

# City of Ann Arbor Residential Zoning Analysis



Carlisle | Wortman  
ASSOCIATES, INC.

October 25, 2019

This report was commissioned by the City of Ann Arbor. Technical and staff support was provided by the City of Ann Arbor Housing Commission, the City of Ann Arbor Community Development Department, and Washtenaw County Office of Community & Economic Development.

Carlisle|Wortman is an Ann Arbor, Michigan based community planning firm  
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# I. Executive Summary

This report provides a housing zoning analysis for the City of Ann Arbor for nine city-controlled sites. The sites for this analysis were identified by the city.

## The purpose of the zoning analysis for each site was to specifically:

- Identify surrounding land uses and zoning designations;
- Articulate the Master Plan and future development vision for each site; and
- Provide two realistic development scenarios of each site to determine the feasibility for housing at each site. The first development scenario confirmed development potential for housing under the current zoning regulations or applicable zoning premium. If zoned PL, Public Land, the most reasonable zoning designation was applied. The second development scenario for each site included a rezoning or application of an existing zoning premium that is contextual with the surrounding area, ensures compatibility with surrounding buildings, and is consistent with the applicable City Master Plan.

The zoning analysis did not account for market feasibility, unidentifiable engineering or other development constraints, or development costs. It was solely a zoning analysis to provide the development potential for each site based upon existing and potential rezoning or application of premiums.

**Development of nine city-controlled sites could provide over 1,400 units.**

We completed zoning analysis and modeling for the following nine (9) sites:

1. 350 S. Fifth Ave
2. 351 N. Fourth Ave
3. 404 N. Ashley St
4. 415 W. Washington St
5. 721 N. Main St
6. Kline Lot
7. 2000 S. Industrial Hwy
8. 3400 Platt
9. 1510 E. Stadium Blvd



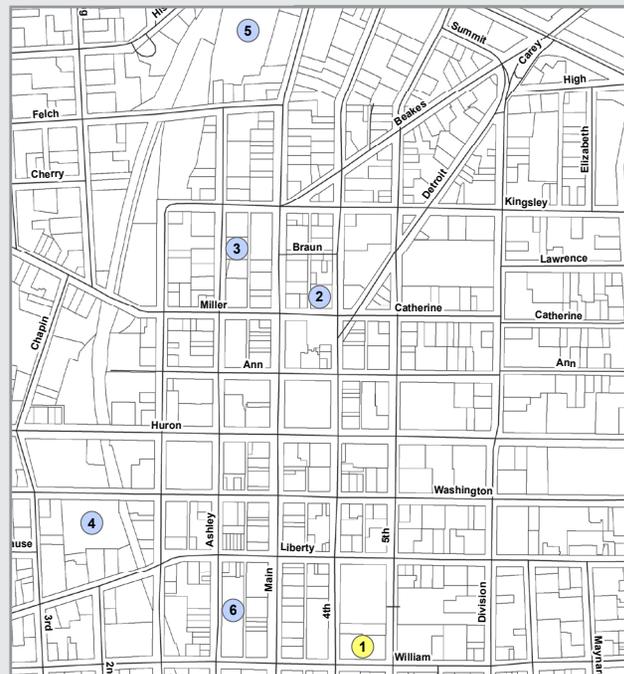
## HOUSING ANALYSIS DOWNTOWN STUDY SITES

City of Ann Arbor  
Washtenaw County, Michigan

### Study Sites

- |                      |  |                 |
|----------------------|--|-----------------|
| 1 350 S. Fifth       | 3 404 N. Ashley                                      | 5 721 N. Main   |
| 2 121 Catherine      | 4 415 W. Washington                                  | 6 The Kline Lot |
| 7 2000 S. Industrial | 9 1510 E. Stadium                                    |                 |
| 8 3400 Platt         | Refer to "Housing Analysis Downtown Study Sites" Map |                 |

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## HOUSING ANALYSIS DOWNTOWN STUDY SITES

City of Ann Arbor  
Washtenaw County, Michigan

### Study Sites

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|-----------------|---------------------|-----------------|
| 1 350 S. Fifth  | 3 404 N. Ashley     | 5 721 N. Main   |
| 2 121 Catherine | 4 415 W. Washington | 6 The Kline Lot |

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# Development Scenario Buildout Summary Table

Site	Current Zoning	Development Scenario 1		Development Scenario 2	
		Scenario 1 - Zoning Designation	Number of Housing Units	Scenario 2 - Zoning Designation	Number of Housing Units
350 S. Fifth Ave	D1, Downtown Core District	D1, Downtown Core District Residential Use Premium	252	D1, Downtown Core District Affordable Housing Premium	325
121 Catherine St.	D2, Downtown Interface District	D2, Downtown Interface District	35	D2, Downtown Interface District Planned Project Affordable Housing Premium	68
404 N. Ashley St	D2, Downtown Interface District	D2, Downtown Interface District	35	D2, Downtown Interface District Planned Project Affordable Housing Premium	67
415 W. Washington St	PL, Public Land District	D2, Downtown Interface District	122	D2, Downtown Interface District	122
721 N. Main St	PL, Public Land District	C-1, Local Business District	81	O, Office District	108
Kline Lot	D1, Downtown Core District	D1, Downtown Core District Residential Use Premium	396	D1, Downtown Core District Affordable Housing Premium	509
2000 S. Industrial Hwy	PL, Public Land District	R4B, Multiple-Family Dwelling District	52	O, Office District	141
3400 Platt	R1C, Single-Family Dwelling District	R1C, Single-Family Dwelling District	2	R1E, Single-Family Dwelling District	14
1510 E. Stadium Blvd	R1C, Single-Family Dwelling District	R3, Townhouse Dwelling District	7	R4B, Multiple-Family Dwelling District	11
<b>Totals</b>			<b>982 Units</b>		<b>1,365 Units</b>

## II. Zoning Analysis Assumptions

For each site, two development scenarios were created to determine the feasibility and number of units achievable for housing at each site. The first development scenario confirmed development potential for housing under the current zoning regulations with premium if applicable. If the site is zoned PL, Public Land, the most reasonable zoning designation was applied. The second development scenario for each site included a rezoning or application of an existing zoning premium that is contextual with the surrounding area, ensures compatibility with surrounding buildings, and is consistent with the applicable City Master Plan.

### **In creation of the zoning analysis, the following assumptions were utilized:**

- Unit size was projected to average +/-800 sq.ft.
- Fifteen percent (15%) of building square footage was utilized for common space such as hallways, stairways, lobbies, elevators, etc. Actual building layout may require more or less common space area.
- Stories were based on 11.5-foot floor height. A 15-foot first floor height was used for developments zoned D1 and D2. Only one (1) development scenario for 415 W. Washington was created. Rezoning the site to D2 is a logical development option.
- Due to its unique location and site characteristics, three (3) development scenarios were created for 2000 S. Industrial.
- Premiums were applied where allowable under the existing zoning regulations.
- Dedication to the Treeline was applied to 415 W. Washington and 721 N. Main as identified in the The Treeline- Allen Creek Urban Trail Master Plan Project.
- Parking was allocated in the scenarios where required by zoning. In all scenarios there is an opportunity to build underground parking.
- The different scenarios account for known development constraints such as county drains, locations in floodplain and floodway, etc.
- The zoning analysis did not account for market feasibility, unidentifiable engineering or other development constraints, or developments costs.

# III. Zoning & Buildout Analysis

1. 350 S. Fifth Ave
2. 121 Catherine St
3. 404 N. Ashley St
4. 415 W. Washington St
5. 721 N. Main St
6. Kline Lot
7. 2000 S. Industrial Hwy
8. 3400 Platt
9. 1510 E. Stadium Blvd

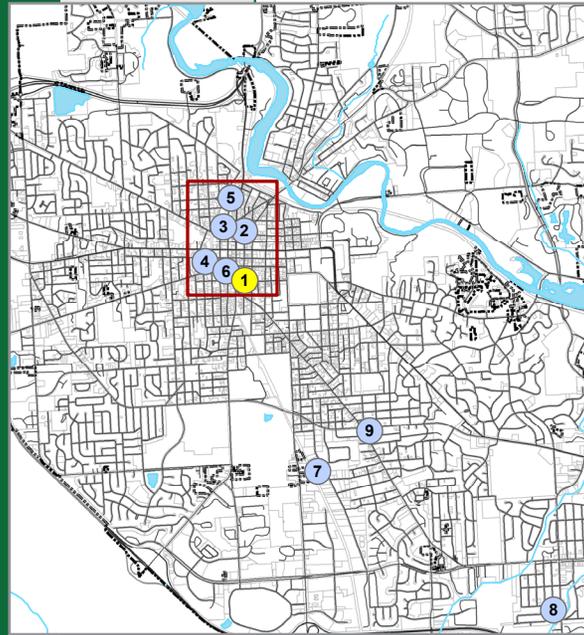
# 350 S. Fifth Ave

350 S. Fifth Ave is a +/- 0.78 acre site, currently owned by the City of Ann Arbor. The site is currently used for 85 spaces of surface parking. The site abuts public uses to the north, east and west.

The site is currently zoned D1, Downtown Core District.

## Surrounding Land Use and Zoning include:

	Zoning	Land Use
North	PL, D1	Blake Transit Center
South	D1	Residential and Meuhlig Funeral Chapel
East	PL	Ann Arbor District Library
West	D1	4th and William Parking Structure



## HOUSING ANALYSIS DOWNTOWN STUDY SITES

City of Ann Arbor  
Washtenaw County, Michigan

### Study Sites

- 1 350 S. Fifth
  - 3 404 N. Ashley
  - 5 721 N. Main
  - 2 121 Catherine
  - 4 415 W. Washington
  - 6 The Kline Lot
  - 7 2000 S. Industrial
  - 9 1510 E. Stadium
  - 8 3400 Platt
- Refer to "Housing Analysis Downtown Study Sites" Map

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## HOUSING ANALYSIS DOWNTOWN STUDY SITES

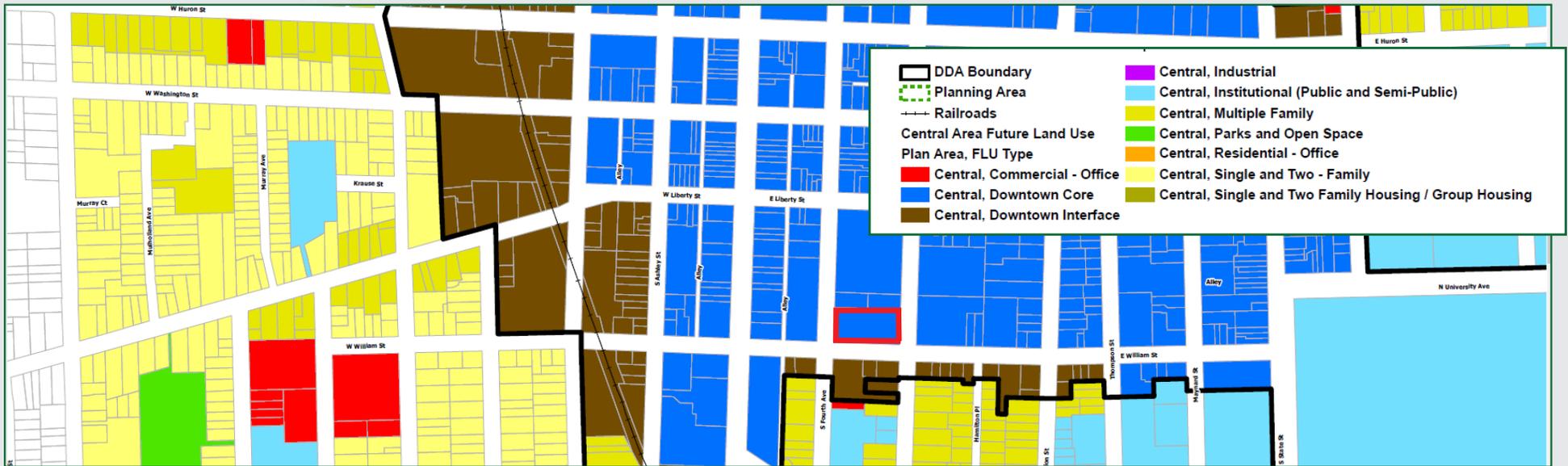
City of Ann Arbor  
Washtenaw County, Michigan

### Study Sites

- 1 350 S. Fifth
- 3 404 N. Ashley
- 5 721 N. Main
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- 6 The Kline Lot

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# Central Area Land Use Map



## Master Plan

The future land use plan identifies this parcel as part of the Downtown Core. The goal of the downtown core is to encourage downtown’s highest density development and tallest buildings to create the critical mass of activity and density needed to support a range of central retail, service, cultural, residential, and entertainment functions and transportation modes.

The Core area include downtown’s largest retail areas; its principal civic functions (city, county, and federal government services; the central library); major hotels; and much of downtown’s highest density development and its tallest buildings.

The positive characteristics found in the downtown Core

can be maintained and strengthened while encouraging higher density development to concentrate in downtown’s Core Areas.

In addition, the site is located within the Midtown Character Overlay District (shown on page 11). This Character Zone is framed on all sides by other downtown character residential zoning districts and contains the Fifth Avenue civic corridor. This district lacks a strong sense of identity and is a place where creation of a new context should occur. The intent for this district is higher density development with a strongly defined street edge and Active Open Spaces. Development on this site with a prominent affordable housing development would be consistent with the Master Plan.

### 350 S. Fifth Street Development Scenario 1: Develop under existing D1 zoning- with Residential Use Premium

#### Parameters:

- 700% FAR with Residential Use Premium.
- Lot includes two corners and three street frontages.
- Development as D1 is by-right.
- Development as D1 is consistent with the Master Plan.
- Subject to the building design requirements for secondary streets and Midtown Character Zone.
- Includes 700% FAR with residential premium.
- Did not reach maximum height of 180 feet because of limitation of 700% FAR.

Development Potential	
Number of Units	252
Building Type	Apartment
Avg. Unit Size	800 sq/ft
Total Building Size	234,834 sq/ft
Building Height	9-stories, 107-feet

Zoning Requirements	
Lot Area	33,929 sq/ft (0.78 acres)
Setbacks	Front: 0 min, 10 ft at the streetwall max. Side: None Rear: None
Open Space	None Required
Maximum Building Coverage	No maximum
Floor Area Ratio (FAR) Base	700% of lot area (FAR), with Residential Use Premium
Character Area	Midtown Character Zone
Building Height Max	Maximum of 180 feet and 4 stories at street wall.
Parking	Vehicular: 102 (1 space per 1,000 sq. ft. exceeding 400% FAR) Bike: 1 space per 5 dwelling units (50% enclosed, 50% fixed, hoop style)
Floodplain/Floodway	No
Consistent with Master Plan Future Land Use Element	Yes
Treeline Dedication	No



**Parking:**  
 102 spaces required  
 Parking shown underground  
 Typical parking per subfloor:  
 ~100 spaces - 1 subfloors required

**Main Building w/  
 underground parking**  
 Assumes 700% FAR  
 9 stories, 107-foot high  
 259-foot width, 131-foot length  
 252 units -  
 32,629 square feet/floors 1 - 3  
 29,574 square feet/floors 4 - 6  
 16,075 square feet/floors 7-9  
 Avg square feet per unit: ~800  
 Total sq ft: 234,834 (237,503 max)

**350 South Fifth:**  
 Proposed Zoning D1  
 ~ 33,929 square feet / 0.78 acres

Develop under existing  
 D1 Zoning with Residential  
 Use Premium

- Perspective (top)
- Plan view (right)

## 350 S. Fifth Street Development Scenario 2: Develop under existing D1 zoning- with Affordable Housing Premium

### Parameters:

- Lot includes two corners and three street frontages.
- Development as D1 is consistent with the Master Plan.
- Subject to the building design requirements for secondary streets and Midtown Character Zone.
- Includes 900% FAR with affordable housing premium.
- Maximizes potential affordable housing units.

Development Potential	
<b>Number of Units</b>	325
<b>Building Type</b>	Apartment
<b>Avg. Unit Size</b>	800 sq/ft
<b>Total Building Size</b>	301,760 sq/ft
<b>Building Height</b>	14-stories, 164 feet

Zoning Requirements	
<b>Lot Area</b>	33,929 sq/ft (0.78 acres)
<b>Setbacks</b>	Front: 0 min, 10 ft at the streetwall max Side: None Rear: None
<b>Open Space</b>	None Required
<b>Maximum Building Coverage</b>	No maximum
<b>Floor Area Ratio (FAR) Base</b>	900% with Affordable Use Premium
<b>Character Area</b>	Midtown Character Zone
<b>Building Height Max</b>	Maximum of 180 feet and 4 stories at street wall.
<b>Parking</b>	Vehicular: 170 (1 space per 1,000 square feet of Floor Area Ratio above 400% FAR) Bike: 1 space per 5 dwelling units (50% enclosed, 50% fixed, hoop style)
<b>Floodplain/Floodway</b>	No
<b>Consistent with Master Plan Future Land Use Element</b>	Yes
<b>Treeline Dedication</b>	No



Google Earth  
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Develop under existing  
D1 zoning with Affordable  
Housing Premium

- Perspective (top)
- Plan View (right)



**Parking:**  
170 spaces required  
Parking underground  
Typical parking per subfloor:  
~100 spaces - 2 subfloors required

**Main Building w/  
underground parking**  
Assumes 900% FAR  
14 stories, 164.5-foot high  
259-foot width, 131-foot length  
325 units  
32,629 square feet/floors 1 - 3  
29,574 square feet/floors 4 - 5  
17,289 square feet/floors 6-14  
Avg square feet per unit: ~800  
Total sq ft: 301,710 (305,361 max)

**350 South Fifth:**  
Proposed Zoning D1-pp  
~ 33,929 square feet / 0.78 acres

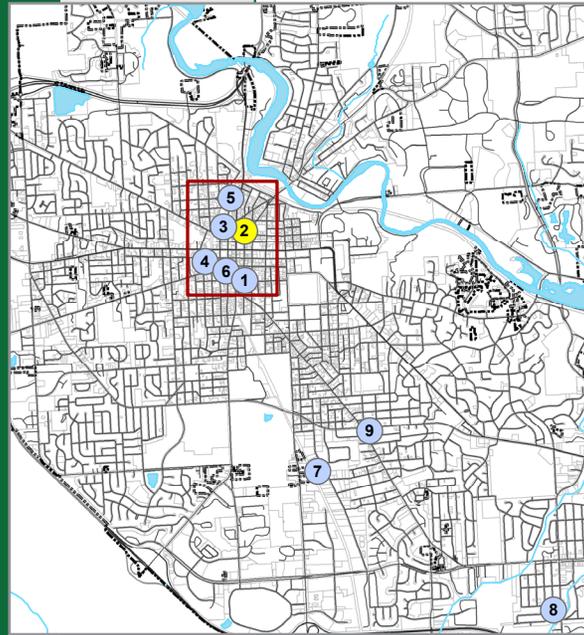
# 121 Catherine St

121 Catherine Street is a +/- 0.38 acre site, currently owned by the City of Ann Arbor. The site is used for 50 spaces of surface parking and is adjacent to Kerrytown and the Farmers Market.

