

MEMORANDUM

TO: Transportation Commission

FROM: Alexis DiLeo, City Planner

DATE: February 12, 2021

SUBJECT: New Zoning District for Transit Corridors

Planning staff are pleased to present an update about the work to create a new zoning district intended for transit corridors at your February 17, 2021 meeting. The Planning Commission discussed this project at a [working session on February 9](#) and received robust, informed, and helpful feedback from dozens of community participants. Planning staff will share feedback received to date, and look forward to learning about your opinions and suggestions on how to respond to public input and how to revise the draft ordinance to create the new district.

The Transportation Commission may be particularly interested in providing guidance in reaction to the comments and questions from the working session, shown below. The complete (written) feedback gathered from the working session is being compiled and will be available soon.

- The proposed zoning district, intended first only adjacent to South State Street between Oakbrook and I-94 and Eisenhower between South Main and the railroad tracks, should be intended for every transit corridor in the City.
- Will curb cuts and driveways be limited or restricted in the transit corridor district?
- The proposed zoning district is too focused on bus service, all modes of transportation should be given equal priority, and so dedicated bike lanes should be installed on these transit corridors¹.
- Mixed uses should be required in the proposed zoning district.

In addition, the Planning Commission and staff are seeking Transportation Commission input regarding design features or amenities. Please consider the following questions as you prepare for discussion at the February 17 meeting:

- What features or amenities are needed for a successful transit zoning district?
- What design features or amenities are desirable, but not required, for all new development within the proposed transit zoning district?

¹ Transit corridors, defined by this project, are Washtenaw, Plymouth, State, Eisenhower, South Main/Ann Arbor-Saline, West Stadium/North Maple

- What other feedback do you want to share about the proposed transit zoning district?

The document library on the [project webpage](#) provides helpful background information, including the first [rough draft of the zoning district](#), a staff report to Planning Commission, and presentation slides for both the [October 1, 2019 public hearing](#) and the recent [February 9, 2021 working session](#).

The February 9 presentation slides include an overview of next steps, which includes further public input and revision before seeking Transportation Commission, Planning Commission and City Council action on an ordinance revision to the Unified Development Code to establish the Transit Zoning District.