

# City of Ann Arbor Planning Commission

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WORKING SESSION FEBRUARY 9, 2021

DISCUSSION ABOUT NEW ZONING DISTRICT TC1



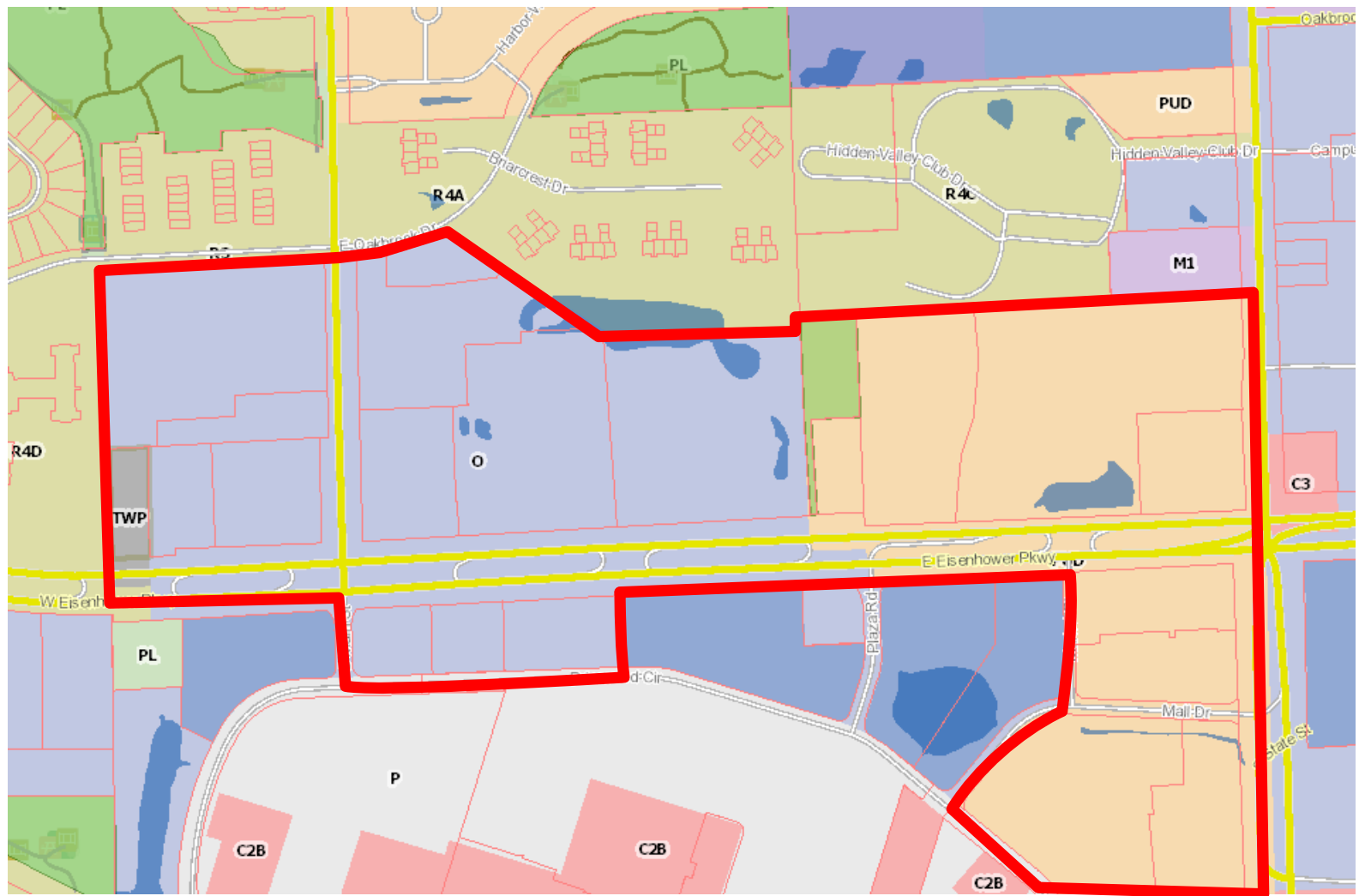
# TC1 Transit Corridor

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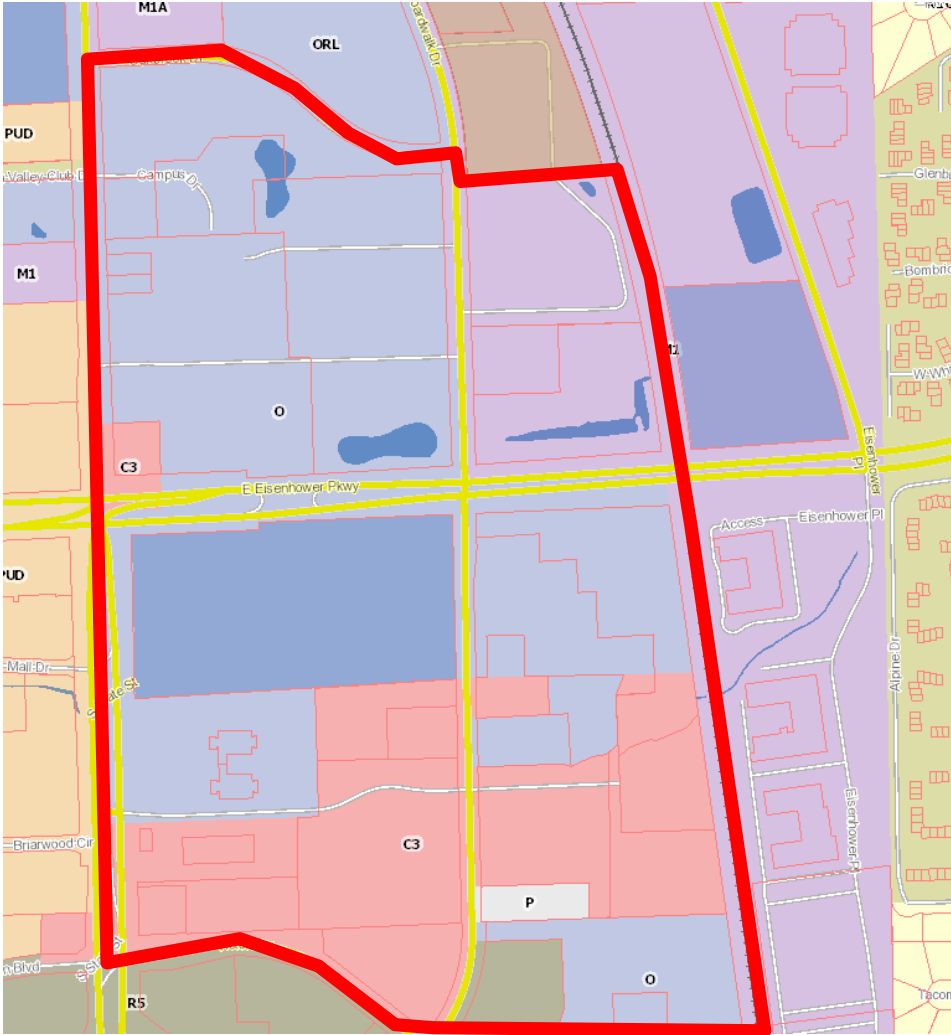
NEW MIXED USE ZONING DISTRICT



South State &  
West Eisenhower  
Target Area



# South State & East Eisenhower Target Area





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# Mixed Use Zoning Districts

Mixed Use Zoning Districts	Summary of Uses
O Office	Residential, Office, Personal Services, Restaurant/Bar
C1 Local Business	Residential, Office, Personal Services, Restaurant/Bar, <u>General Retail</u> , <u>Indoor Recreation</u>
C1A Campus Business	Residential, Office, Personal Services, Restaurant/Bar, General Retail, Indoor Recreation
C1A/R Campus Business Residential	Residential, Office, Personal Services, Restaurant/Bar, General Retail, Indoor Recreation
C1B Community Convenience Center	Residential, Office, Personal Services, Restaurant/Bar, General Retail, Indoor Recreation
C2B Business Service	Residential, Office, Personal Services, Restaurant/Bar, General + <u>Wholesale</u> Retail, Indoor + <u>Outdoor</u> Recreation, <u>Entertainment</u> , <u>Vehicle Service</u> , <u>Construction Service</u> , <u>Storage</u>
C3 Fringe Commercial	Residential, Office, Personal Service, Restaurant/Bar, General + Wholesale Retail, Indoor + Outdoor Recreation, Entertainment, Vehicle Service, Construction Service, Storage
D1 Downtown Core	Residential, Office, Personal Services, Restaurant/Bar, General Retail, Indoor Recreation, Entertainment
D2 Downtown Interface	Residential, Office, Personal Service, Restaurant/Bar, General Retail, Indoor Recreation
TC1 Transit Corridor	Residential, Office, Personal Service, Restaurant/Bar, General Retail, Indoor Recreation, Entertainment

# Borrowing from other districts:

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## **TC1 Transit Corridor District**

- Permitted uses like **D2** and **C1s**
- Placement standards like **D2, O**
- Form-based standards like **D1, D2, Characters**
- Use specific standards to attain amenities and features needed to support, expand, meet