The site is currently zoned D2, Downtown Interface District.

## Surrounding Land Use and Zoning include:

	Zoning	Land Use
North	D2	Commercial
South	D2	Surface Parking Lot
East	D2 /PL	Commercial and Farmers Market
West	D2	Commercial and Surface Parking Lot



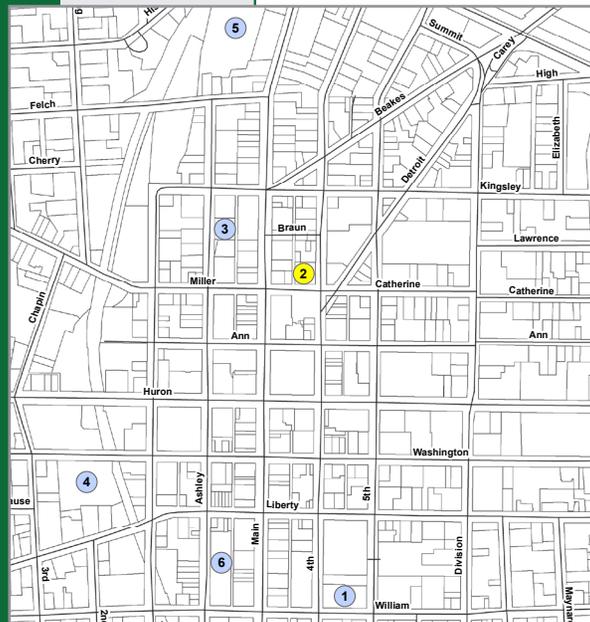
## HOUSING ANALYSIS DOWNTOWN STUDY SITES

City of Ann Arbor  
Washtenaw County, Michigan

### Study Sites

- 1 350 S. Fifth
  - 3 404 N. Ashley
  - 5 721 N. Main
  - 2 121 Catherine
  - 4 415 W. Washington
  - 6 The Kline Lot
  - 7 2000 S. Industrial
  - 9 1510 E. Stadium
  - 8 3400 Platt
- Refer to "Housing Analysis Downtown Study Sites" Map

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## HOUSING ANALYSIS DOWNTOWN STUDY SITES

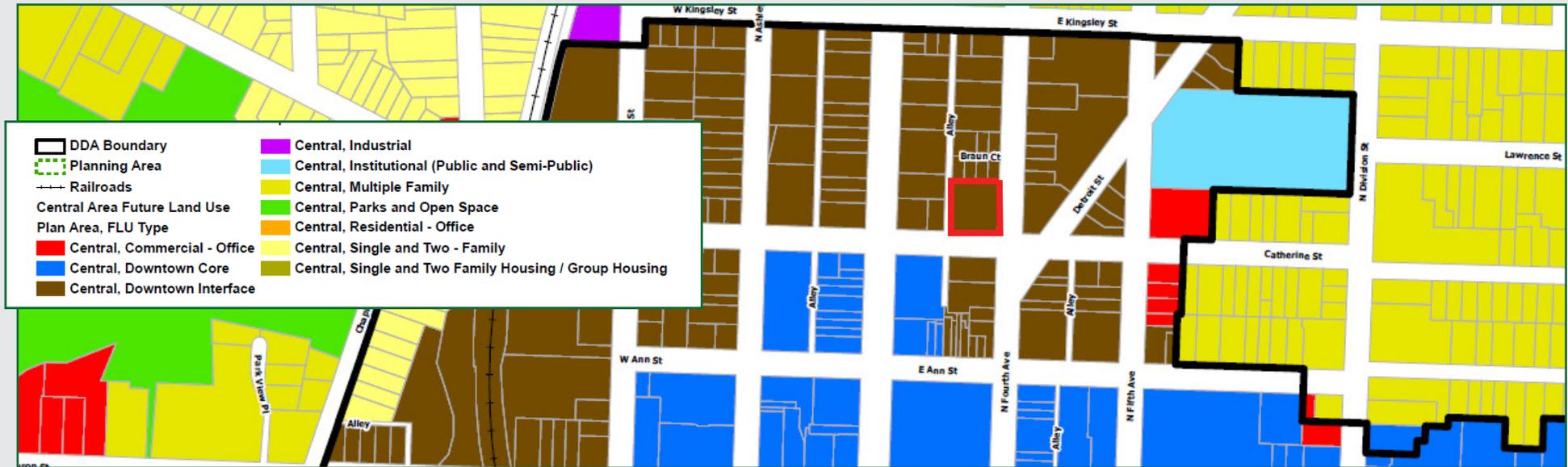
City of Ann Arbor  
Washtenaw County, Michigan

### Study Sites

- 1 350 S. Fifth
- 3 404 N. Ashley
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- 2 121 Catherine
- 4 415 W. Washington
- 6 The Kline Lot

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# Central Area Land Use Map



# Master Plan

This parcel is currently identified as Central Downtown Interface. The Interface areas is intended to be an area of transition between the D1 district and surrounding residential neighborhoods. Medium-density residential and mixed-use development are appropriate within this district, and those of unique design are encouraged. An objective of the Interface area zones is to encourage multiple-family and mixed use housing development in the downtown. Additionally, this parcel is located within

the Kerrytown Character Overlay District. The Kerrytown Overlay District frames the north end of downtown and is characterized by a mix of small-scale commercial buildings and houses that have been adapted to different uses. The eastern part of the district is part of the Old Fourth Ward Historic District, while the southeast corner of the district is located in the Fourth/Ann Historic District. The intent for this district is to retain traditional existing building patterns, with lower-scale building modules and residential shapes.

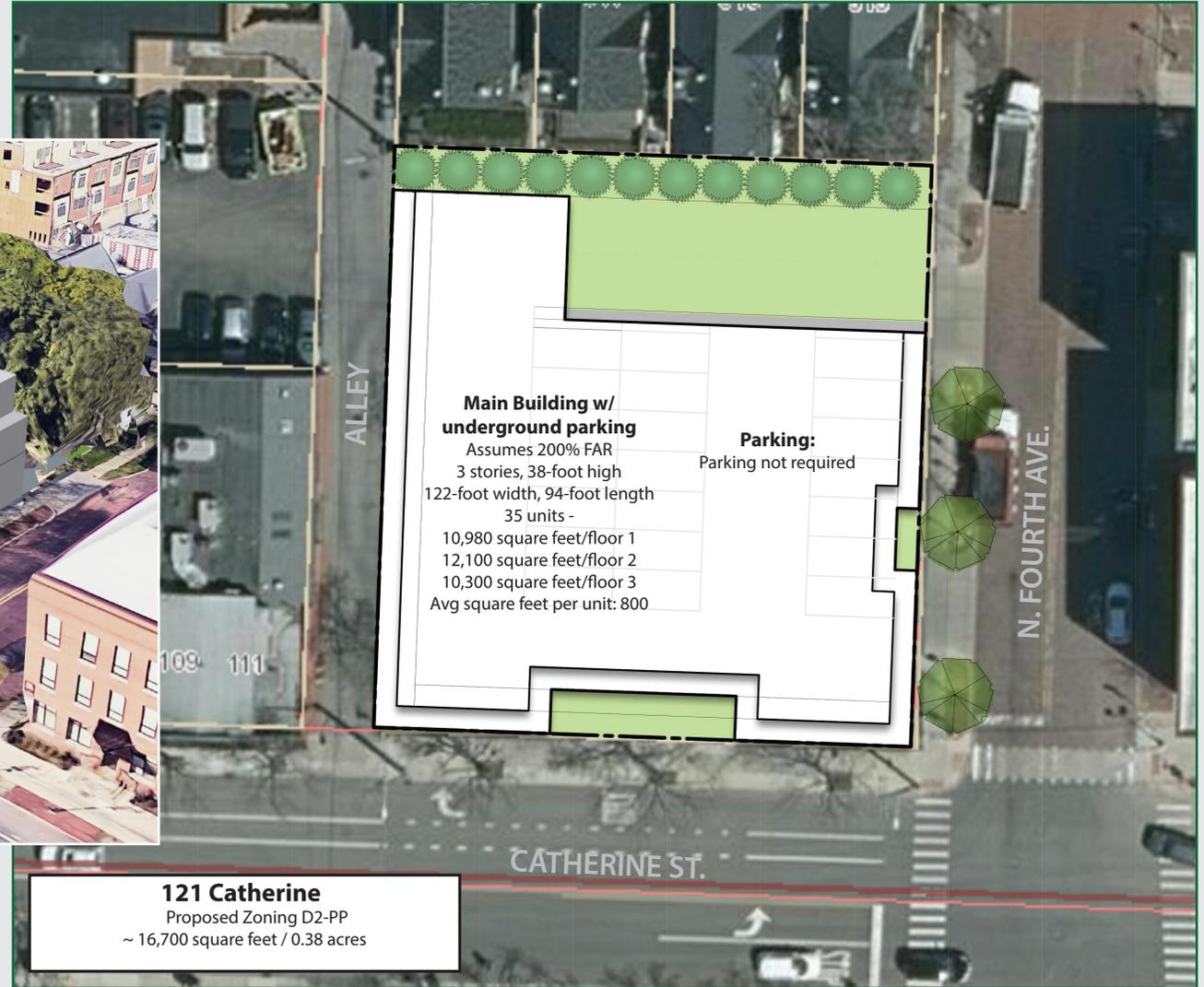
## 121 Catherine Street Development Scenario 1: Develop under existing D2 zoning

### Parameters:

- Development as D2 is by-right and does not require any special approvals.
- Development as D2 would be consistent to development to the south, west and east.
- Development is subject to secondary street frontage requirements and the Kerrytown Character District.
- Did not reach maximum height of 60 feet because of limitation of 200% FAR.
- This site is on a corner lot, with two street frontages, and adjacent to an alley.

Development Potential	
Number of Units	35
Building Type	Apartment
Avg. Unit Size	800 sq/ft
Total Building Size	32,840 sq/ft
Building Height	3-stories, 38 feet

Zoning Requirements	
Lot Area	16,700 sq/ft (0.38 acres)
Setbacks	Front: 0 ft min Side: 10 ft when abutting any residential zoning district Rear: 20 ft when abutting any residential zoning district
Open Space	10%
Maximum Building Coverage	80%
Floor Area Ratio (FAR) Base	200% of lot area (FAR)
Character Area	Kerrytown Character Overlay District
Building Height Max	Maximum is 60 feet and 3 stories at street wall.
Parking	Vehicular: None. Bike: 1 space per 5 dwelling units (50% enclosed, 50% fixed, hoop style)
Floodplain/Floodway	No
Consistent with Master Plan Future Land Use Element	Yes
Treeline Dedication	No



**Main Building w/  
underground parking**  
Assumes 200% FAR  
3 stories, 38-foot high  
122-foot width, 94-foot length  
35 units -  
10,980 square feet/floor 1  
12,100 square feet/floor 2  
10,300 square feet/floor 3  
Avg square feet per unit: 800

**Parking:**  
Parking not required

**121 Catherine**  
Proposed Zoning D2-PP  
~ 16,700 square feet / 0.38 acres

Develop under existing  
D2 zoning  
-Perspective (top)  
-Plan view (right)

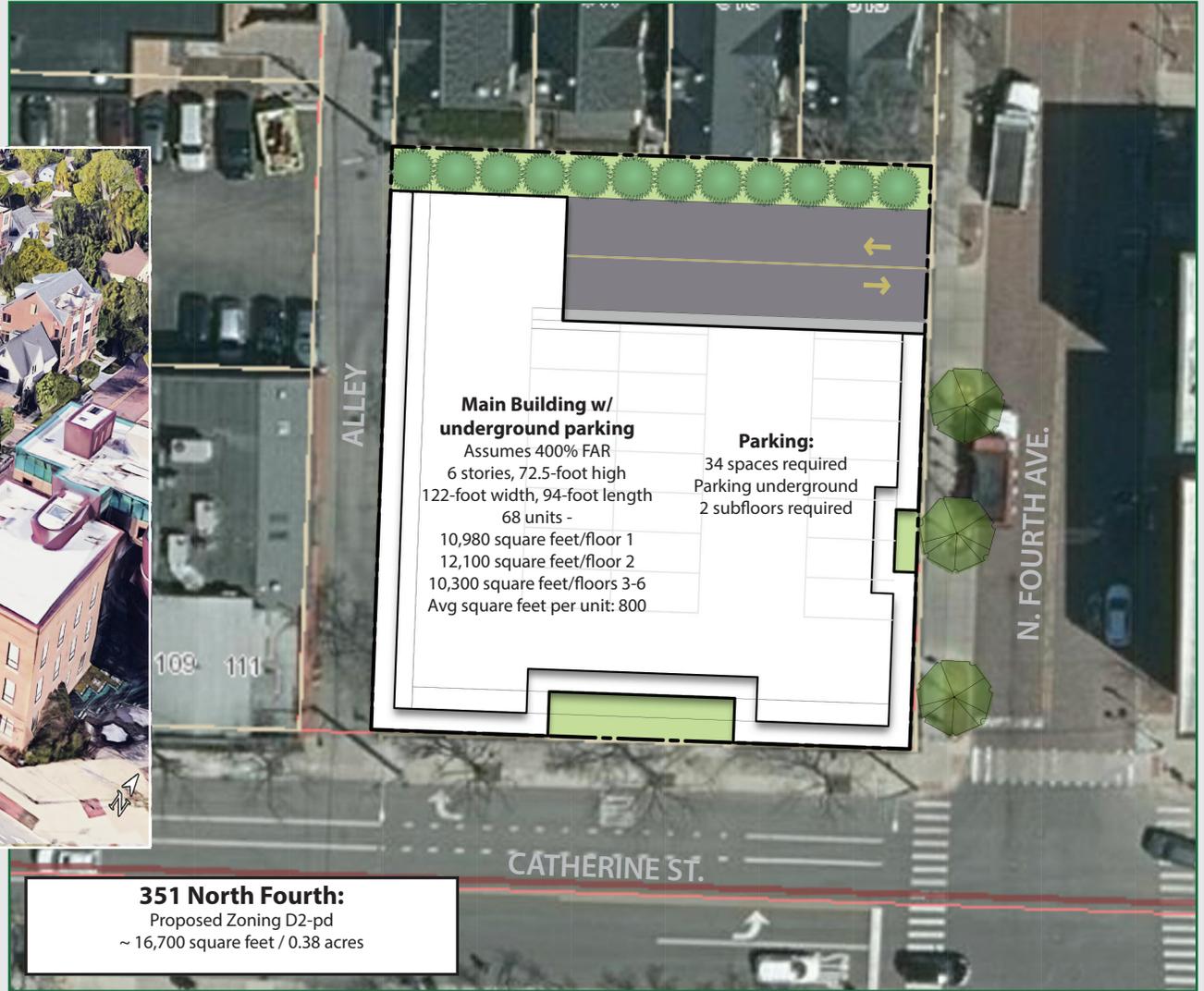
## 121 Catherine Street Development Scenario 2: Develop under D2-Planned Project with Affordable Housing Premium

### Parameters:

- Development as D2 with Planned Project allows height relief to obtain more units.
- Development is subject to secondary street frontage requirements and the Kerrytown Character District.
- This site is on a corner lot, with two street frontages, and adjacent to an alley.

Development Potential	
<b>Number of Units</b>	68
<b>Building Type</b>	Apartment
<b>Avg. Unit Size</b>	800 sq/ft
<b>Total Building Size</b>	53,980 sq/ft
<b>Building Height</b>	6-stories, 72.5 feet

Zoning Requirements	
<b>Lot Area</b>	16,700 sq/ft (0.38 acres)
<b>Setbacks</b>	Front: 0 ft min Side: 10 ft when abutting any residential zoning district Rear: 20 ft when abutting any residential zoning district
<b>Open Space</b>	10%
<b>Maximum Building Coverage</b>	80%
<b>Floor Area Ratio (FAR) Base</b>	400% of lot area (FAR), with Affordable Housing Premium
<b>Character Area</b>	Kerrytown Character Overlay District
<b>Building Height Max</b>	Maximum is 180 feet with Planned Project
<b>Parking</b>	Vehicular: 34 (1 space per 1,000 sq. ft. of FAR exceeding 200%) Bike: 1 space per 5 dwelling units (50% enclosed, 50% fixed, hoop style)
<b>Floodplain/Floodway</b>	No
<b>Consistent with Master Plan Future Land Use Element</b>	Yes
<b>Treeline Dedication</b>	No



**Main Building w/  
underground parking**  
Assumes 400% FAR  
6 stories, 72.5-foot high  
122-foot width, 94-foot length  
68 units -  
10,980 square feet/floor 1  
12,100 square feet/floor 2  
10,300 square feet/floors 3-6  
Avg square feet per unit: 800

**Parking:**  
34 spaces required  
Parking underground  
2 subfloors required

**351 North Fourth:**  
Proposed Zoning D2-pd  
~ 16,700 square feet / 0.38 acres

Develop under existing  
D2 zoning PP with  
Affordable Housing Premium  
-Perspective (top)  
-Plan view (right)

# 404 N. Ashley Street

404 N. Ashley is a +/- 0.37 acre site, currently owned by the City of Ann Arbor Housing Commission. The site is improved with an office building that is currently used by the University of Michigan. The site is located in an established neighborhood with multiple family housing.

The site is currently zoned D2, Downtown Interface District.

