

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of February 5, 2019

SUBJECT: West Hoover Avenue and West Davis Avenue Area Rezoning

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council rezone 58 lots in the West Hoover Avenue/West Davis Avenue area from R4C (Multiple-Family Dwelling District) to R1D (Single-Family Dwelling District) and 4 lots in the same area to R1E (Single-Family Dwelling District), as mapped and listed in the February 5, 2019 Staff Report, after studying the area as directed and as recommended by the Future Land Use chapter of the Master Plan.

STAFF RECOMMENDATION:

Staff recommends **rezoning** 58 lots in the study area from R4C (Multiple-Family Dwelling) to R1D (Single Family Dwelling) and four lots from R4C to R1E (Single Family Dwelling) to protect the existing lower-density development pattern as recommended by the Future Land Use chapter of the Master Plan and directed by City Council resolution R-18-361. Staff recommends 9 lots in the study area **remain** zoned R4C to minimize the creation on new nonconforming lots or uses and to provide an appropriate transition between the South Main Street corridor and the neighborhood interior.

SUMMARY:

City Council directed staff to study the area of West Hoover Avenue, West Davis Avenue, Wilder Place, Edgewood Place and South Main Street for rezoning from R4C (Multiple-Family Dwelling) to R1D (Single Family Dwelling) or R1E (Single Family Dwelling) by approval of Resolution [R-18-361](#) on September 4, 2018.

The study area generally corresponds to an area called out in the Master Plan: [Land Use Element](#) [page 74] where the zoning designation “should be changed to protect the existing lower-density development.” There are 70 lots in the study area, nine of which are conforming lots (having at least 8,500 square feet of lot area). Staff [found](#) the scenario offering the best fit to “protect the existing lower-density development” and achieving the most conformance while not creating any new nonconformities is to rezone most of the area (58 lots) to R1D, rezoning a few lots (4 lots) to R1E, and keeping the remaining lots (8 lots) zoned R4C.

BACKGROUND:

The study area covers approximately 13 acres and contains 70 lots. Most lots have a single family home but some are multiple-family buildings, including one large apartment building.

There are nine currently conforming lots, 52 lots that have between 8,499 and 4,000 square feet of lot area, and 9 lots that have less than 3,999 square feet of lot area. This means there are 9 lots that will always conform if zoned any of the contemplated districts, 52 lots that have the ability to conform depending on which zoning district is designated, and 9 lots that will never conform to any zoning designation.

Early in the planning process, it became apparent that rezoning the entire study area to R1D or R1E would create new nonconformities. Therefore, staff focused on finding a more nuanced approach achieve the Master Plan recommendation and the objectives of the City Council resolution but not create any nonconformities. Staff concentrated on finding the best fit for the 52 lots that are not currently conforming but had the ability to become conforming.

More detailed background information is provided in staff's [Preliminary Study Findings and Recommendations](#).

PROPOSED REZONING:

Staff recommend 58 lots are rezoned to R1D (Single Family Dwelling) and four lots are rezoned to R1E (Single Family Dwelling). A map of the rezoning plan and a list of the specific recommendation for each study area address is provided below.