# Components of Zoning Districts: Intent Statement

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- What**      **This district is intended to ...** *facilitate, encourage, and support redevelopment and infill to realize mixed use developments and achieve mixed use corridors*
- Where**      **This district is for ...** *along existing transit corridors with regular fixed service provided by the Ann Arbor Area Transportation Authority with established commercial and office developments*
- Why**          **This district will ...** *further the goals expressed in all elements of the master plan, particularly in the Sustainability Framework, the Land Use Element, the Climate Action Plan, the Transportation Plan, and the Nonmotorized Transportation Plan*




# Components of Zoning Districts: Permitted Uses

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## YES

- Residential
- Office
- Indoor Recreation
- Entertainment
- General Retail
- Restaurant/Bar
- Personal Services

## NO

- Automobile Sales
  - Fueling Station
  - Wholesale
  - Repair
  - Warehouse, Storage
  - Drive-through Facility
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# Component of Zoning Districts: Use Specific Standards

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Examples:

Specific	Standard
Uses	Must have residential (?)
Building Design	Two-story minimum 15' ground floor height 60% ground floor transparency Entrances facing street
Site Design	Parking lots behind Plazas Nonmotorized amenities
Height	Lower when adjacent to residential districts

# Dimensional Standards Table

**TABLE 5:17-4: MIXED USE ZONING DISTRICT DIMENSIONS**

*NOTE: The requirements in this table may be superseded by the standards in Section 5.18.*

DISTRICT	FLOOR AREA AND FAR		OPEN SPACE AND BUILDING COVERAGE	SETBACKS			HEIGHT	LOT DIMENSIONS	
	FLOOR AREA	FAR	% LOT AREA	FRONT	SIDE	REAR	FEET AND STORIES	AREA	WIDTH
<b>O</b>	None	Max: 75%	None	Min: 15 ft. Max: 40 ft. [A]	Min: 30 ft. [C] when abutting R district, otherwise 0 ft.		Max 55 ft. and 4 stories when within 300 ft. of abutting R zone, otherwise none.	Min: 6,000 sq. ft.	Min: 50 ft.
<b>C3</b>	None	Max: 200%	None	Min: 10 ft Max: 25 ft. [A]	Min: 30 ft. [C] when abutting R district, otherwise 0 ft.		Max: 55 ft. and 4 stories	Min: 6,000 sq. ft.	Min: 60 ft.
<b>D2</b>	None	Max: Up to 400% with premiums (Section 5.18.6), otherwise 200%	Open Space Min: 10% Building Coverage Max: 80%	See Table 5:17-7	See Table 5:17-6		Min: 24 ft. and 2 stories Max: See Table 5:17-6	None	None
<b>T1</b>	<u>See Section 5.16.3.Q</u>	<u>None</u>	<u>Open Space</u> <u>Min: 25%</u>	<u>Max: 10 ft.</u>	<u>Min: 30 ft. [C] for Buildings within 300 ft. of R district, otherwise 0 ft.</u>		<u>Min: 24 ft. and 2 stories</u> <u>Max: 80 ft. for Buildings within 300 ft. of R district, otherwise none.</u>	<u>None</u>	<u>None</u>

**NOTES:**

[A] Maximum front setback applies to new detached Buildings; no maximum front setback for Buildings or additions to Buildings constructed before January 16, 2011. For Lots with more than one Front Lot Line, maximum Required Front Setback shall only apply to one Front Lot Line.

[B] Minimum height and stories applies to new Buildings; no minimum height or story requirement for buildings constructed before December 26, 2009. The Floor Area of the required second Story must be at least 75% of the Floor Area of the first Story.

[C] Plus one foot of additional setback for each foot of Building Height above 30 feet.

# Working Session

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- **Technical questions and clarification**
- **Feedback and comments**
  - Require residential or any other uses? Which, how much?
  - Prohibit any use categories? Which?
  - Height limit? What?
  - Open space with every development? Why or why not?
  - Current vehicle parking requirements or lower? Limit to number of spaces, footprint?
  - Critical design features required for success? Good design features nice to have?

# Next Steps

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- **Next draft** of proposed ordinance
- Continued engagement as ordinance progresses
  - **Webinars**
  - **Videos on demand**
  - **Ongoing community discussion**
- **Ordinance Revisions Committee, Tuesday, February 23, 7pm, zoom** (every fourth Tuesdays)
- **Planning Commission** public hearings (every first and third Tuesday)
- **City Council** action in June (every first and third Mondays)

[www.a2gov.org/planning](http://www.a2gov.org/planning) -- City Planning Initiatives

<https://www.a2gov.org/departments/planning/Pages/Proposed-Transit-Oriented-Zoning-District.aspx>