## Surrounding Land Use and Zoning include:

	Zoning	Land Use
North	D-2	Multiple-Family Residential
South	D-2	Parking Lot
East	D-2	Multiple-Family / Single-Family Residential
West	D-2	Multiple-Family / Single-Family Residential



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City of Ann Arbor  
Washtenaw County, Michigan

### Study Sites

- 1 350 S. Fifth
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- Refer to "Housing Analysis Downtown Study Sites" Map

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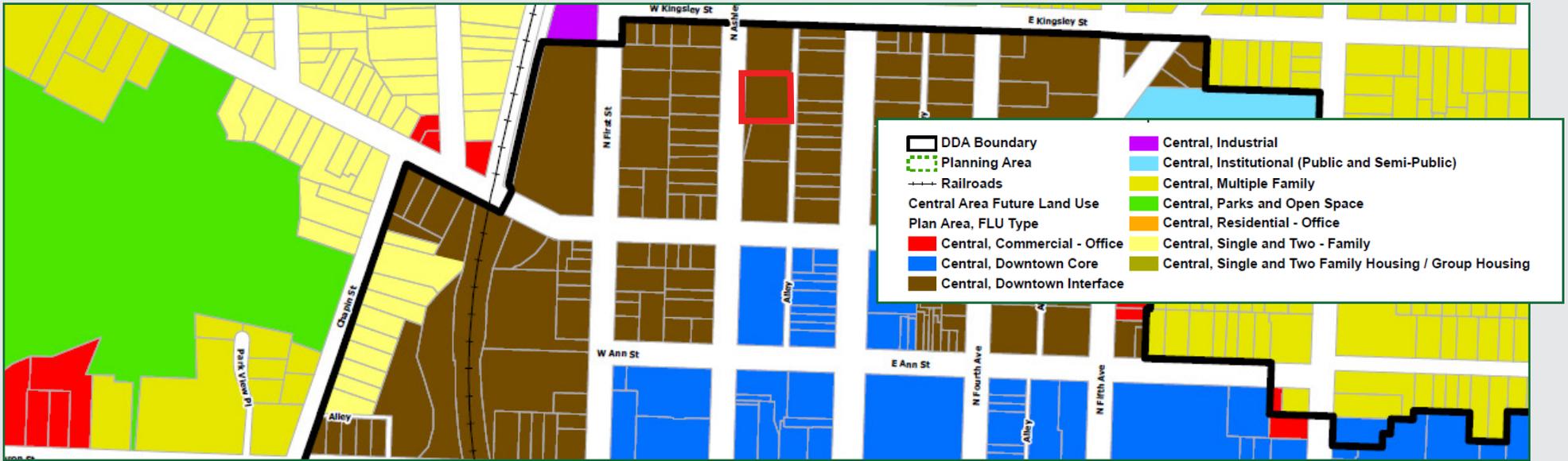
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# Central Area Land Use Map



# Master Plan

This parcel is currently identified as Central Downtown Interface. The Interface areas is intended to be an area of transition between the D1 district and surrounding residential neighborhoods. Medium-density residential and mixed-use development are appropriate within this district, and those of unique design are encouraged. An objective of the Interface area zones is to encourage multiple-family and mixed use housing development in the downtown. Additionally, this parcel is located in the Kerrytown

Overlay District frames the north end of downtown and is characterized by a mix of small-scale commercial buildings and houses that have been adapted to different uses.

## 404 N. Ashley Street Development Scenario 1: Develop under existing D2 zoning

### Parameters:

- Development as D2 is by-right and does not require any special approvals.
- Development of this site as D2 allows is consistent with the Master Plan.
- Development of this parcel is subject to front yard frontage requirements and Kerrytown Character Zone.
- Development as multiple family residential would be consistent with surrounding uses.

Development Potential	
Number of Units	35
Building Type	Apartment
Avg. Unit Size	800 sq/ft
Total Building Size	31,800 sq/ft
Building Height	5-stories, 57.5 feet

Zoning Requirements	
Lot Area	16,367 sq/ft (0.37 acres)
Setbacks	Front: 0 ft min Side: 10 ft when abutting any residential zoning district Rear: 20 ft when abutting any residential zoning district
Open Space	10%
Maximum Building Coverage	80%
Floor Area Ratio (FAR) Base	200% of lot area (FAR)
Character Area	Kerrytown Character Overlay District
Building Height Max	Maximum is 60 feet and 3 stories at street wall.
Parking	Vehicle: None. Bike: 1 space per 5 dwelling units (50% enclosed, 50% fixed, hoop style)
Floodplain/Floodway	No
Consistent with Master Plan Future Land Use Element	Yes
Treeline Dedication	No



**Main Building**  
 Assumes 200% FAR  
 4 stories  
 46-foot height from first housing unit  
 110-foot width, 107-foot length  
 35 units -  
 11,840 square feet/floor 1 (parking)  
 9,000 square feet/floors 2-3  
 7,000 square feet/floors 4-5  
 Avg square feet per unit: ~800  
 Total Living Space: 63,300 sq ft  
 Max allowable: 65,468 sq ft

**Parking:**  
 1 space per 1,000 sq ft above 200% FAR  
 = 0 required spaces

**404 N Ashley Street:**  
 Propose Zoning D2  
 ~ 16,367 square feet / 0.37 acres

Develop under existing  
 D2 zoning  
 -Perspective (top)  
 -Plan view (right)

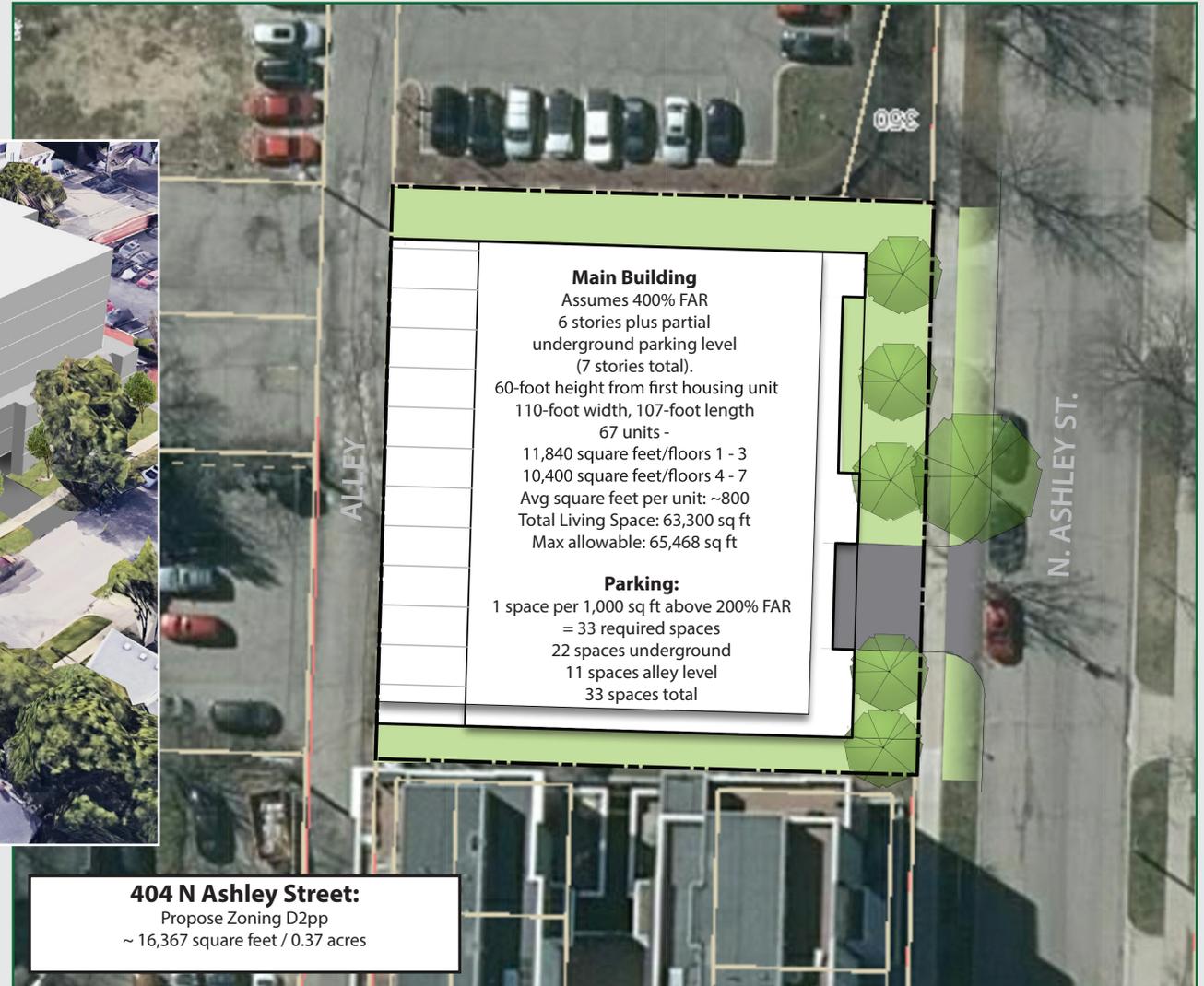
## 404 N. Ashley Street Development Scenario 2: Develop under D2-Planned Project with Affordable Housing Premium

### Parameters:

- Development as D2-PP allows height relief to obtain more units.
- Cannot obtain 400% FAR Affordable Housing Premium without FAR without Planned Project height relief.
- Development of this site as D2 is consistent with the Master Plan.
- Development of this parcel is subject to front yard frontage requirements and Kerrytown Character Zone.
- Development as multiple family residential would be consistent with surrounding uses.

Development Potential	
Number of Units	67
Building Type	Apartment
Avg. Unit Size	800 sq/ft
Total Building Size	63,300 sq/ft
Building Height	7-stories, 70 feet

Zoning Requirements	
Lot Area	16,367 sq/ft (0.37 acres)
Setbacks	Front: 0 ft min Side: 10 ft when abutting any residential zoning district Rear: 20 ft when abutting any residential zoning district
Open Space	10%
Maximum Building Coverage	80%
Floor Area Ratio (FAR) Base	400% of lot area (FAR), with Affordable Housing Premium
Character Area	Kerrytown Character Overlay District
Building Height Max	Maximum is 180 feet and 3 stories at street wall.
Parking	Vehicular: 33 (1 space per 1,000 sq. ft. exceeding 200% FAR) Bike: 1 space per 5 dwelling units (50% enclosed, 50% fixed, hoop style)
Floodplain/Floodway	No
Consistent with Master Plan Future Land Use Element	Yes
Treeline Dedication	No



**Main Building**  
 Assumes 400% FAR  
 6 stories plus partial underground parking level (7 stories total).  
 60-foot height from first housing unit  
 110-foot width, 107-foot length  
 67 units -  
 11,840 square feet/floors 1 - 3  
 10,400 square feet/floors 4 - 7  
 Avg square feet per unit: ~800  
 Total Living Space: 63,300 sq ft  
 Max allowable: 65,468 sq ft

**Parking:**  
 1 space per 1,000 sq ft above 200% FAR  
 = 33 required spaces  
 22 spaces underground  
 11 spaces alley level  
 33 spaces total

**404 N Ashley Street:**  
 Propose Zoning D2pp  
 ~ 16,367 square feet / 0.37 acres

Develop under existing D2 zoning PP with Affordable Housing Premium  
 -Perspective (top)  
 -Plan view (right)

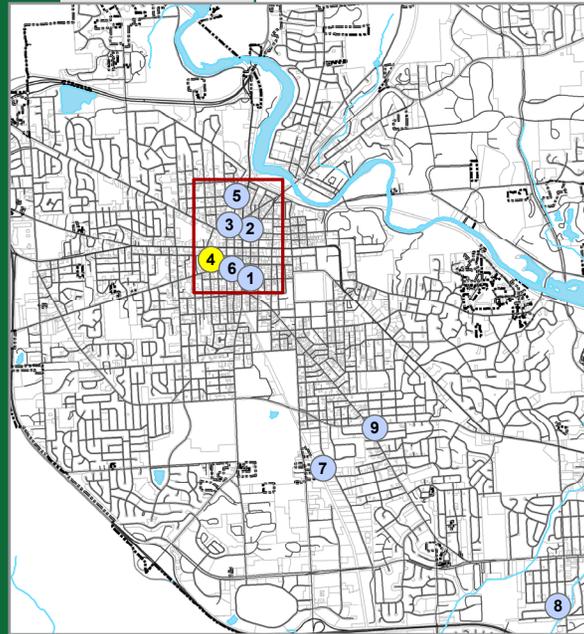
# 415 W. Washington

415 W. Washington is a +/- 2.18 acre site, currently owned by the City of Ann Arbor. The building was a former Washtenaw County Road Commission building constructed in 1925. The building is vacant, but the parking lot is still utilized. The site is encumbered with floodway, and a county drain. The portion of this lot adjacent to the railroad is targeted for The Treeline dedication.

The site is currently zoned PL, Public Land.

Surrounding Land Use and Zoning include:

	Zoning	Land Use
North	PUD	YMCA
South	D-2	Multiple-Family / Single-Family Residential
East	D-2	Railroad
West	R4-C	Single-Family Residential



## HOUSING ANALYSIS DOWNTOWN STUDY SITES

City of Ann Arbor  
Washtenaw County, Michigan

### Study Sites

- 1 350 S. Fifth
  - 2 121 Catherine
  - 3 404 N. Ashley
  - 4 415 W. Washington
  - 5 721 N. Main
  - 6 The Kline Lot
  - 7 2000 S. Industrial
  - 8 3400 Platt
  - 9 1510 E. Stadium
- Refer to "Housing Analysis Downtown Study Sites" Map

July 25, 2019  
Carlisle/Wortman Associates, Inc.  
Ann Arbor, Michigan



## HOUSING ANALYSIS DOWNTOWN STUDY SITES

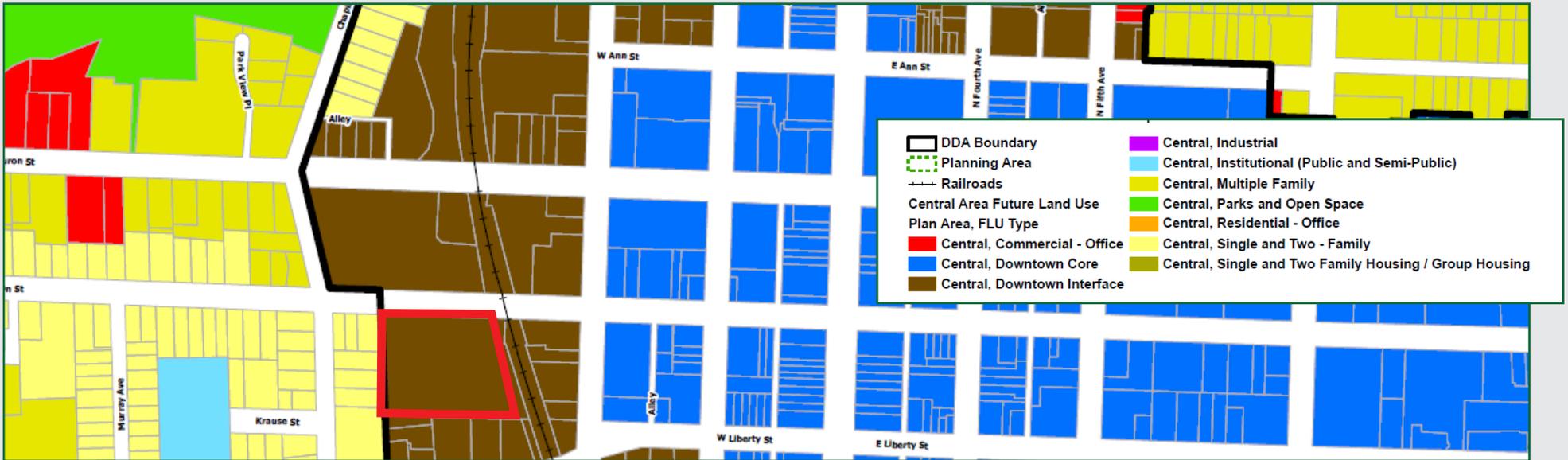
City of Ann Arbor  
Washtenaw County, Michigan

### Study Sites

- 1 350 S. Fifth
- 2 121 Catherine
- 3 404 N. Ashley
- 4 415 W. Washington
- 5 721 N. Main
- 6 The Kline Lot

July 25, 2019  
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Ann Arbor, Michigan

# Central Area Land Use Map



# Master Plan

The City’s Future Land Use Goals designate this site as being part of the Downtown Interface District and the First Street Overlay District. The First Street Overlay District runs north-south along the Ann Arbor Railroad and Allen Creek floodplain. This area is characterized by oddly-shaped blocks and a mixture of commercial storefronts, industrial Buildings and single-family homes.

The Old West Side historic district which makes up much

of the character area is intended for infill development that preserves historic Buildings’ assets, supports downtown activities, and provides non-motorized connections through preservation of a system of public and common open spaces.

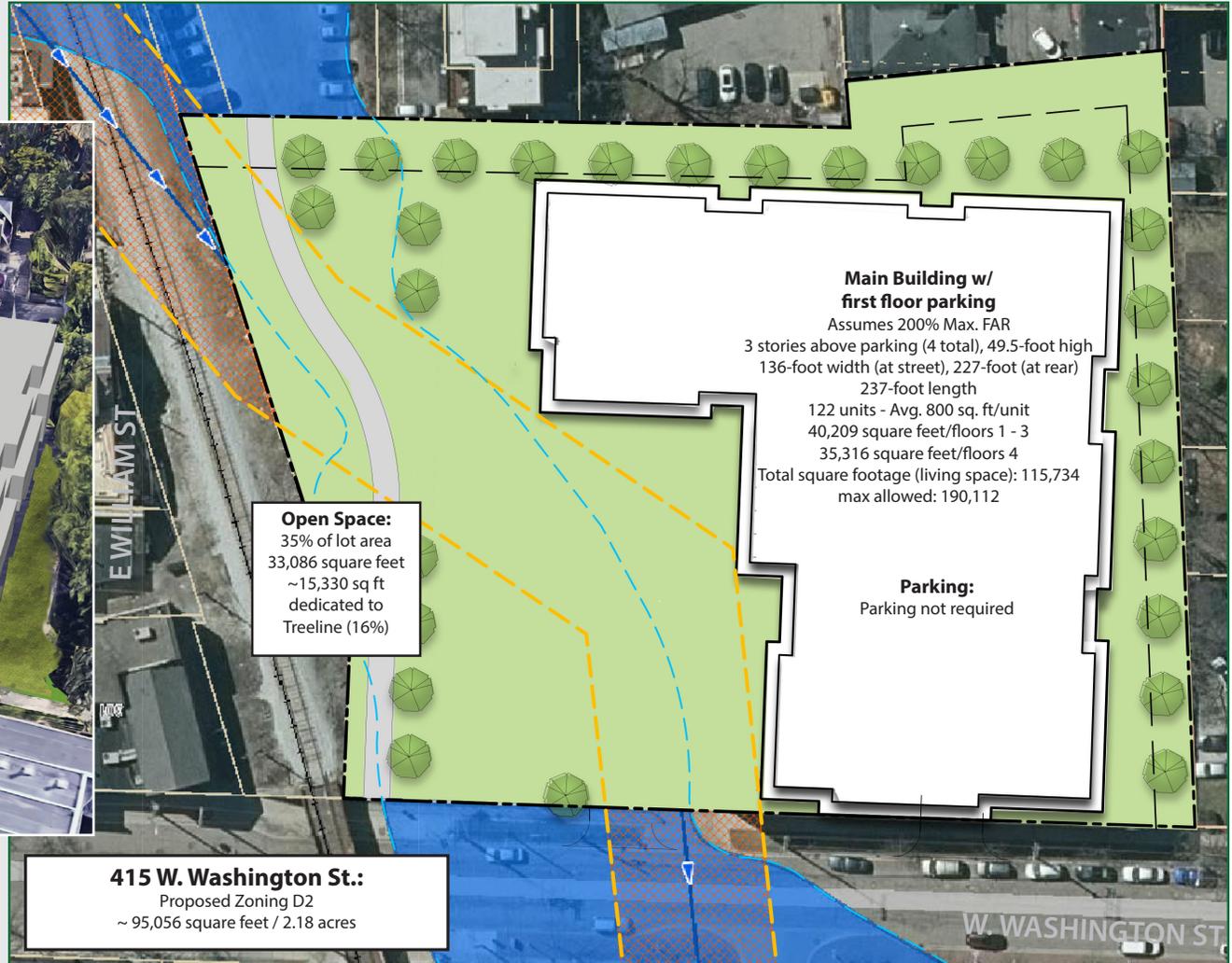
## 415 W. Washington Development Scenario 1: Rezone to D2 zoning

### Parameters:

- Development of this site as D2 is consistent with the Master Plan.
- Development as D2 would be consistent to development to the north and east.
- Subject to secondary street frontage setback requirements and the First Street Character Zone.
- Located within the Old West Side Historic District.
- Ineligible for premiums as it is located within a Historic District and Floodway.
- Building is significantly limited by floodway and drainage easement.
- Assumes 15,000 sq. ft. donation to The Treeline.