Figure 1 - Illustration of proposed rezonings

West Hoover/West Davis Rezoning

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	Parcel ID	Parcel Address	Recommendation
1	09-09-32-205-001	916 S MAIN ST	Remain R4C
2	09-09-32-205-002	910 S MAIN ST	Remain R4C
3	09-09-32-205-003	904 S MAIN ST	Remain R4C
4	09-09-32-205-900	303 W Davis Ave	Remain R4C
5	09-09-32-205-004	211 W DAVIS AVE	Remain R4C
6	09-09-32-229-057	125 W HOOVER AVE	Remain R4C
7	09-09-32-229-028	1004 S MAIN ST	Remain R4C
8	09-09-32-229-029	1000 S MAIN ST	Remain R4C
9	09-09-32-206-011	919 EDGEWOOD PL	Rezone R1D
10	09-09-32-206-010	917 EDGEWOOD PL	Rezone R1D
11	09-09-32-207-009	912 EDGEWOOD PL	Rezone R1D
12	09-09-32-207-010	910 EDGEWOOD PL	Rezone R1D
13	09-09-32-206-009	909 EDGEWOOD PL	Rezone R1D
14	09-09-32-207-011	908 EDGEWOOD PL	Rezone R1D
15	09-09-32-207-012	906 EDGEWOOD PL	Rezone R1D
16	09-09-32-206-008	905 EDGEWOOD PL	Rezone R1D
17	09-09-32-207-013	904 EDGEWOOD PL	Rezone R1D
18	09-09-32-207-014	902 EDGEWOOD PL	Rezone R1D
19	09-09-32-206-007	901 EDGEWOOD PL	Rezone R1D
20	09-09-32-207-001	900 EDGEWOOD PL	Rezone R1D
21	09-09-32-229-054	609 W HOOVER AVE	Rezone R1D
22	09-09-32-229-053	605 W HOOVER AVE	Rezone R1D
23	09-09-32-229-052	601 W HOOVER AVE	Rezone R1D
24	09-09-32-206-012	518 W HOOVER AVE	Rezone R1D
25	09-09-32-229-051	515 W HOOVER AVE	Rezone R1D
26	09-09-32-206-013	512 W HOOVER AVE	Rezone R1D
27	09-09-32-229-050	511 W HOOVER AVE	Rezone R1D
28	09-09-32-229-049	509 W HOOVER AVE	Rezone R1D
29	09-09-32-206-014	508 W HOOVER AVE	Rezone R1D
30	09-09-32-229-048	507 W HOOVER AVE	Rezone R1D
31	09-09-32-206-015	506 W HOOVER AVE	Rezone R1D
32	09-09-32-229-047	505 W HOOVER AVE	Rezone R1D
33	09-09-32-206-006	505 W DAVIS AVE	Rezone R1D
34	09-09-32-206-016	504 W HOOVER AVE	Rezone R1D
35	09-09-32-229-046	503 W HOOVER AVE	Rezone R1D
36	09-09-32-206-017	502 W HOOVER AVE	Rezone R1D
37	09-09-32-229-045	501 W HOOVER AVE	Rezone R1D
38	09-09-32-206-005	501 W DAVIS AVE	Rezone R1D
39	09-09-32-206-004	417 W DAVIS AVE	Rezone R1D

	Parcel ID	Parcel Address	Recommendation
40	09-09-32-229-044	415 W HOOVER AVE	Rezone R1D
41	09-09-32-206-003	415 W DAVIS AVE	Rezone R1D
42	09-09-32-229-043	413 W HOOVER AVE	Rezone R1D
43	09-09-32-206-002	411 W DAVIS AVE	Rezone R1D
44	09-09-32-206-018	410 WILDER PL	Rezone R1D
45	09-09-32-206-019	408 WILDER PL	Rezone R1D
46	09-09-32-205-010	407 WILDER PL	Rezone R1D
47	09-09-32-229-041	407 W HOOVER AVE	Rezone R1D
48	09-09-32-206-001	406 WILDER PL	Rezone R1D
49	09-09-32-229-040	403 W HOOVER AVE	Rezone R1D
50	09-09-32-205-011	402 W HOOVER AVE	Rezone R1D
51	09-09-32-205-009	401 WILDER PL	Rezone R1D
52	09-09-32-229-039	401 W HOOVER AVE	Rezone R1D
53	09-09-32-205-008	315 W DAVIS AVE	Rezone R1D
54	09-09-32-205-007	311 W DAVIS AVE	Rezone R1D
55	09-09-32-229-038	309 W HOOVER AVE	Rezone R1D
56	09-09-32-205-012	306 W HOOVER AVE	Rezone R1D
57	09-09-32-229-037	305 W HOOVER AVE	Rezone R1D
58	09-09-32-205-013	302 W HOOVER AVE	Rezone R1D
59	09-09-32-229-036	201 W HOOVER AVE	Rezone R1D
60	09-09-32-205-014	200 W HOOVER AVE	Rezone R1D
61	09-09-32-205-015	130 W HOOVER AVE	Rezone R1D
62	09-09-32-205-016	128 W HOOVER AVE	Rezone R1D
63	09-09-32-205-017	126 W HOOVER AVE	Rezone R1D
64	09-09-32-205-018	124 W HOOVER AVE	Rezone R1D
65	09-09-32-205-019	122 W HOOVER AVE	Rezone R1D
66	09-09-32-205-020	120 W HOOVER AVE	Rezone R1D
67	09-09-32-229-030	117 W HOOVER AVE	Rezone R1E
68	09-09-32-229-027	1007 MYRON CT	Rezone R1E
69	09-09-32-229-032	1006 MYRON CT	Rezone R1E
70	09-09-32-229-031	1002 MYRON CT	Rezone R1E

