What are policies here?
- Encourage service businesses in these neighborhoods so students and others don’t need their cars. Can conditional zoning be a tool that would allow these uses and still maintain the character of neighborhood through its existing zoning?