Development Potential	
Number of Units	122
Building Type	Apartment
Avg. Unit Size	800 sq/ft
Total Building Size	115,734 sq/ft
Building Height	3-stories, 49.5 feet

Zoning Requirements	
Lot Area	95,056 sq/ft (2.18 acres)
Setbacks	Front: 0 ft min Side: 10 ft when abutting any residential zoning district Rear: 20 ft when abutting any residential zoning district
Open Space	10%
Maximum Building Coverage	80%
Floor Area Ratio (FAR) Base	200% of lot area (FAR)
Character Area	First Street Character Zone
Building Height Max	Maximum is 60 feet and 3 stories at street wall.
Parking	Vehicular: None. Bike: 1 space per 5 dwelling units (50% enclosed, 50% fixed, hoop style)
Floodplain/Floodway	Yes
Consistent with Master Plan Future Land Use Element	Yes
Treeline Dedication	Yes, 32,000 sq/ft.



Develop under rezoned D2 zoning  
-Perspective (top)  
-Plan view (right)

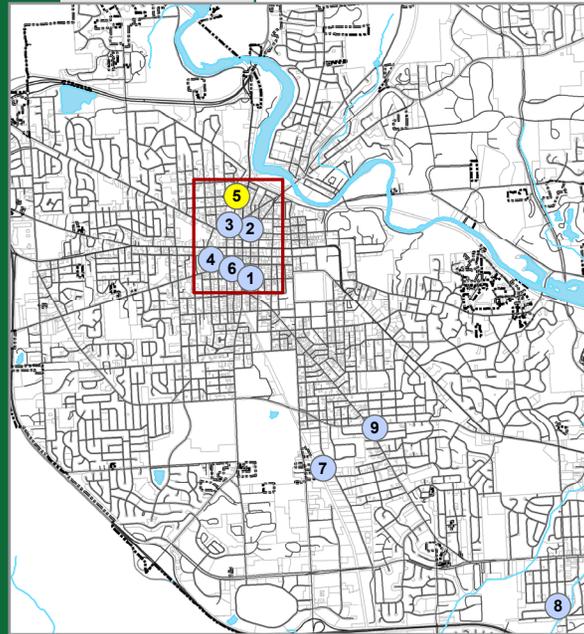
# 721 N. Main Street

721 N. Main Street is a +/- 5.26 acre site, currently owned by the City of Ann Arbor. The site is used by the City Public Services Department.

The site is currently zoned PL, Public Land.

Surrounding Land Use and Zoning include:

	Zoning	Land Use
North	C1, M1A	Residential, Warehousing
South	C1, M1A, R4D	Commercial, Single Family Residential
East	C1, PUD	Single-Family Residential, Institutional
West	M1	Railroad ROW



## HOUSING ANALYSIS DOWNTOWN STUDY SITES

City of Ann Arbor  
Washtenaw County, Michigan

### Study Sites

- 1 350 S. Fifth
  - 3 404 N. Ashley
  - 5 721 N. Main
  - 2 121 Catherine
  - 4 415 W. Washington
  - 6 The Kline Lot
  - 9 1510 E. Stadium
  - 7 2000 S. Industrial
  - 8 3400 Platt
- Refer to "Housing Analysis Downtown Study Sites" Map

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Ann Arbor, Michigan



## HOUSING ANALYSIS DOWNTOWN STUDY SITES

City of Ann Arbor  
Washtenaw County, Michigan

### Study Sites

- 1 350 S. Fifth
- 3 404 N. Ashley
- 5 721 N. Main
- 2 121 Catherine
- 4 415 W. Washington
- 6 The Kline Lot

July 25, 2019  
Carlisle/Wortman Associates, Inc.  
Ann Arbor, Michigan

# Central Area Land Use Map



# Master Plan

The site is currently zoned as PL, Public Land, and C1, Local Business. Future land use goals designate this parcel as being Institutional (Public and Semi-Public). This parcel is currently located within the floodway, floodplain and county drain, and is located along the Treeline dedication route.

The intent of the C1 district is to serve the needs of surrounding residential neighborhoods with regulations designed to protect the abutting or surrounding residential land, as standards established are comparable to those of residential zoning districts. The PL district is intended to classify publicly-owned uses and land and permit the normal principal and incidental uses required to carry out governmental functions and services.

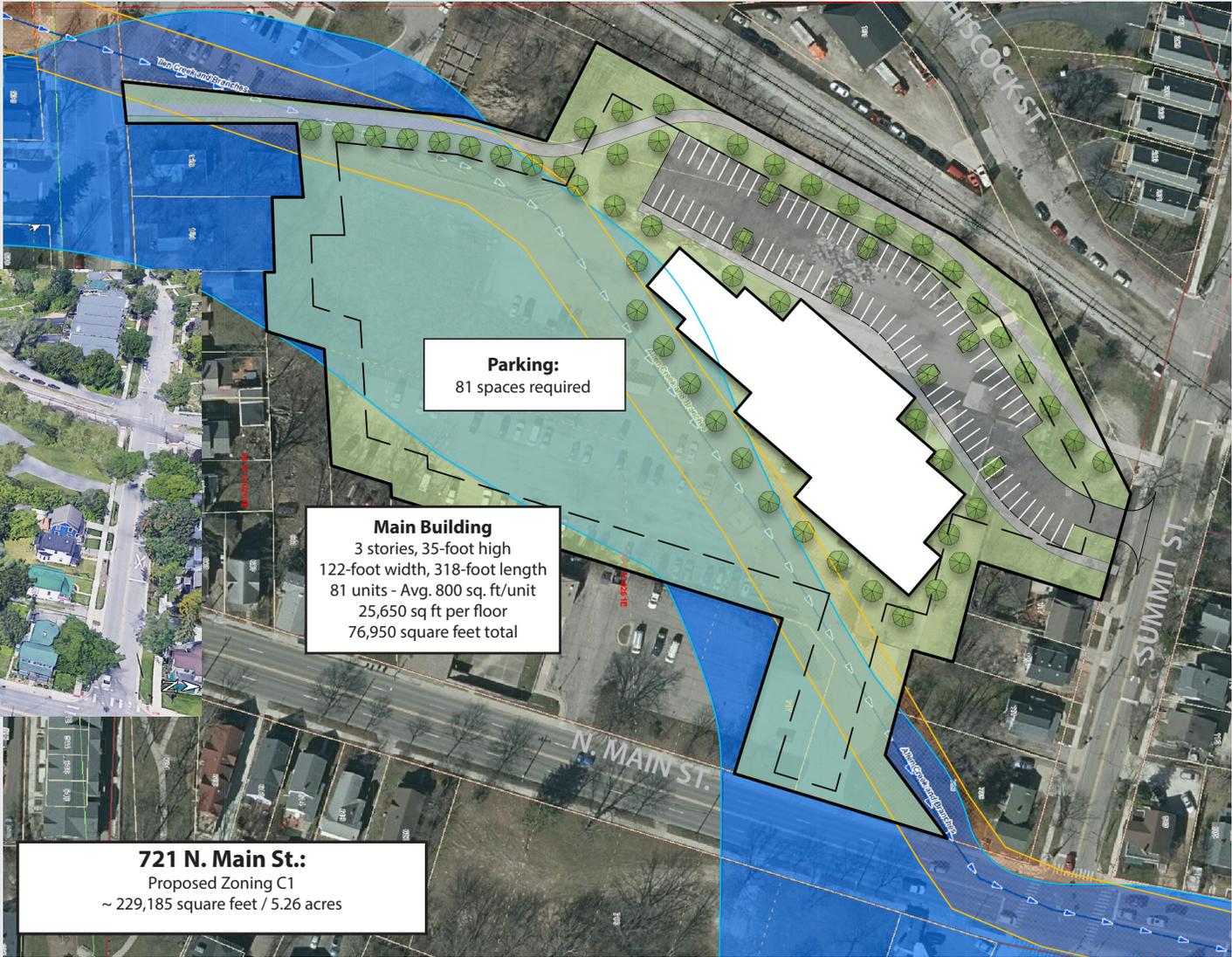
## 721 N. Main Street Scenario 1: Rezone to C1, Local Business District

### Parameters:

- Rezoning to C1 is consistent with zoning districts of adjacent parcels to the north and east.
- Rezoning to C1 and development under C1 would be consistent with the Master Plan.
- Cannot reach 100% FAR due to site due to floodway, floodplain, and county drain.
- Assumes dedication to The Treeline.
- Assumes no development (including parking) on in floodplain and on county drain.
- Assumes allowance to park in County drain.

Development Potential	
Number of Units	81
Building Type	Apartment
Avg. Unit Size	800 sq/ft
Total Building Size	76,950 sq/ft
Building Height	3-stories, 35 feet
Parking	81 surface spaces

Zoning Requirements	
Lot Area	229,185 sq/ft (5.26 acres)
Setbacks	Front: 10 feet minimum, 25 feet maximum Side: 30 feet where abutting residentially zoned land, otherwise none plus + 1 foot of additional setback for each foot of Building Height above 30 feet when abutting residentially zoned land. Rear: 30 feet where abutting residentially zoned land, otherwise none plus + 1 foot of additional setback for each foot of Building Height above 30 feet when abutting residentially zoned land.
Maximum Building Coverage	None
Floor Area Ratio (FAR) Base	100% of lot area (FAR)
Character Area	None
Building Height Max	3 stories, 35-feet
Parking	Vehicular: 1 space per dwelling unit. Bike: 1 space per 5 dwelling units (50% enclosed, 50% fixed, hoop style)
Floodplain/Floodway	Yes
Consistent with Master Plan Future Land Use Element	Yes
Treeline Dedication	Yes



**Parking:**  
81 spaces required

**Main Building**  
3 stories, 35-foot high  
122-foot width, 318-foot length  
81 units - Avg. 800 sq. ft/unit  
25,650 sq ft per floor  
76,950 square feet total

**721 N. Main St.:**  
Proposed Zoning C1  
~ 229,185 square feet / 5.26 acres



Google Earth

Develop under rezoned  
C1 zoning  
-Perspective (top)  
-Plan view (right)

## 721 N. Main Street Development Scenario 2: Rezone to O, Office zoning

### Parameters:

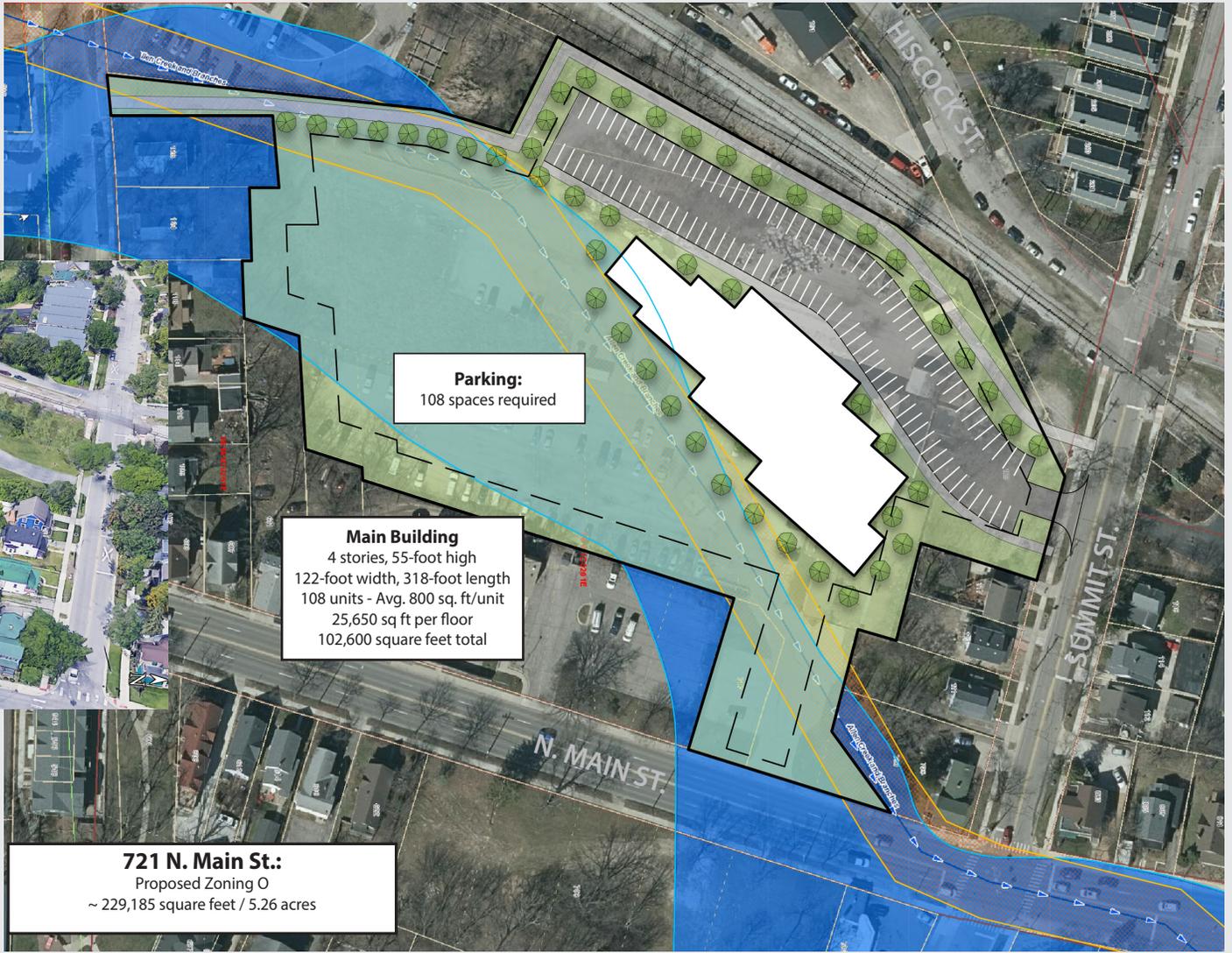
- Rezoning to O, Office is consistent with zoning districts of adjacent parcels to the south.
- Rezoning to C1 and development under C1 would be consistent with the Master Plan.
- Cannot reach 100% FAR due to floodway, floodplain, and county drain.
- Assumes dedication to The Treeline.
- Assumes no development (including parking) on in floodplain and on county drain.

Development Potential	
Number of Units	108
Building Type	Apartment
Avg. Unit Size	800 sq/ft
Total Building Size	102,600 sq/ft
Building Height	4-stories, 55 feet
Parking	108 surface spaces

Zoning Requirements	
Lot Area	229,185 sq/ft (5.26 acres)
Setbacks	Front: 15 feet minimum, 40 feet maximum Side: 30 feet where abutting residentially zoned land, otherwise none plus + 1 foot of additional setback for each foot of building height above 30 feet when abutting residentially zoned land. Rear: 30 feet where abutting residentially zoned land, otherwise none plus + 1 foot of additional setback for each foot of building height above 30 feet when abutting residentially zoned land.
Maximum Building Coverage	None
Floor Area Ratio (FAR) Base	75% of lot area (FAR).
Character Area	None
Building Height Max	55 feet and 4 stories because within 300 feet of residentially zoned land
Parking	Vehicular: 1 space per dwelling unit. Bike: 1 space per 5 dwelling units (50% enclosed, 50% fixed, hoop style)
Floodplain/Floodway	Yes
Consistent with Master Plan Future Land Use Element	Yes
Treeline Dedication	Yes



Google Earth



**Parking:**  
108 spaces required

**Main Building**  
4 stories, 55-foot high  
122-foot width, 318-foot length  
108 units - Avg. 800 sq. ft/unit  
25,650 sq ft per floor  
102,600 square feet total

**721 N. Main St.:**  
Proposed Zoning O  
~ 229,185 square feet / 5.26 acres

Develop under rezoned  
O zoning  
-Perspective (top)  
-Plan view (right)

# Kline Lot

The Kline Lot is a +/- 1.22 acre site, currently owned by the City of Ann Arbor. The site is used for 143 surface parking spaces.

The site is currently zoned D1, Downtown Core District.