ANALYSIS:

Data Analysis – The proposed rezoning scenario would increase the number of conforming lots in the R4C district from 13% to 75% (9 of 70 lots vs 6 of 8 lots). Of the 58 lots in the proposed R1D district, 78% would be conforming (45 of 58). And one of the four lots in the proposed R1E district would be conforming.

The three conforming multiple-family developments (904 S Main, 303 W Davis, 125 W Hoover) remain in the R4C district and remain conforming. Any other multiple-family development are currently nonconforming and will remain nonconforming. (See the attached Preliminary Study Findings and Recommendation Memo for more detailed descriptions and information about nonconformities.)

Lots rezoned to R1D and R1E would have smaller front, side and rear setback requirements. Buildings on those lots might become conforming structures if they are not already, and future additions may be possible because of new-found buildable area inside the setback lines.

Occupancy limitations for dwelling units with unrelated people. Dwelling units in multiple-family zoning districts may be occupied by a family (defined as persons related by blood, marriage or adoption) of any size or up to six unrelated persons (i.e. roommates). In single family zoning districts, dwelling units may be occupied by families or up to four unrelated persons. The change from R4C to R1D or R1E has no effect on whether or not a dwelling can be rented but it does affect how many people can live in the dwelling if the occupancy type changes after the rezoning.

Note that any dwelling units currently occupied by more than four unrelated people, registered and certified for such occupancy, can continue to be occupied as a “grandfathered” legal nonconformity. Dwellings currently occupied by families that switch to unrelated persons would be limited to four unrelated persons.

Benefits Analysis – As with any policy decision, the proposed rezoning has both pros and cons as well as secondary benefits.

- **Pro: Preserving Existing Character.** The study area is a neighborhood of predominantly single family homes with just a few apartment buildings or townhouses. The handful of duplexes in the neighborhood are mostly converted single family homes. However, current multiple-family zoning designation threatens this existing character because of its inherent requirement to combine lots to create conforming development sites in order to realize multiple-family use. Rezoning to a single family zoning designation removes this pressure on the existing character of the neighborhood.
- **Con: Lower Density Near Downtown.** The study area is within walking distance to downtown and campus, and could be considered well located for higher residential density. Downzoning from R4C, which allows up to 20 dwelling units per acre, to R1D (about 8 dwelling units per acre) or R1E (about 10 dwelling units per acre), is contrary to many planning goals and policies both here in Ann Arbor and other progressive communities.
- **Secondary: Potential for ADU.** Single family homes in the R4C district are not eligible to have an accessory dwelling unit. Rezoning to single family zoning designation opens to opportunity for lots to have an ADU. There will be 45 lots zoned R1D with more than 5,000 square feet that could host a small ADU. While multiple-family development not be allowed, the area could still increase in density in a way that preserves the existing character.

