

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of July 7, 2020

SUBJECT: Amendment to Chapter 55 (Unified Development Code) to require electric vehicle charging facilities as part of the off-street parking requirements.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the amendments to Chapter 55 Unified Development Code, Section 5.19 to require electric vehicle charging facilities as part of the City's Off-Street Parking requirements.

STAFF RECOMMENDATION

Staff recommends that the amendments to the Unified Development Code (UDC) be approved because the proposed amendments will result in the increase in the number of electric vehicle (EV) charging facilities which is consistent with the City's policies regarding the pursuit of carbon neutrality and environmental sustainability.

SUMMARY

Amendments to the Unified Development Code are proposed to require EV charging facilities for proposed development projects that request a Site Plan for City Council approval. Although this proposed amendment will not result in an increase in the total number of required vehicle parking spaces, it will result in a number of the required spaces being required to have EV charging facilities.

HISTORY AND BACKGROUND

At its January 2013 meeting, the City of Ann Arbor Energy Commission approved a resolution supporting increased planning for EV infrastructure in Ann Arbor. In March 2013, City Council approved a resolution called, "Resolution of the City of Ann Arbor in Support of Plug-In Electric Vehicles Readiness". This resolution directed the City Administrator to, "review the city permit process, zoning code...to ensure that EV infrastructure installation is encouraged and that there are no inappropriate barriers".

In 2014, the City Council adopted a Climate Action Plan which included recommendations to, "encourage electric vehicles (EV's) and EV infrastructure...". In 2019, City Council pass a resolution in support of creating a plan to achieve community wide climate neutrality by 2030. In 2020, the City's Office of Sustainability produced the A2ZERO Plan for Carbon Neutrality which City Council accepted. The Plan will function as the framework for the City to achieve carbon neutrality by 2030. The Plan identifies ways for the City to pursue the reduction in carbon emissions and includes a section called, "Expand Electric Vehicle Charging Infrastructure".

In 2018, the City's Office of Sustainability partnered with staff from the Ann Arbor Ecology Center and members of the City's Energy Commission to pursue amendments to Chapter 55 (UDC) to require EV charging stations with new development. Staff members and citizen volunteers worked to produce a draft of possible amendments to off-street parking standards to require EV charging stations. Once a draft was produced, Planning & Development Services staff reviewed the proposed amendments and provided comments to the team developing the proposed amendments. Planning staff also provided proposed amendments to a Technical Advisory Committee consisting of developers, architects, and civil engineers for their feedback. Planning and Office of Sustainability staff then brought the amendments to the Planning Commission's Ordinance Revisions Committee on February 25, 2020 for feedback. Additional modifications were made. The revised draft of the amendments was then brought to a Planning Commission Working Session on April 14, 2020 for review by the full Planning Commission. Additional modifications were made to the draft amendments.

The intent of the proposed amendments is to encourage the use of electric vehicles which generate lower carbon emissions than gasoline powered automobiles. By requiring that new Site Plans for City Council provide some EV charging facilities, the proposed amendments will result in an increasing number of charging stations throughout the City of Ann Arbor over time. It is anticipated that the expansion of the supply of EV charging stations throughout the community will increase access and convenience for owners of EV's and will therefore likely result in additional EV's being purchased in the region instead of conventional gasoline powered vehicles. With regard to cost, installing EV charging infrastructure is much more cost effective during initial construction as compared to retrofitting a system into an existing built project.

To date, a number of American cities have adopted EV friendly zoning ordinance amendments including:

- Los Angeles, CA
- Portland, OR
- Santa Monica, CA
- Denver, CO
- New Orleans, LA
- Auburn Hills, MI
- Boston, MA
- Atlanta, GA
- Indianapolis, IN
- Grand Rapids, MI
- Hartford, CT
- Palo Alto, CA
- Salt Lake City, UT
- San Francisco, CA
- Kansas City, MO
- Pittsburg, PA
- Honolulu, HI
- Santa Cruz, CA
- Bellevue, WA
- Davis, CA

- Lansing, MI
- Columbus, OH
- Chicago, IL

PROPOSED AMENDMENTS

Attached are proposed amendments, which reflect Planning Commission feedback at the Ordinance Revisions Committee meeting and the Working Session. The proposed amendments include:

- Adding the following terms to the Definitions section of the UDC: a) Electric Vehicle, b) Plug-in Hybrid Electric Vehicle, c) Electric Vehicle Supply Equipment, d) Electric Vehicle Supply Equipment System, e) Electric Vehicle Charging System, f) EV Capable, g) EV Ready, h) EV Installed, and i) EV Parking Space.
- Amendments to Section 5.19 Parking Standards including: a) language on applicability, b) EV charging levels and configurations, c) distribution of EV stations, and d) barrier free parking considerations and requirements for the installation of new EV facilities.
- Detailed description of the 3 major types of EV charging infrastructure including: EV Capable, EV Ready, and EV Installed.
- Proposed Amended Table of Off-street Parking Space Requirements which shows how many EV parking spaces will need to be installed for a proposed Site Plan for City Council.

The amendments also include a section called “Renewable Electrical Supply” which encourages developers to attempt to source their electric power from renewable energy sources. Although this section does not include a code requirement, the Office of Sustainability and partners felt that it was important information to include within Section 5.19 of the UDC.

Additionally, the Office of Sustainability and partners highly recommend that the City find ways to record the number and type of EV charging stations as they are installed throughout the City. Planning Staff will work with representatives from the City Building and Information Technology departments to determine the best way to record this information and make it available to the Office of Sustainability.

Prepared by Jeff Kahan
Reviewed by Brett Lenart
6/26/20

Attachment: [Draft EV Readiness Ordinance](#)
[Draft Off Street Parking Table with Proposed Requirements by Use](#)

c: Systems Planning
City Attorney’s Office