## Surrounding Land Use and Zoning include:

	Zoning	Land Use
North	D1	Commercial
South	D1	Commercial
East	D1	Mixed Use (commercial, residential, office)
West	D1	Commercial and Residential



## HOUSING ANALYSIS DOWNTOWN STUDY SITES

City of Ann Arbor  
Washtenaw County, Michigan

### Study Sites

- 1 350 S. Fifth
  - 2 121 Catherine
  - 3 404 N. Ashley
  - 4 415 W. Washington
  - 5 721 N. Main
  - 6 The Kline Lot
  - 7 2000 S. Industrial
  - 8 3400 Platt
  - 9 1510 E. Stadium
- Refer to "Housing Analysis Downtown Study Sites" Map

July 25, 2019  
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Ann Arbor, Michigan



## HOUSING ANALYSIS DOWNTOWN STUDY SITES

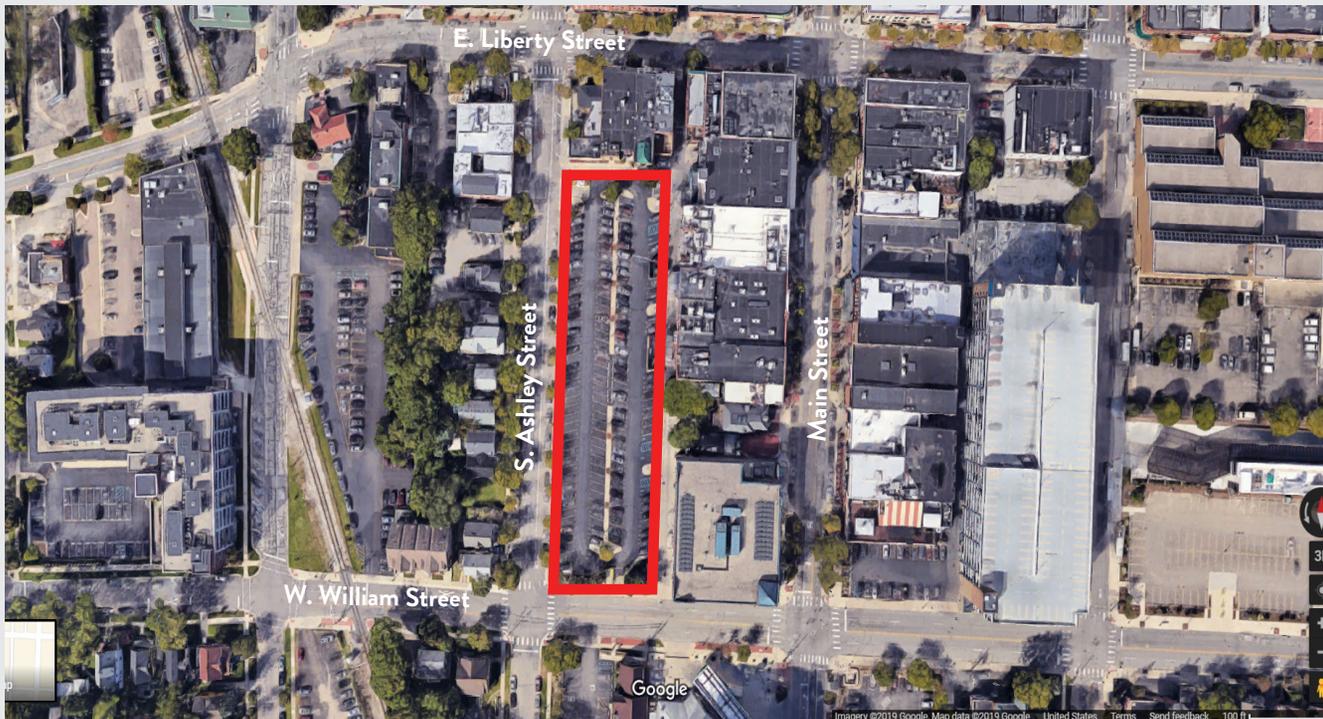
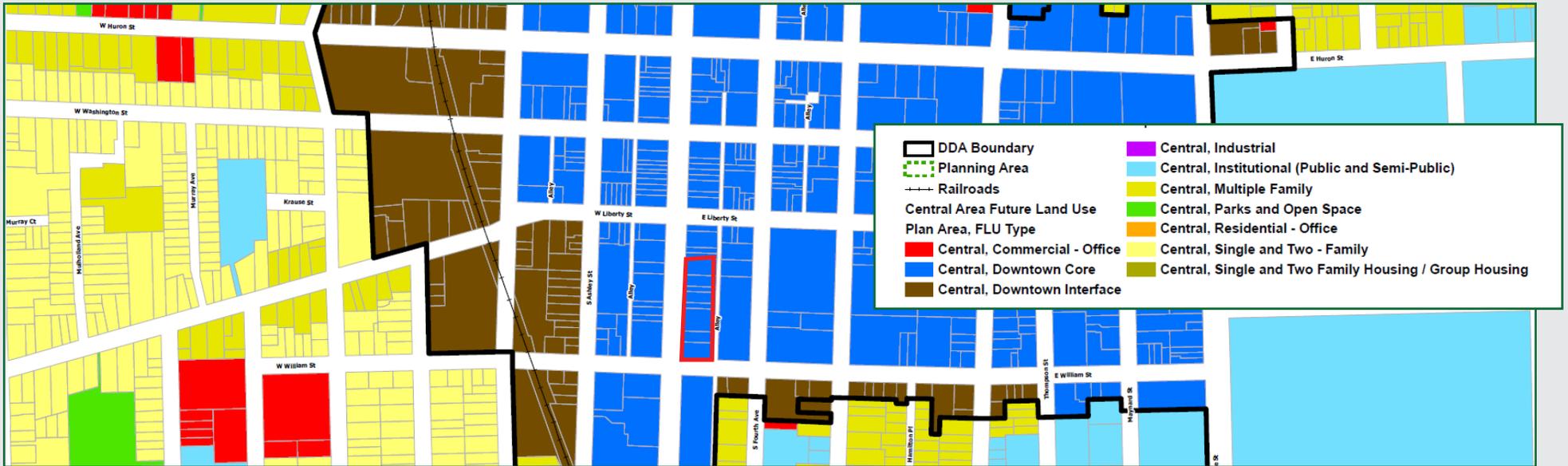
City of Ann Arbor  
Washtenaw County, Michigan

### Study Sites

- 1 350 S. Fifth
- 2 121 Catherine
- 3 404 N. Ashley
- 4 415 W. Washington
- 5 721 N. Main
- 6 The Kline Lot

July 25, 2019  
Carlisle/Wortman Associates, Inc.  
Ann Arbor, Michigan

# Central Area Land Use Map



# Master Plan

The parcel is future land use planned as part of the Downtown Core. The goal of the downtown core is to encourage downtown’s highest density development and tallest buildings to locate within the Core areas to create the critical mass of activity and density needed to support a range of central retail, service, cultural, residential, and entertainment functions and transportation modes.

The Core area includes downtown’s largest retail areas; its principal civic functions (city, county, and federal government services; the central library); major hotels; and much of downtown’s highest density development.

The positive characteristics found in the Downtown Core can be maintained and strengthened while encouraging higher density development to concentrate in downtown’s Core Areas.

In addition, its located in the Main Street Character District. Because of its location within the Main Street Character District, future development of this lot shall maintain the traditional rhythm of existing storefronts along the street edge and varying parapet lines.

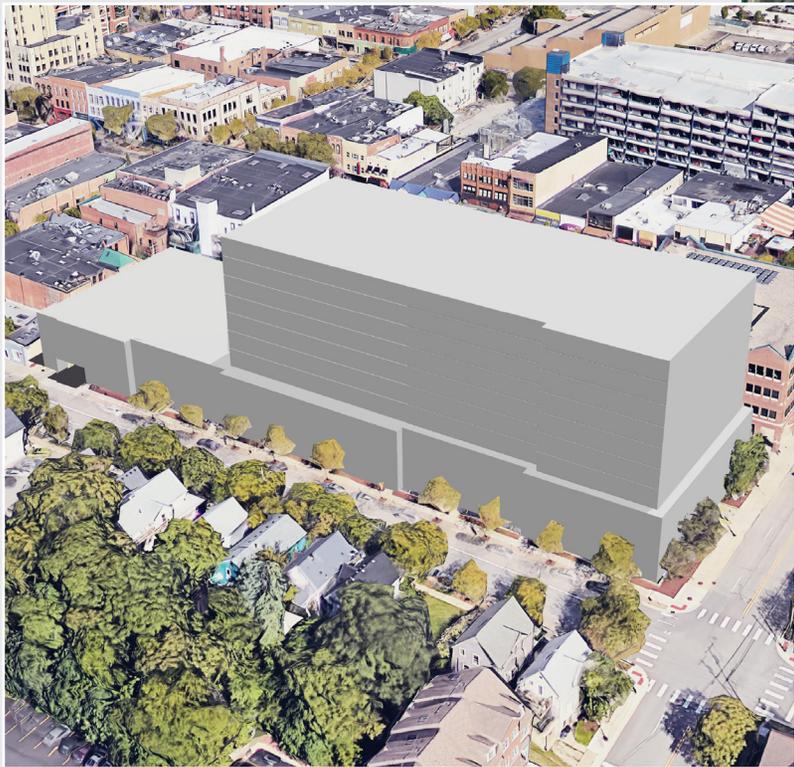
## Kline Lot Development Scenario 1: Develop under existing D1 zoning with Residential Use Premium

### Parameters:

- 700% FAR with Residential Use Premium
- Development as D1 is by-right.
- Development as D1 would be consistent to development to the north and east.
- Development is subject to secondary street frontage requirements and Main Street Character District.
- Did not reach height maximum on 180 feet due to limitation of 700% FAR.
- Currently includes 143 public parking spaces.

Development Potential	
Number of Units	396
Building Type	Apartment
Avg. Unit Size	800 sq/ft
Total Building Size	367,750 sq/ft
Building Height	10-stories, 118 feet

Zoning Requirements	
Lot Area	53,288 sq/ft (1.22 acres)
Setbacks	Front: 0 min, 10 ft at the streetwall max. Side: None Rear: None
Maximum Building Coverage	No Maximum
Floor Area Ratio (FAR) Base	700% of lot area (FAR)
Character Area	Main Street Character District
Building Height Max	Maximum of 180 feet and 4 stories at street wall
Parking	Vehicle: 160 (1 space per 1,000 sq. ft. exceeding 400% FAR) Bike: 1 space per 5 dwelling units (50% enclosed, 50% fixed, hoop style)
Floodplain/Floodway	No
Consistent with Master Plan Future Land Use Element	Yes
Treeline Dedication	No



**Main Building w/  
underground parking**  
 Assumes 700% Max. FAR  
 10 stories, 118.5-foot high  
 418-foot width, 122-foot length  
 396 units - Avg. 800 sq. ft/unit  
 50,250 square feet/floors 1 - 3  
 31,000 square feet/floors 4 - 10  
 Total square footage: 367,750  
 (max 373,016)

**Parking:**  
 160 spaces required  
 Parking underground  
 Typical parking per subfloor:  
 ~170 spaces - 1.5 subfloors required

**Kline Lot:**  
 Proposed Zoning D1  
 ~ 53,288 square feet / 1.22 acres

Develop under existing D1 zoning with Residential Use Premium

- Perspective (top)
- Plan view (right)

## Kline Lot Development Scenario 2: Develop under existing D1 zoning with Affordable Housing Premium

### Parameters:

- 900% FAR with Affordable Housing Premium.
- Maximizes potential affordable housing units.
- Development as D1 is by-right.
- Development as D1 would be consistent to development to the north and east.
- Development is subject to secondary street frontage requirements and Main Street Character District.
- Did not reach height maximum on 180 feet due to limitation of 400% FAR.

Development Potential	
<b>Number of Units</b>	509
<b>Building Type</b>	Apartment
<b>Avg. Unit Size</b>	800 sq/ft
<b>Total Building Size</b>	479,592 sq/ft
<b>Building Height</b>	13-stories, 153 feet

Zoning Requirements	
<b>Lot Area</b>	53,288 sq/ft (1.22 acres)
<b>Setbacks</b>	Front: 0 min, 10 ft at the streetwall max. Side: None Rear: None
<b>Maximum Building Coverage</b>	No Maximum
<b>Floor Area Ratio (FAR) Base</b>	900% of lot area with affordable housing premiums.
<b>Character Area</b>	Main Street Character District
<b>Building Height Max</b>	Maximum of 180 feet and 4 stories at street wall
<b>Parking</b>	Vehicular: 267 (1 space per 1,000 sq. ft. of Floor Area exceeding 400% FAR) Bike: 1 space per 5 dwelling units (50% enclosed, 50% fixed, hoop style)
<b>Floodplain/Floodway</b>	No
<b>Consistent with Master Plan Future Land Use Element</b>	Yes
<b>Treeline Dedication</b>	No



Develop under existing  
D1 zoning, with Affordable  
Housing Premium

- Perspective (top)
- Plan view (right)



**Main Building w/  
underground parking**  
Assumes 900% Max. FAR  
13 stories, 153-foot high  
418-foot width, 122-foot length  
509 units - Avg. 800 sq. ft/unit  
50,250 square feet/floors 1 - 3  
32,800 square feet/floors 4 - 13  
Total square footage: 478,750  
(max 479,592)

**Parking:**  
267 spaces required  
Parking underground  
Typical parking per subfloor:  
~170 spaces - 2 subfloors required

**Kline Lot:**  
Proposed Zoning D1  
~ 53,288 square feet / 1.22 acres

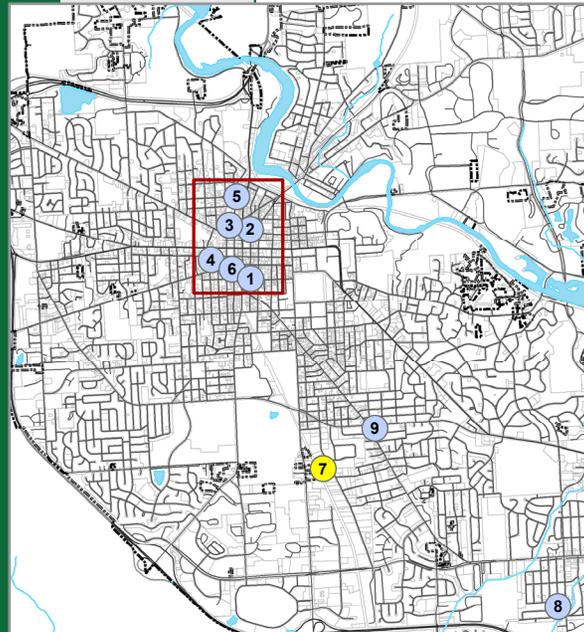
# 2000 S. Industrial Highway

2000 S. Industrial is a +/- 4.00 acre site, currently owned by the Ann Arbor Housing Commission. The site abuts the Ann Arbor Railroad. There is an existing water tower on site that will remain.

The site is currently zoned PL, Public Land

Surrounding zoning and land use include:

	Zoning	Land Use
North	PL	U.S. Army Reserve
South	M1	Light Industrial
East	M1	Light Industrial
West	M1A, Township	Railroad ROW



## HOUSING ANALYSIS DOWNTOWN STUDY SITES

City of Ann Arbor  
Washtenaw County, Michigan

### Study Sites

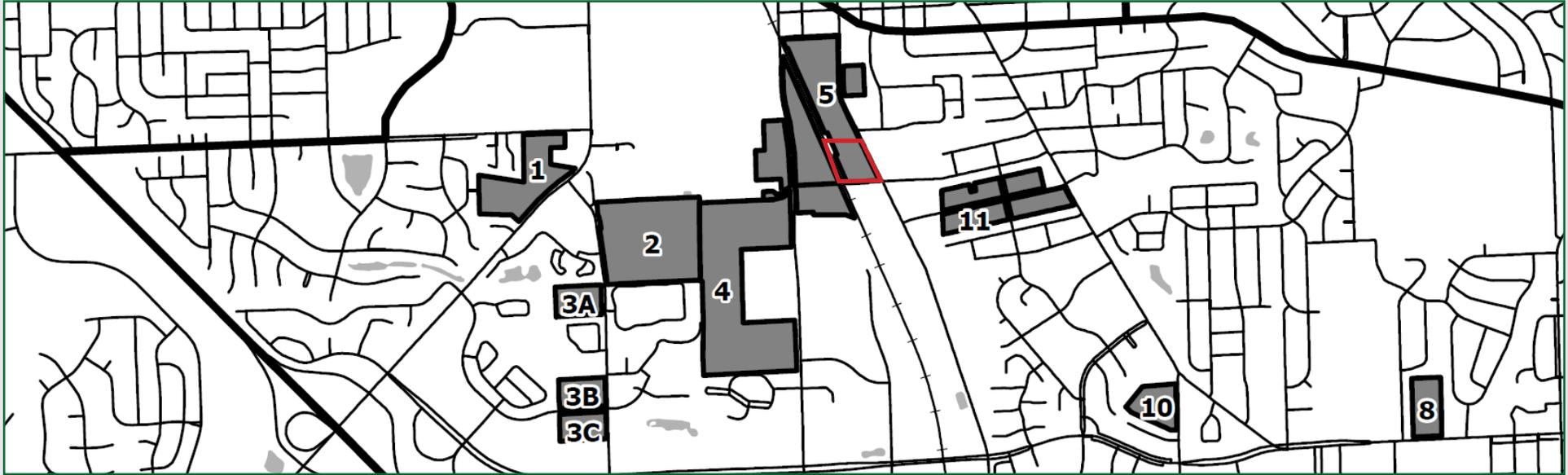
- 1 350 S. Fifth
- 2 121 Catherine
- 3 404 N. Ashley
- 4 415 W. Washington
- 5 721 N. Main
- 6 The Kline Lot
- 7 2000 S. Industrial
- 8 3400 Platt
- 9 1510 E. Stadium

  Refer to "Housing .  
Analysis Downtown  
Study Sites" Map

July 25, 2019  
Carlisle/Wortman Associates, Inc.  
Ann Arbor, Michigan



# Site Specific Land Use Recommendations (South Area)



## Land Use Element Master Planned: Site 5 in South Area

Site 5: Both sides of State Street to the south end of the U of M Golf Course, and the north end of South Industrial. As sites are annexed into the City, uses consistent with the light industrial district should be encouraged. Residential and commercial uses should be discouraged, except for the parcels adjacent to the Stimson and South Industrial commercial area. This area

could serve as a location for a City garage facility since it is zoned or master planned appropriately and is centrally located. If ORL zoning is desired in this vicinity, the area zoned M1 and M2 south of the proposed Koning Drive has large parcels and land uses that fit the intent of the district. -Page 111