STUDY PROCESS:

City Council passed Resolution R-18-361, directing the study for a defined area including West Davis and West Hoover avenues from R4C (Multiple-Family Dwelling) to R1D or R1E (Single Family Dwelling) on September 4, 2018. Staff began gathering data on existing conditions and developing [findings and preliminary recommendations](#) soon after. Informational notices were mailed to residents and property owners inside and within 1,000 feet of the study area. Three information [meetings](#) were held, a midday meeting on December 18, 2018, a morning meeting on December 19, 2018 and an evening meeting on December 20, 2018. Over a dozen people attended each meeting.

Public hearing notices were mailed to residents and property owners inside and within 300 feet of the study area for the public hearing by the Planning Commission on February 5, 2019. The Planning Commission will make a recommendation to City Council and staff will prepare an ordinance to amend the zoning map based on the Planning Commission's recommendation. The ordinance will be scheduled for first reading by City Council about six weeks after the Planning Commission makes its recommendation. Second reading and a public hearing by the City Council will occur about one month after that.

Prepared by Alexis DiLeo
Reviewed by Brett Lenart
1/29/19

References: [Preliminary Findings and Recommendations](#)
[Study Area Maps](#)
City Council Resolution [R-18-361](#) and [Attachment](#)

c: Project No. Z18-013



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

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West Davis Avenue/West Hoover Street Area Rezoning Study

Zoning Information, Analysis & Preliminary Findings and Recommendations

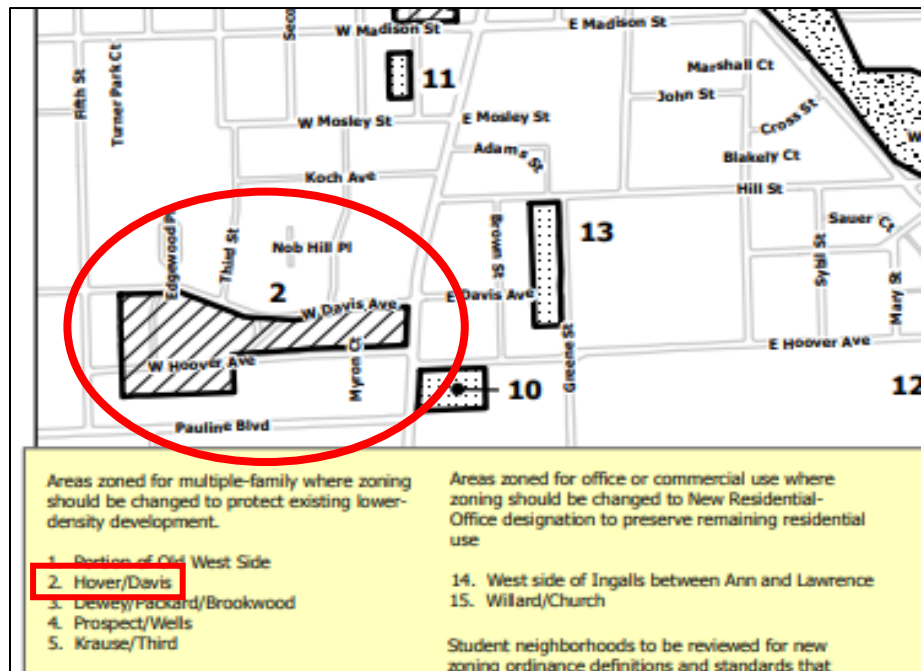
City Council directed staff to study the area of West Davis Avenue, West Hoover Avenue, Wilder Place, Edgewood Place and South Main Street for rezoning from R4C (Multiple-Family Dwelling) to R1D (Single Family Dwelling) or R1E (Single Family Dwelling) by approval of Resolution R-18-361 on September 4, 2018.

Study Area

The study area identified by City Council included the blocks on West Davis Avenue and West Hoover Avenue between South Main Street and South Fifth Street.

