

MEMORANDUM

TO: Teresa Gillotti, Housing and Community Infrastructure Manager
FROM: Brett Lenart, Planning Manager *BL*
DATE: May 2, 2017
SUBJECT: **2270 Platt Road Site - Analysis**

As the County considers proposals received for the sale of the Platt Road site, I know that there are numerous facets to the sale that must be considered. To assist with this analysis, I hope you find the following of value in considering the various proposals.

The site is currently planned and zoned for public use, reflective of the prior use of the property for a detention center and office building. Prior to any private future use of the property, a rezoning will be necessary. As the site is located off of Platt, a short distance from the Washtenaw Avenue commercial corridor, non-retail uses, with an emphasis on residential seems most appropriate. Higher density residential districts, or a combination of zoning districts, have the potential to provide an effective transition from office/commercial uses across Platt, to the single-family neighborhood to the south of the site. The most likely zoning districts to achieve the proposed development patterns are the R4A and R4B Multiple-Family Dwelling Districts.

Each of these districts would enable residential uses ranging from single to multiple family residential. The proposed districts are summarized below:

	R4A	R4B
Dwelling Units/Acre	10	15
Minimum Usable Open Space	65%	55%
Minimum Front Setback	15 feet	15 feet
Maximum Front Setback	40 feet	40 feet
Minimum Side Setback	20 feet	12 feet
Maximum Height	35 feet (45 feet if parking below 35% or more of building)	35 feet (45 feet if parking below 35% or more of building)
Parking	2 spaces per unit	1 ½ spaces per unit

Additionally, the City's Planned Unit Development (PUD) Ordinance could be considered. Planned Unit Development provides the opportunity for flexibility on existing zoning standards, that are considered in the context of public benefits that the project provides.

As a rezoning is required, the review process will include a Citizen Participation Meeting, a pre-submittal meeting with City Staff, a public hearing with review and recommendation of the Planning Commission, and a public hearing and determination by the City Council. An overview of this process can be found here:

<http://www.a2gov.org/departments/planning-development/development-review/Documents/Submittal%20Requirements/A2%20Site%20Plan%20Reivew%20Process%20v5.pdf>

Generally, utilities are available to support this site. There are some sanitary sewer capacity challenges in the area, which are anticipated to be improved in 2019 through planned capital improvements to the system. A more detailed analysis will be performed component to any development review process.

Please note that any determination will be ultimately made through the development review process of the City. This memorandum shouldn't be considered a preliminary approval or guarantee of approval for any petition. Likewise, while this intended to communicate potential zoning designation, other designations could be considered by an owner for review.

Cc: File