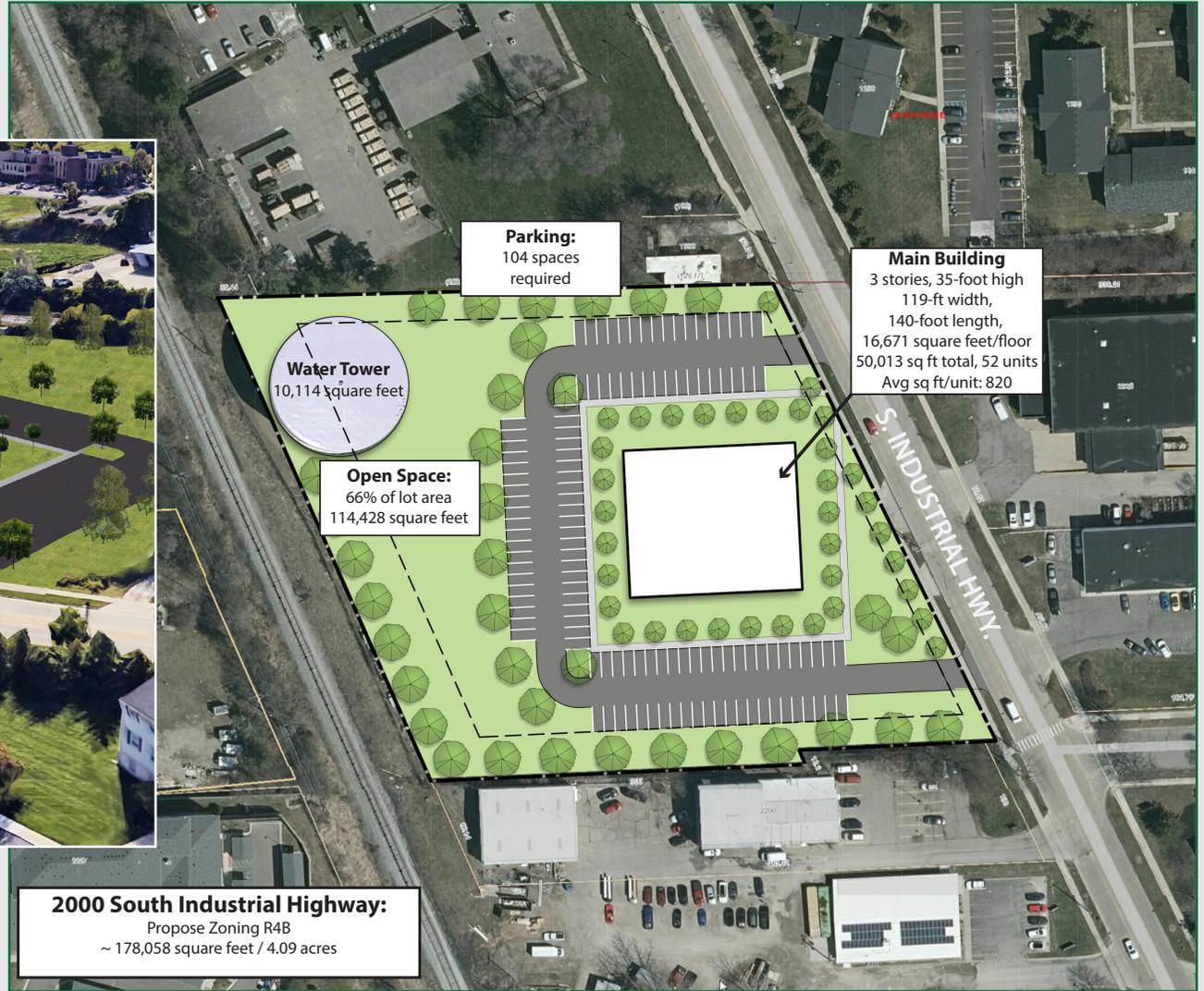
## 2000 S. Industrial Highway Scenario 1: Rezone to R4B, Multiple-Family Dwelling District

### Parameters:

- Development as R4B would be consistent to development to the east.
- Development as R4B would have limited impact upon adjacent properties to south, north, and west.
- Maintains water storage facility.

Development Potential	
Number of Units	52
Building Type	Apartment
Avg. Unit Size	820 sq/ft
Total Building Size	50,013 sq/ft
Building Height	3-stories, 35 feet

Zoning Requirements	
Lot Area	178,058 sq/ft (4.09 acres)
Maximum Dwelling Units Per Acre (15 units per acre)	4.09 x 15 = 61 units
Minimum Lot Area Per Dwelling Units (2,900 sq/ft per unit)	2,900 sq/ft = 61 units
Minimum Open Space	55% (97,930 sq/ft)
Recreational Open Space per Unit	100 x 300 sq/ft = 30,000 sq/ft
Setbacks	Front: 15 min, 40 max Side: 12 plus + the minimum building height setback Rear: 30 plus + the minimum building height setback
Maximum Building Height	Maximum of 35 feet or 45 feet for Buildings with parking below at least 35% of the building
Parking	Vehicle: 104 (2 spaces per dwelling unit). Bike: 1 space per 5 dwelling units, 50% enclosed, and 50% fixed hoop style racks.
Consistent with Master Plan	Yes, with appropriate buffering
Floodplain / Floodway	No
Treeline Dedication	No



**Parking:**  
104 spaces  
required

**Main Building**  
3 stories, 35-foot high  
119-ft width,  
140-foot length,  
16,671 square feet/floor  
50,013 sq ft total, 52 units  
Avg sq ft/unit: 820

**Water Tower**  
10,114 square feet

**Open Space:**  
66% of lot area  
114,428 square feet

**2000 South Industrial Highway:**  
Propose Zoning R4B  
~ 178,058 square feet / 4.09 acres

Develop under R4B zoning  
-Perspective (top)  
-Plan view (right)

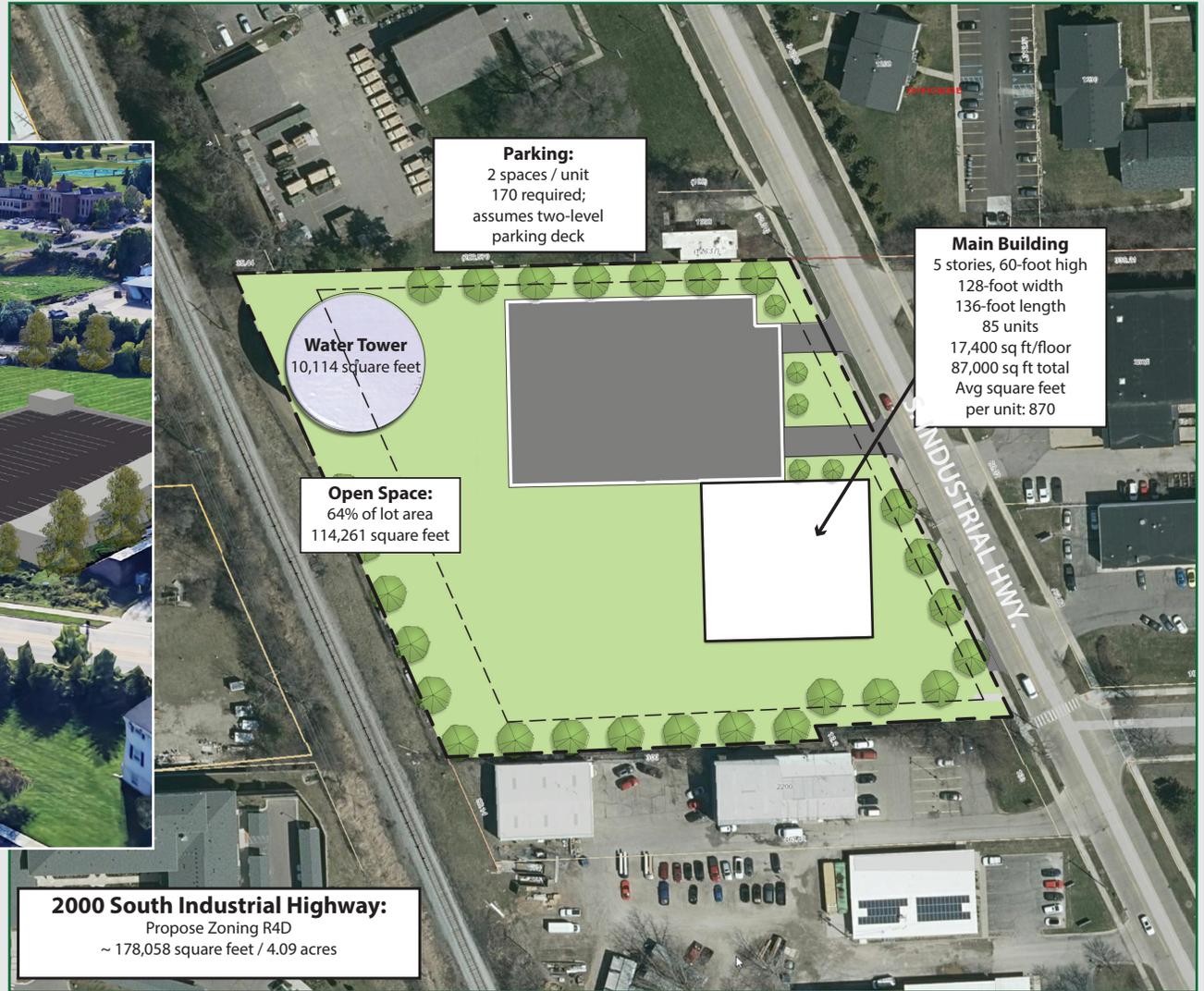
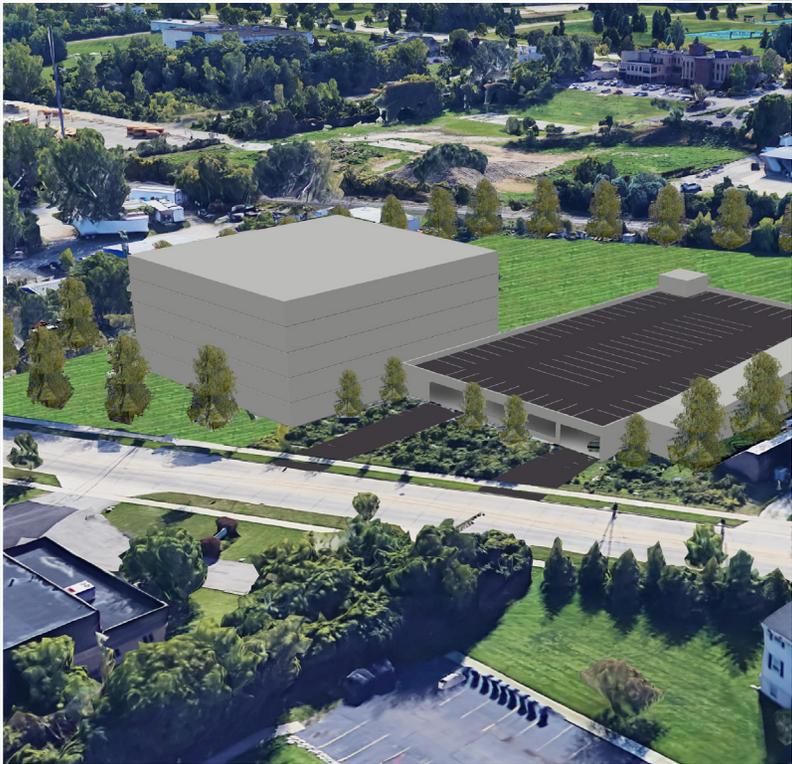
## 2000 S. Industrial Highway Scenario 2: Rezone to R4D, Multiple-Family Dwelling District

### Parameters:

- Development as R4D would have limited impact upon adjacent properties to south, north, and west.
- Rezoning to R4D provides increased residential density.
- Maintains water storage facility.
- Open space requirements of 50% resulted the need for structured parking.

Development Potential	
Number of Units	85
Building Type	Apartment
Avg. Unit Size	870 sq/ft
Total Building Size	87,000 sq/ft
Building Height	5-stories, 60 feet

Zoning Requirements	
Lot Area	178,058 sq/ft (4.09 acres)
Maximum Dwelling Units Per Acre (25 units per acre)	4.09 x 25 =102 units
Minimum Lot Area Per Dwelling Units (1,740 sq/ft per unit)	1,740 sq/ft = 102 units
Minimum Open Space	50% (89,030 sq/ft)
Recreational Open Space per Unit	100 x 300 sq/ft = 30,000 sq/ft
Setbacks	Front: 15 min, 40 max Side: 30 plus + the minimum building height setback Rear: 30 plus + the minimum building height setback
Maximum Building Height	120 feet
Parking	Vehicle: 170 (2 spaces per dwelling unit). Bike: 1 space per 5 dwelling units, 50% enclosed, and 50% fixed hoop style racks.
Consistent with Master Plan	Yes, with appropriate buffering
Floodplain / Floodway	No
Treeline Dedication	No



Develop under  
R4D zoning  
-Perspective (top)  
-Plan view (right)

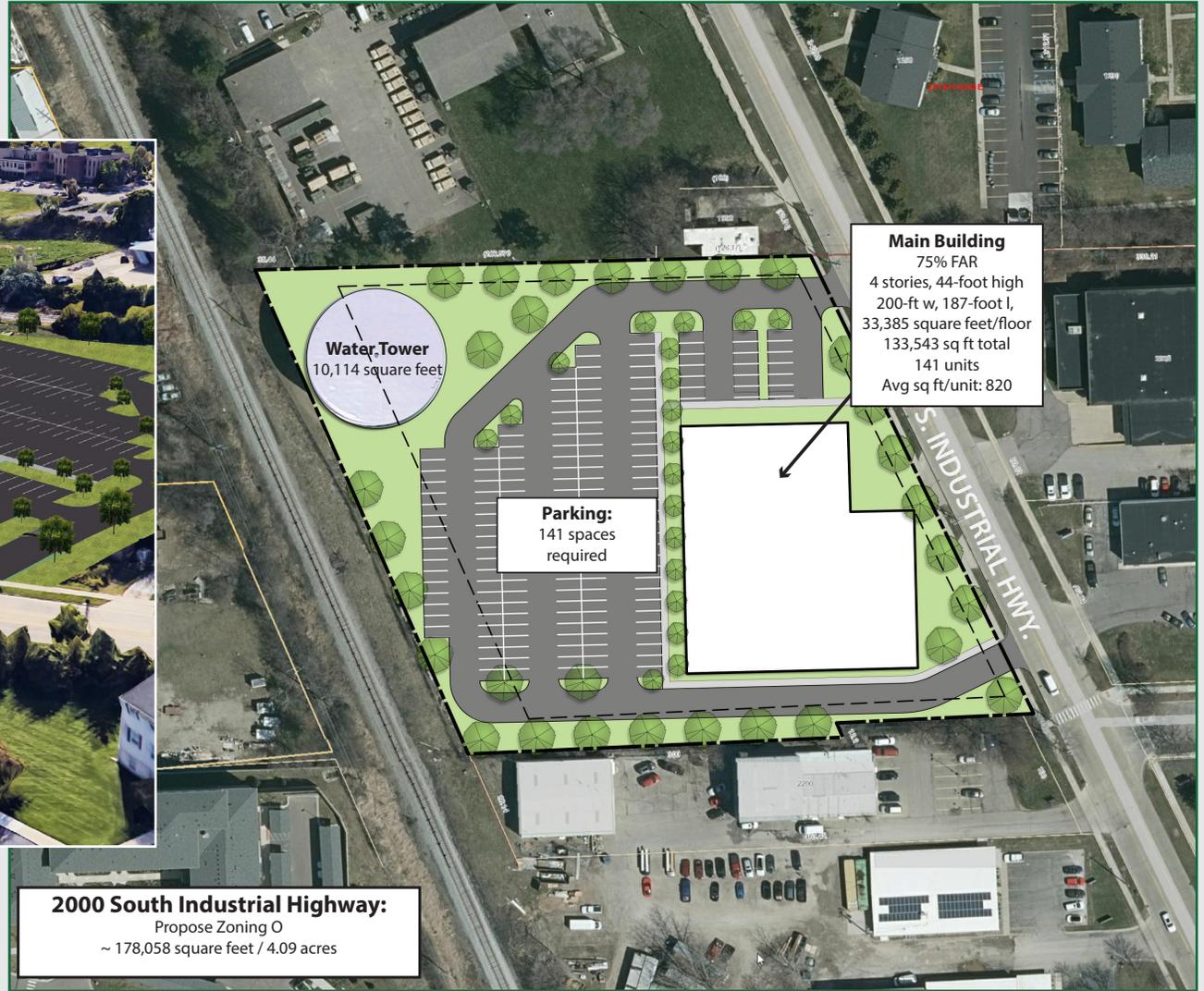
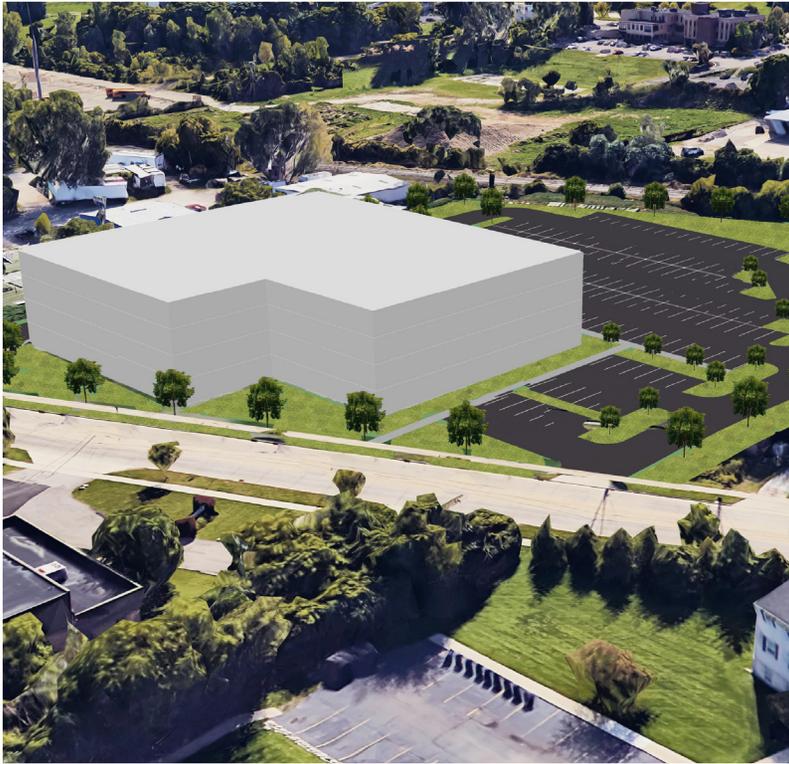
## 2000 S. Industrial Highway Scenario 3: Rezone to O, Office District

### Parameters:

- Development as O, Office District, would have limited impact upon adjacent properties to south, north, and west.
- Rezoning to O, Office District, provides increased residential density and opportunity for office uses.
- Maintains water storage facility.