This area also generally corresponds to an area called out in the *Master Plan: Land Use Element* where the zoning designation “should be changed to protect existing lower-density development.”

Lots in the study area were created between 1917 and 1921 as part of the Edgewood Subdivision, the Wilder Addition, and the Allmendinger Height’s Addition plats. Buildings in the study area



Master Plan Land Use Element Area-Specific Recommendation Snip

average 80 years old (the average year of construction is 1938).

Zoning Districts

Zoning is the regulation of land use. Cities, or any unit of local government, do this by adopting a zoning ordinance and zoning map. The zoning map divides the city into zones. The zoning ordinance provides the permitted and prohibited land uses and regulations for the placement, size, height and number of dwellings, buildings and structures in each zone.

Ann Arbor’s first zoning ordinance and map was adopted in 1923, with just 4 districts. Today’s ordinance was adopted in 1963 and has been amended dozens of times since. The city is now divided into 33 zoning districts. Among these 33 zoning districts, there are 5 single-family districts, 2 two-family districts, and 6 multiple-family districts. The remaining districts are for agriculture, mobile home park, office, business, downtown, hotel, parking, public land, research, office, and industrial uses.

	Single Family Districts							
Intent	<i>Single family districts are intended for single-family detached homes, encouraging the preservation and continuation of the longstanding residential fabric of existing neighborhoods.</i>							
Permitted Uses	Single family homes. Schools, religious assembly, and child care centers may be permitted with special exception approval by the Planning Commission. Day care and home occupations are allowed accessory uses. Occupancy by a family (of any size) or up to 4 unrelated persons.							
Regulations	Lot Size	Building Size	Front Setback	Side Setback	Rear Setback	Height	Lot Width	Density
	<i>Minimum square feet</i>	<i>Maximum square feet</i>	<i>Minimum feet</i>	<i>Minimum feet</i>	<i>Minimum feet</i>	<i>Maximum feet</i>	<i>Minimum feet</i>	<i>Dwelling units per Acre</i>
R1A	20,000	---	40	7 and 9	50	30	90	2
R1B	10,000	---	30	5 and 9	40	30	70	4
R1C	7,200	---	25	5	30	30	60	6
R1D	5,000	---	25	3	20	30	40	8
R1E	4,000	2,000	15	3	20	30	34	10

The study area is currently zoned R4C Multiple-Family District.

R4C Multiple-Family District								
Intent	<i>The R4C Multiple-family district is intended for medium-density, small multiple-family developments in the central area.</i>							
Permitted Uses	Single family homes, two-family homes (duplexes), townhouses, and multiple-family apartment buildings. Schools, religious assembly, child care centers, nursing care facility allowed with special exception use approval by Planning Commission. Day care and home occupations allowed as accessory uses. Occupancy by family (of any size) or up to 6 unrelated persons.							
Regulations	Lot Size	Lot Area per Unit	Front Setback	Side Setback	Rear Setback	Height	Lot Width	Density
	<i>Minimum square feet</i>	<i>Minimum square feet</i>	<i>Minimum feet</i>	<i>Minimum feet</i>	<i>Minimum feet</i>	<i>Maximum feet</i>	<i>Minimum feet</i>	<i>Dwelling units per Acre</i>
R4C	8,500	2,175	25	12	30	30	60	20

Relevant Zoning Terms

Because the zoning ordinance contains minimum and maximum standards, and has permitted and prohibited uses for each district, there are cases where existing situations do not conform to the standards and requirements. The zoning ordinance defines 3 types of nonconformities provides rules for what to do in each situation.

Conforming Lot – A lot that meets the minimum lot area requirement of its zoning designation. This lot may be used for any permitted use. *Example, a 9,000-square foot lot in the R4C district (8,500-square foot minimum lot size requirement) is a conforming lot.*

Nonconforming Lot – A lot that does not meet the minimum lot area requirement of its zoning designation. If zoned for residential use, a nonconforming lot may only be used for single-family use. Duplexes or multiple-family developments are not permitted even if zoned R2, R3 or R4.