Development Potential	
Number of Units	141
Building Type	Apartment
Avg. Unit Size	820 sq/ft
Total Building Size	133,543 sq/ft
Building Height	4-stories, 44 feet

Zoning Requirements	
Lot Area	178,058 sq/ft (4.09 acres)
Floor Area Ratio (F.A.R)	75%
Minimum Open Space	Not applicable
Recreational Open Space per Unit	Not applicable
Setbacks	Front: 15 min, 40 max Side: 30 plus + the minimum building height setback Rear: 30 plus + the minimum building height setback
Maximum Building Height	No maximum except in any area on a parcel extending 300 feet from an abutting residentially zoned land, the maximum height limits shall be 55 feet and 4 stories.
Parking	Vehicle: 141 (1 space per dwelling unit). Bike: 1 space per 5 dwelling units, 50% enclosed, and 50% fixed hoop style racks.
Consistent with Master Plan	Yes, with appropriate buffering
Floodplain / Floodway	No
Treeline Dedication	No



**Main Building**  
 75% FAR  
 4 stories, 44-foot high  
 200-ft w, 187-foot l,  
 33,385 square feet/floor  
 133,543 sq ft total  
 141 units  
 Avg sq ft/unit: 820

**Water Tower**  
 10,114 square feet

**Parking:**  
 141 spaces  
 required

**2000 South Industrial Highway:**  
 Propose Zoning O  
 ~ 178,058 square feet / 4.09 acres

Develop under  
 O zoning  
 -Perspective (top)  
 -Plan view (right)

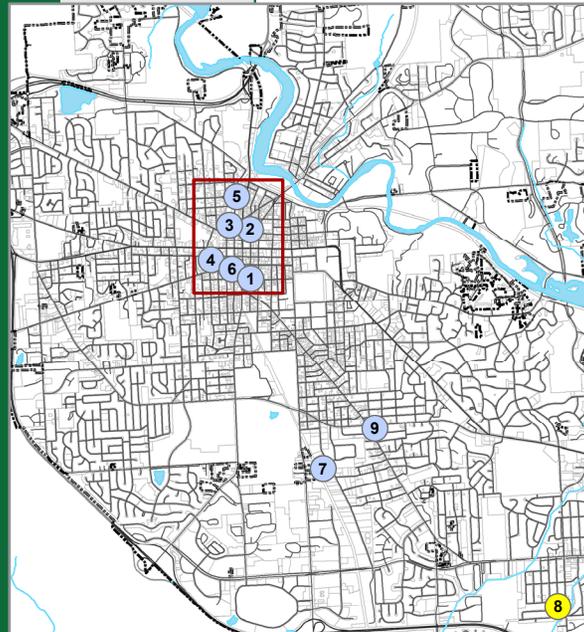
# 3400 Platt

3400 Platt is a +/- 1.31 acre site that consists of four parcels. The site is currently owned by the City of Ann Arbor Housing Commission. The site is vacant.

The site is currently zoned R1-C.

Surrounding zoning and land use include:

	Zoning	Land Use
North	R1-C	Single-Family Residential
South	R1-C	Single-Family Residential
East	R4B	Multi-Family Residential
West	R-1C	Single-Family Residential



## HOUSING ANALYSIS STUDY SITES

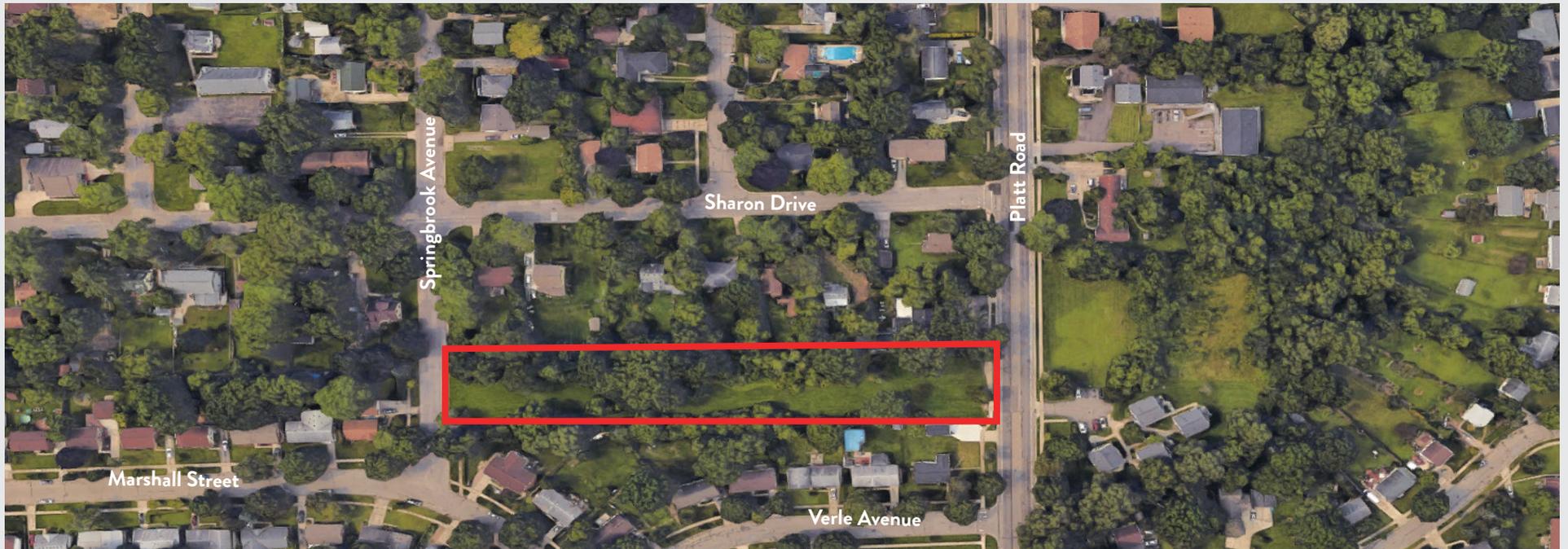
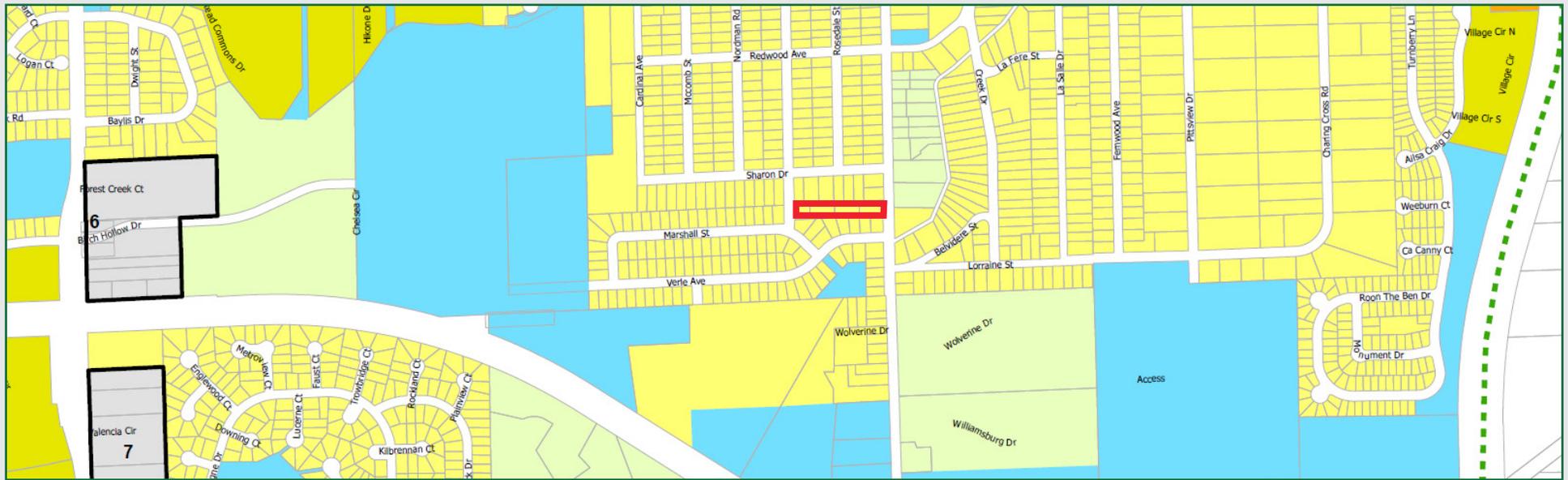
City of Ann Arbor  
Washtenaw County, Michigan

### Study Sites

- 1 350 S. Fifth      3 404 N. Ashley      5 721 N. Main
- 2 121 Catherine      4 415 W. Washington      6 The Kline Lot
- 7 2000 S. Industrial      9 1510 E. Stadium
- 8 3400 Platt        Refer to "Housing Analysis Downtown Study Sites" Map

July 25, 2019  
Carlisle/Wortman Associates, Inc.  
Ann Arbor, Michigan

# Site Specific Land Use Recommendations (South Area)



# Master Plan

The prospective site is made up of four parcels, which are currently zoned as R1-C, and designated within the City’s Future Land Use Map as being Single Family Detached. Altogether, they have a total square footage of 1.31 acres.

## 3400 Platt Road Scenario 2: Rezone to R1C, Single-Family Dwelling District

### Parameters:

- Cannot maximize number of units because of limited access and setbacks.
- Long and narrow site configuration makes the site difficult to develop with setbacks.
- Although not the exact same zoning district as adjacent parcels, the proposed zoning R1C is similar to those parcels north, south and west as they are all single-family residential zoning designations.
- The proposed zoning as R1C is consistent with the City’s Future Land Use Goals, as it is designated as being single-family detached, and this zoning classification is a single-family residential district.

Development Potential	
Number of Units	2
Building Type	Single Family
Avg. Unit Size	1,480 sq/ft
Total Building Size	2,960 sq/ft
Building Height	2-stories, 30-feet
Parking	4

Zoning Requirements	
Lot Area	57,029 sq/ft (1.31 acres)
Minimum Lot Area Per Dwelling Units (4,000 sq/ft per unit)	7,200 sq/ft per dwelling unit = 7 units
Setbacks	Front: 25 min, 40 max Side: 5 feet Rear: 30 feet
Maximum Building Height	Maximum 30 feet
Parking	Vehicle: 1 space per dwelling unit. Bike: 1 space per 5 dwelling units, 50% enclosed, and 50% fixed hoop style racks.
Consistent with Master Plan	Yes, Area is intended to be Single Family Detached.
Floodplain / Floodway	No
Treeline Dedication	No



Develop under  
R1C zoning

- Perspective (top)
- Plan view (right)



## 3400 Platt Road Scenario 1: Rezone to R1E, Single-Family Dwelling District

### Parameters:

- Long and narrow site configuration makes the site difficult to develop with setbacks.
- Although not the exact same zoning district as adjacent parcels, the proposed zoning R1E is similar to those parcels north, south and west as they are all single-family residential zoning designations.
- The proposed zoning as R1E is consistent with the City's Future Land Use Goals, as it is designated as being single-family detached, and this zoning classification is a single-family residential district.

Development Potential	
Number of Units	14
Building Type	Single Family
Avg. Unit Size	880 sq/ft if 1-story; 1,760 sq/ft if 2-story
Total Building Size	12,320 sq/ft
Building Height	2 stories, 30-feet

Zoning Requirements	
Lot Area	57,029 sq/ft (1.31 acres)
Minimum Lot Area Per Dwelling Units (4,000 sq/ft per unit)	4,000 sq/ft per dwelling unit = 14 units
Setbacks	Front: 15 min, 40 max Side: 3 feet Rear: 20 feet
Maximum Building Height	Maximum 30 feet
Parking	Vehicle: 14 (1 space per dwelling unit). Bike: 1 space per 5 dwelling units, 50% enclosed, and 50% fixed hoop style racks.
Consistent with Master Plan	Yes, Area is intended to be Single Family Detached.
Floodplain / Floodway	No
Treeline Dedication	No



Develop under  
R1E zoning  
-Perspective (top)  
-Plan view (right)



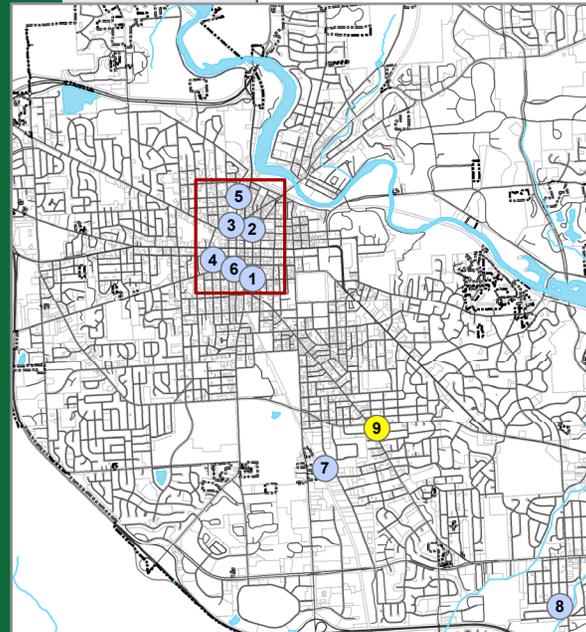
# 1510 E. Stadium Boulevard

1510 E. Stadium a +/- 1.22 acre site, currently owned by the City of Ann Arbor. The site is a former fire station. The building is still used by the Fire Department for storage.

The site is currently zoned R1C.

Surrounding zoning and land use include:

	Zoning	Land Use
North	R1-C	Single-Family Residential
South	R1-C	Single-Family Residential
East	R1-C	Single-Family Residential
West	C-3	Gas Station; Auto Repair (Citgo)



## HOUSING ANALYSIS STUDY SITES

City of Ann Arbor  
Washtenaw County, Michigan

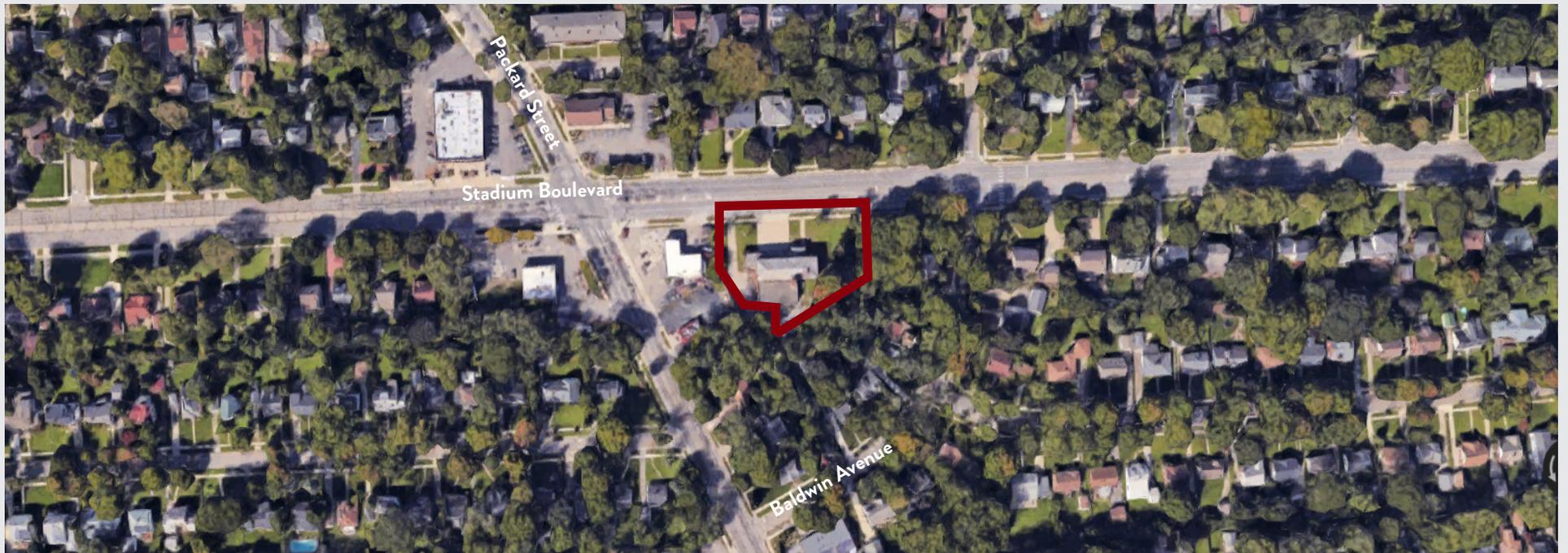
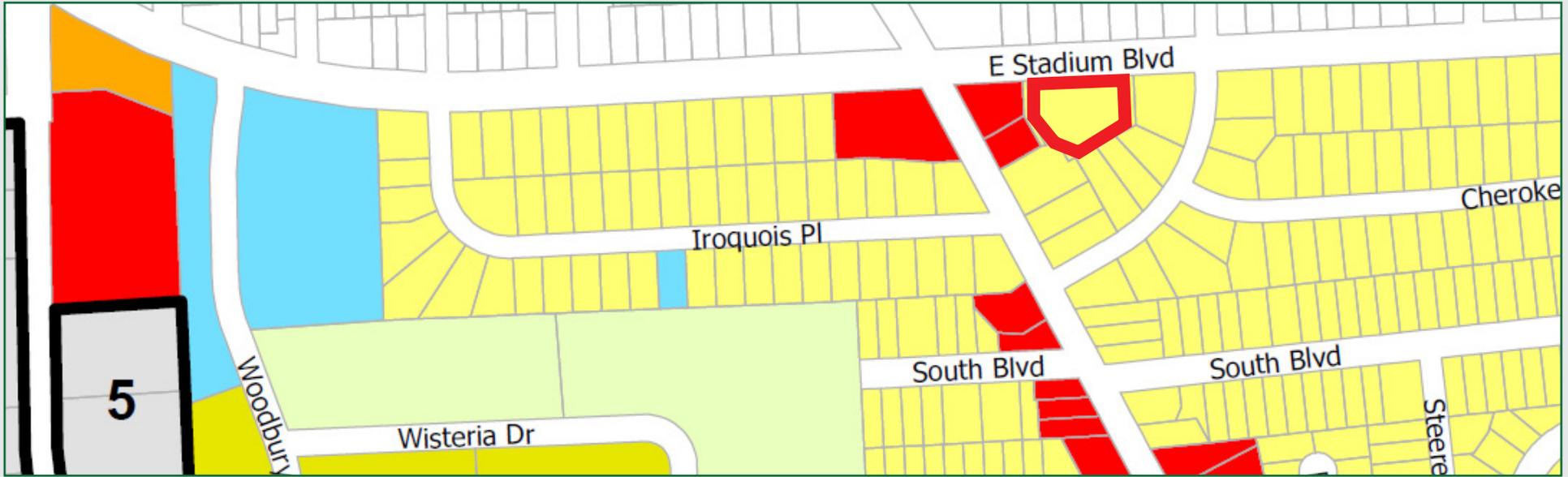
### Study Sites

- 1 350 S. Fifth
- 3 404 N. Ashley
- 5 721 N. Main
- 2 121 Catherine
- 4 415 W. Washington
- 6 The Kline Lot
- 7 2000 S. Industrial
- 9 1510 E. Stadium

  Refer to "Housing Analysis Downtown Study Sites" Map

September 5, 2019  
Carlisle/Wortman Associates, Inc.  
Ann Arbor, Michigan 

# Site Specific Land Use Recommendations (South Area)



# Master Plan

The site is designated within the Master Plan’s Future Land Use Goals as remaining within the same zoning district, R1-C, Single-Family Detached. Single-Family Zoning Districts are intended to provide an environment of Single-Family detached dwellings and related facilities to serve residents and should be convenient to commercial facilities in other zoning districts and to public transportation.