Conforming Use – A land use that is permitted in the zoning district, meeting all of the criteria of the zoning district. *Example, a 10-unit apartment building on a conforming lot in the R4C zoning district is a conforming use.*

Nonconforming Use – A land use that is prohibited in the zoning district or a land use that does not meet all of the criteria of the zoning district. Nonconforming uses can remain in use for as long as the life of the building but any new development on the lot must conform to the zoning ordinance regulations at the time of the redevelopment. *Example, a multiple-family development on a nonconforming lot in the R4C district.*

Conforming Structure – A structure or building that meets the placement (front, side and rear setback) and height regulations of its zoning designation.

Nonconforming Structure – A structure or building that encroaches into the required front, side or rear yard or exceeds the height limit of its zoning designation. *Example, a building with a 6-foot side setback in the R4C district or a 40-foot tall building in the R4C district.*

Existing Conditions in Study Area

There are 70 lots in the study area (55 in the site-specific recommendation area). Sixty-one (61) contain a single family home and 9 contain a multiple-family building. It's current character is an eclectic mix of predominantly single family detached residential buildings with two single-family attached residential developments, some small multiple-family buildings and one large multiple-family apartment building.

- Study area = approximately 13 acres
- Dwelling units = 127 (66 multiple-family units, 61 single family units)
- Density = approximately 9.5 dwelling units per acre
- Conforming Lots = 9 (13%)
- Nonconforming Lots = 61 (87%)
- Conforming multiple-family developments = 3
- Nonconforming multiple-family developments = 6
- Lots 8,500 square feet or more = 9
- Lots Between 8,499 square feet and 4,000 square feet = 52
- Lots Smaller than 4,000 square feet = 9
- Buildings = 70 (61 single-family homes, 9 multiple-family buildings)
- Average building size = 1,839 square feet
- Average single-family home size = 1,233 square feet
- Average year built = 1938

Rezoning Analysis

City Council asked for a study of rezoning the area either R1D Single-family district or R1E Single-family district.

Rezoning Analysis If...			
Zoning	Conforming	Nonconforming	Comments
Rezoned to R1D <i>5,000 sq ft minimum lot size</i>	53 lots (76%)	17 lots (24%)	Would make 3 conforming multiple-family developments become nonconforming.
Rezoned to R1E <i>4,000 sq ft minimum lot size</i> <i>2,000 sq ft maximum house size</i>	61 lots (87%)	9 lots (13%)	Would make 3 conforming multiple-family developments become nonconforming, and because the R1E district has a maximum house size, would make 3 single family homes become nonconforming houses.

Rezoning to either R1D or R1E would reduce the total number of nonconforming lots but some new nonconformities would be created. So staff considered if a more nuanced approach would both achieve the Master Plan recommendation to protect the existing lower-density development and significantly increase the number of conforming lots but not create any new nonconformities.

There are 9 lots with more than 8,500 square feet in the study area, meaning they currently conform to the existing zoning designation and will conform to both the R1D and R1E minimum lot sizes. There are also 9 lots smaller than 4,000 square feet, meaning they are too small to conform to any single-family zoning designation. What would be the best fit for the 52 lots between 8,499 and 4,000 square feet?

West Hoover/West Davis Rezoning Study
 Frequently Asked Questions & Preliminary Findings and Recommendation
 December 18-20, 2018



Figure 1- There are 9 conforming lots in the study area, shown in purple. These lots will remain conforming regardless of zoning designation. There are 9 lots with less than 4,000 square feet, shown in gray. These lots will remain nonconforming regardless of zoning designation. The rezoning study focuses on the best fit for the 52 unshaded lots having between 8,499 and 4,000 square feet.