These districts are intended to encourage the preservation and continuation of the longstanding residential fabric in existing neighborhoods of predominantly Single-Family Dwellings, along with other related facilities that serve the residents in these districts.

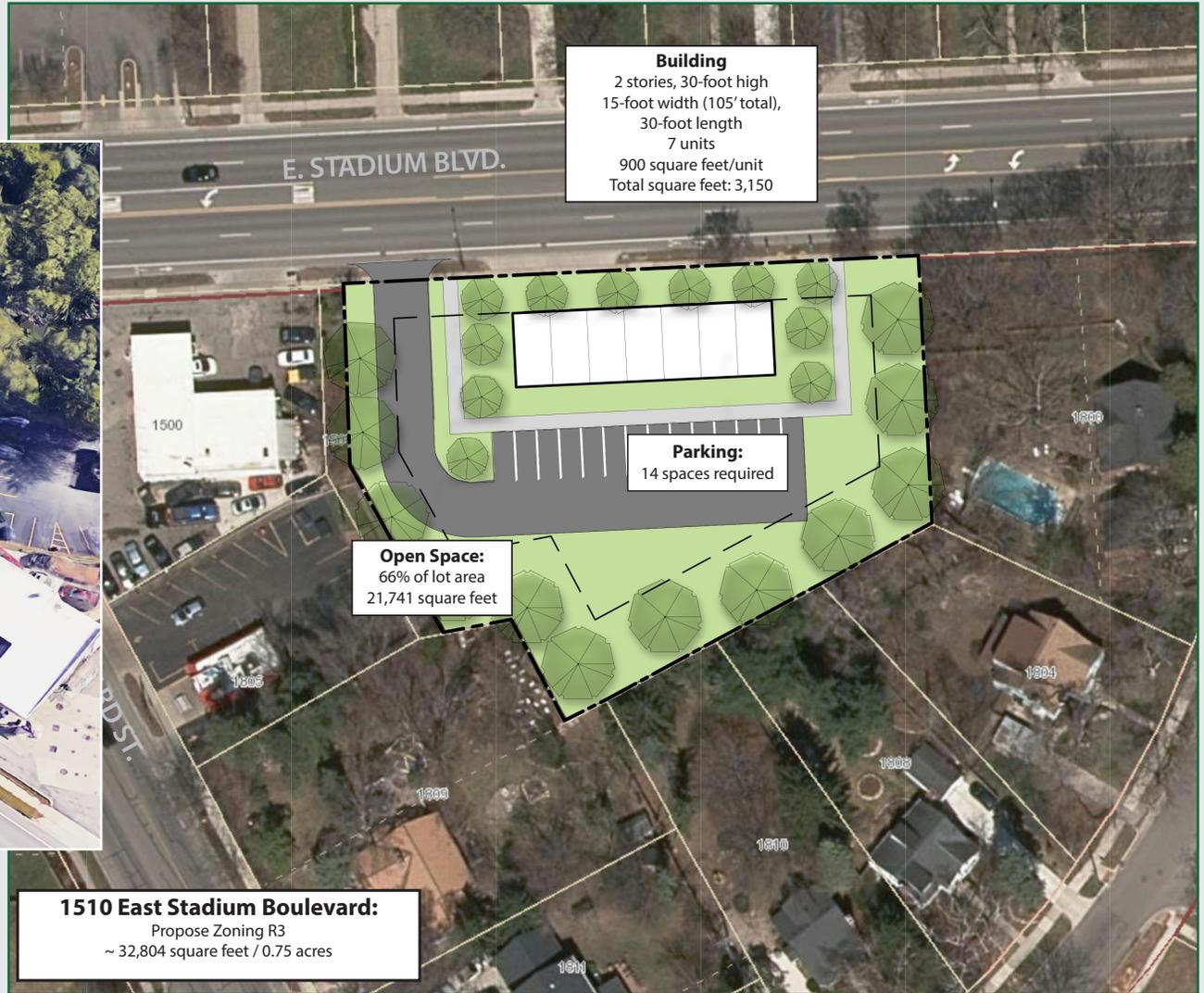
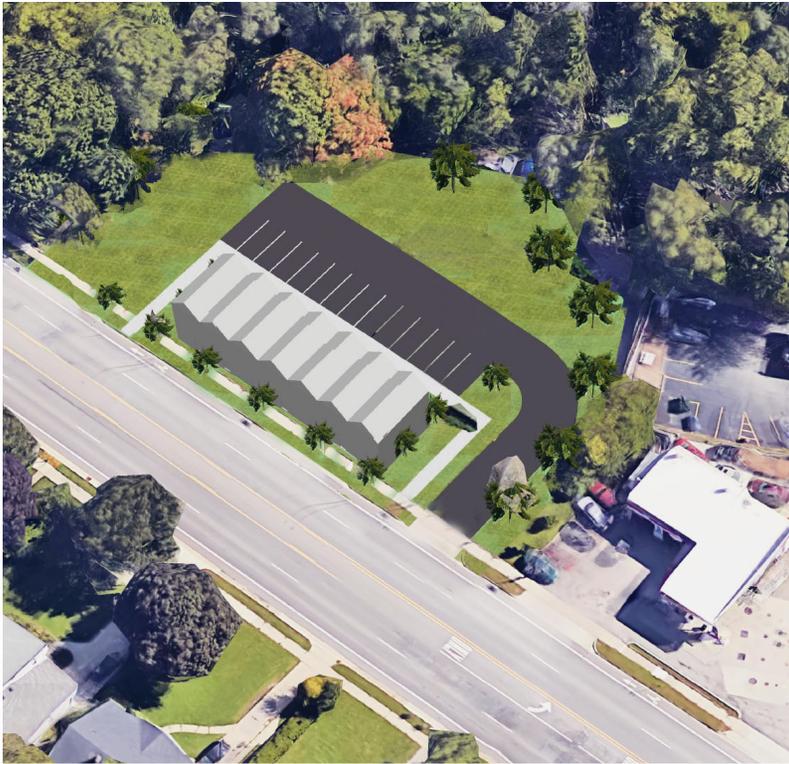
## 1510 E. Stadium Boulevard Scenario 1: Rezone to R3, Townhouse Dwelling District

### Parameters:

- The existing vacant fire station would need to be demolished.
- Landscape buffer provided between adjacent residential uses.
- Rezoning to R3, Townhouse Dwelling District is marginally consistent with the Master Plan as a townhouse use is complementary to single-family residential use.
- One parcel from intersection with four commercial uses.

Development Potential	
Number of Units	7
Building Type	Townhomes
Avg. Unit Size	900 sq/ft
Total Building Size	3,150 sq/ft
Building Height	2 stories, 30-feet

Zoning Requirements	
Lot Area	32,804 sq/ft (0.75 acres)
Maximum Dwelling Units Per Acre (10 units per acre)	0.75 x 10 = 7 units
Minimum Lot Area Per Dwelling Units (4,300 sq/ft per unit)	4,300 sq/ft = 7 units
Minimum Open Space	65% (21,711 sq/ft)
Recreational Open Space per Unit	7 x 300 sq/ft = 2,100 sq/ft
Setbacks	Front: 15 min, 40 max Side: 20 plus + the minimum building height setback Rear: 30 plus + the minimum building height setback
Maximum Building Height	35 or 45 feet for Buildings with parking below at least 35% of the Building
Parking	Vehicle: 14 (2 spaces per dwelling unit). Bike: 1 space per 5 dwelling units, 50% enclosed, and 50% fixed hoop style racks.
Consistent with Master Plan	Possibly, with appropriate buffering
Floodplain / Floodway	No
Treeline Dedication	No



Develop under  
 R3 zoning  
 -Perspective (top)  
 -Plan view (right)

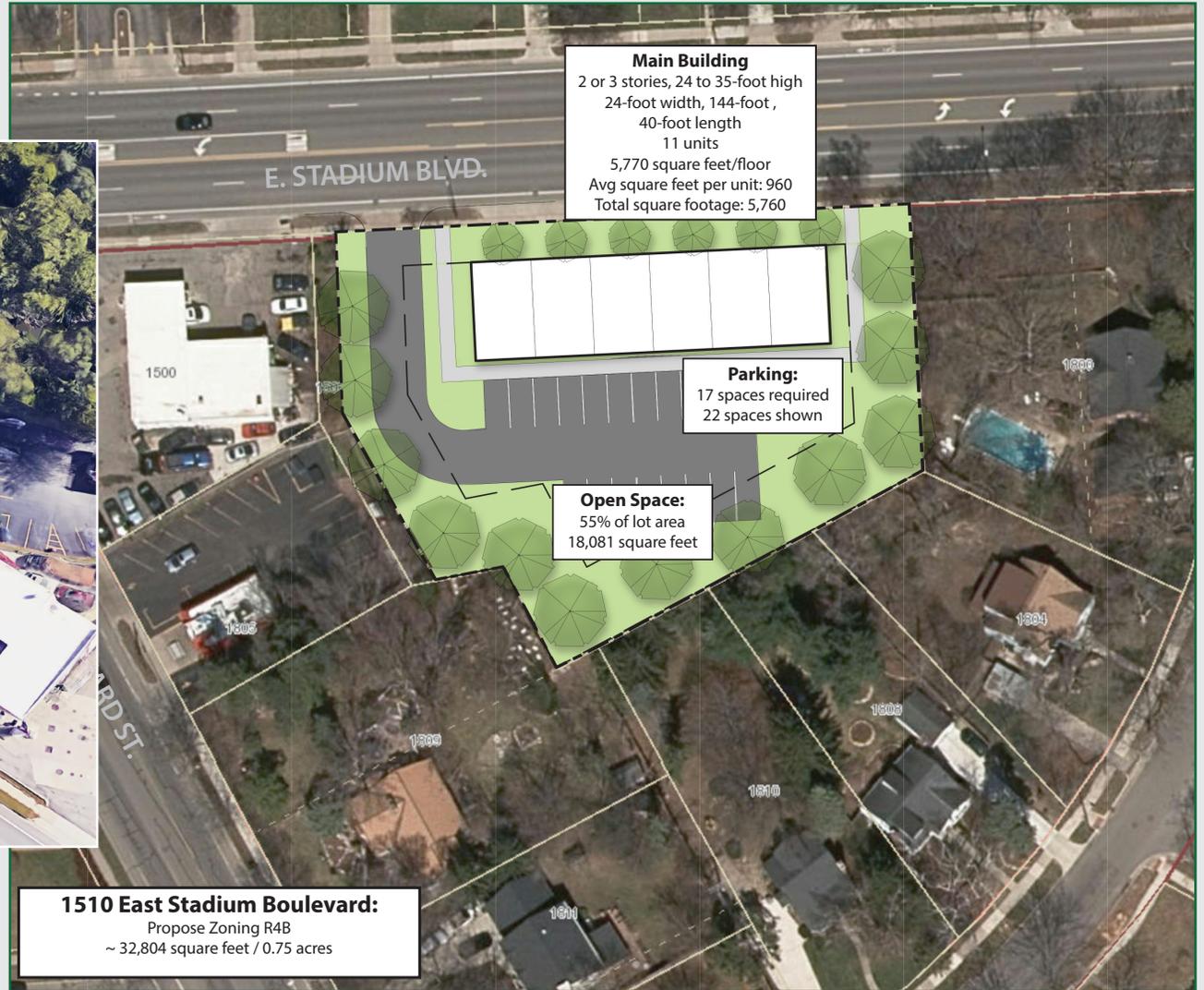
## 1510 E. Stadium Boulevard Scenario 2: Rezone to R-4B, Multiple-Family Dwelling District

### Parameters:

- The existing vacant fire station would need to be demolished.
- Landscape buffer provided between adjacent residential uses.
- One parcel from intersection with four commercial uses.
- Multi-family deviates from Master Plan.

Development Potential	
Number of Units	11
Building Type	Stacked Flat
Avg. Unit Size	960 sq/ft
Total Building Size	5,770 sq/ft
Building Height	3-stories, 35 feet

Zoning Requirements	
Lot Area	32,804 sq/ft (0.75 acres)
Maximum Dwelling Units Per Acre (15 units per acre)	0.75 x 15 = 11 units
Minimum Lot Area Per Dwelling Units (2,900 sq/ft per unit)	2,900 sq/ft = 11 units
Minimum Open Space	55% (18,018 sq/ft)
Recreational Open Space per Unit	11 x 300 sq/ft = 3,300 sq/ft
Setbacks	Front: 15 min, 40 max Side: 12 plus + the minimum required side setback Rear: 30 plus + the minimum required side setback
Maximum Building Height	35 feet or 45 feet, if parking below at least 35% of the Building
Parking	Vehicle: 17 (1.5 spaces per dwelling unit). Bike: 1 space per 5 dwelling units, 50% enclosed, and 50% fixed hoop style racks.
Consistent with Master Plan	No, Planned for Single-Family Residential
Floodplain / Floodway	No
Treeline Dedication	No



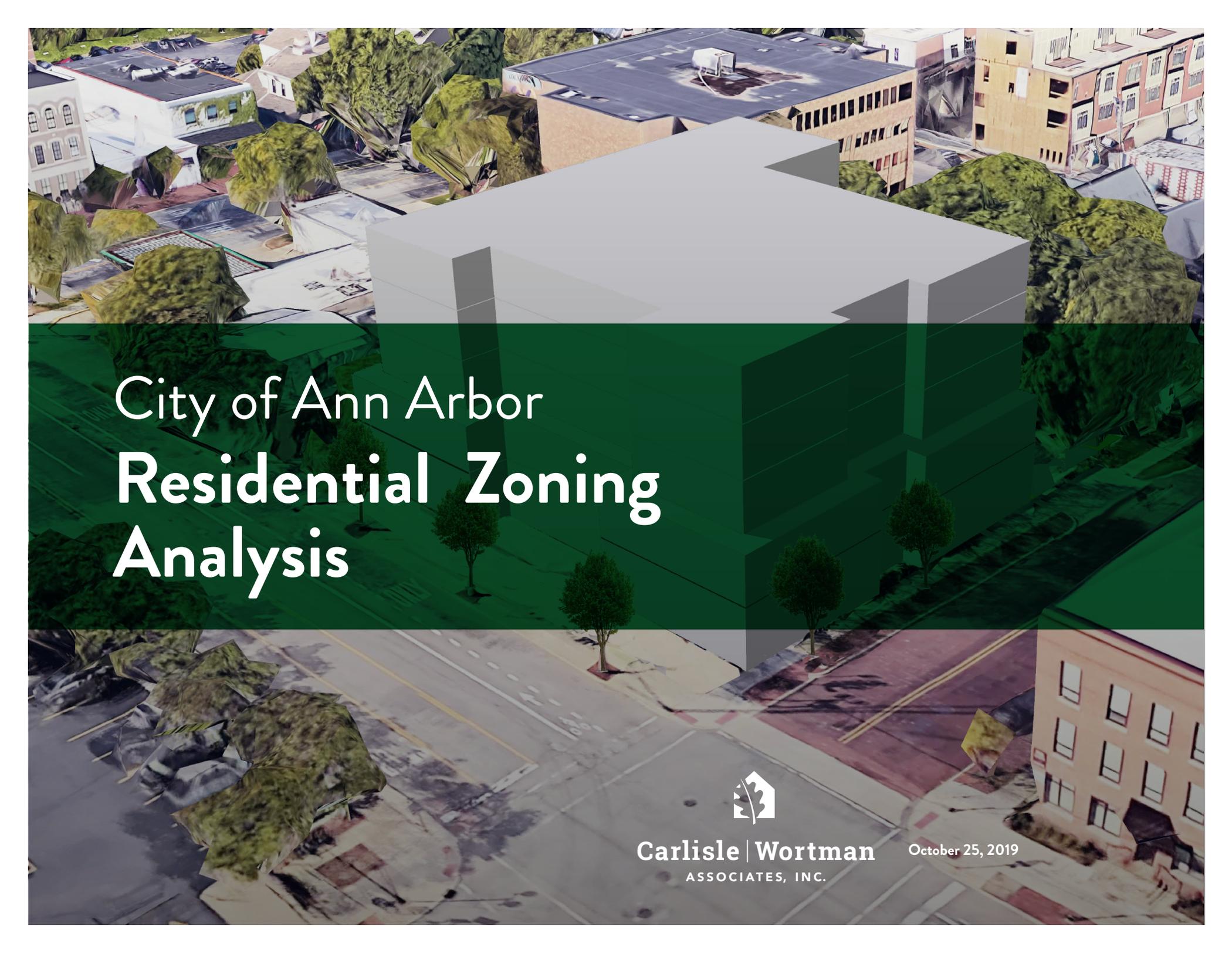
**Main Building**  
 2 or 3 stories, 24 to 35-foot high  
 24-foot width, 144-foot ,  
 40-foot length  
 11 units  
 5,770 square feet/floor  
 Avg square feet per unit: 960  
 Total square footage: 5,760

**Parking:**  
 17 spaces required  
 22 spaces shown

**Open Space:**  
 55% of lot area  
 18,081 square feet

**1510 East Stadium Boulevard:**  
 Propose Zoning R4B  
 ~ 32,804 square feet / 0.75 acres

Develop under  
 R4B zoning  
 -Perspective (top)  
 -Plan view (right)



# City of Ann Arbor Residential Zoning Analysis



**Carlisle | Wortman**  
ASSOCIATES, INC.

October 25, 2019