Preliminary Recommendation

Staff found the scenario offering the best fit to “protect the existing lower-density development” and achieves the most conformance while not creating any new nonconformities is to rezone most of the area to R1D (58 lots), keep some lots zoned R4C (8 lots) and rezone a few lots to R1E (4 lots).

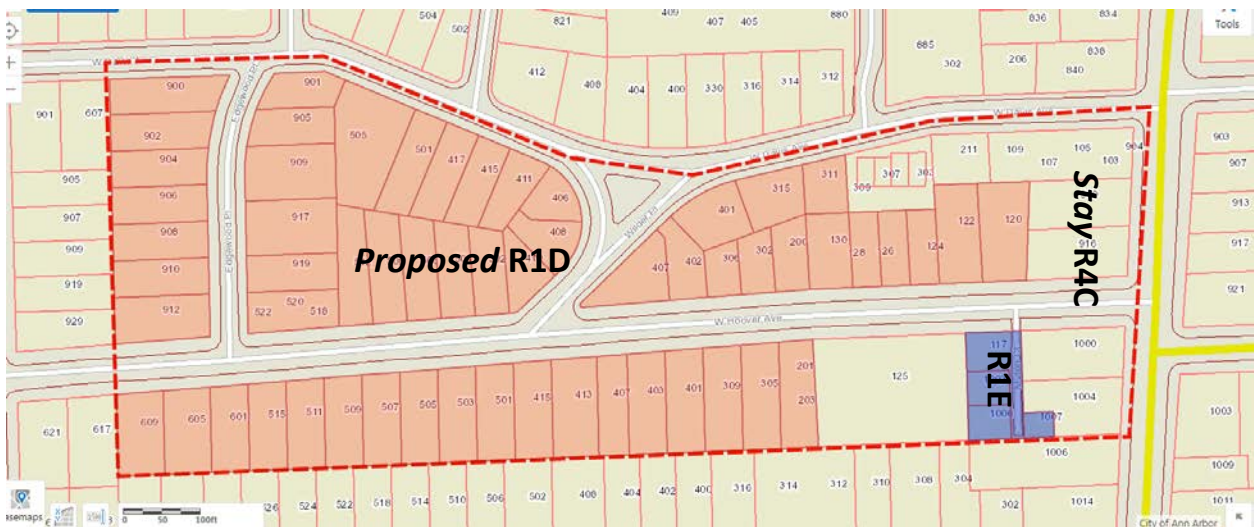


Figure 2 – The tentatively recommended rezoning scenario is to rezone 58 lots to R1D (shown in red), to rezone 4 lots to R1E (shown in blue) and to keep 8 lots zoned R4C (unshaded within study boundaries). This plan would protect the existing lower-density development as recommended in the Master Plan and reduce the number of nonconforming lots without creating any new nonconforming uses.

Evaluation of Proposed Rezoning Scenario

The proposed rezoning scenario would increase the number of conforming lots in the R4C district from 13% to 75% (9 of 70 lots vs. 6 of 8 lots). Of the 58 lots in the proposed R1D district, 78% would be conforming (45 of 58). And 1 of the 4 lots in the proposed R1E district would be conforming.

The 3 conforming multiple-family developments remain in the R4C district and remain conforming. The 6 nonconforming multiple-family developments are proposed to be rezoned to R1D and will remain nonconforming uses.

Lots rezoned to R1D would have smaller front, side and rear setback requirements. It is possible that some nonconforming buildings could become conforming, or future additions may be possible. Homes in the R1D district could be expanded to any size so long as the building fit within the setback and height regulations.

Next Step

Staff will prepare a formal petition to change the zoning map based on these preliminary findings and feedback received at informational meetings and directly from stakeholders.

The Planning Commission reviews all petitions to change the zoning ordinance and/or zoning map and, after a public hearing, provides a recommendation to City Council. City Council holds a first reading of the ordinance and/or map petition and if it decides to “pass” the petition, City Council holds a second reading and has a public hearing before deciding to adopt or deny.

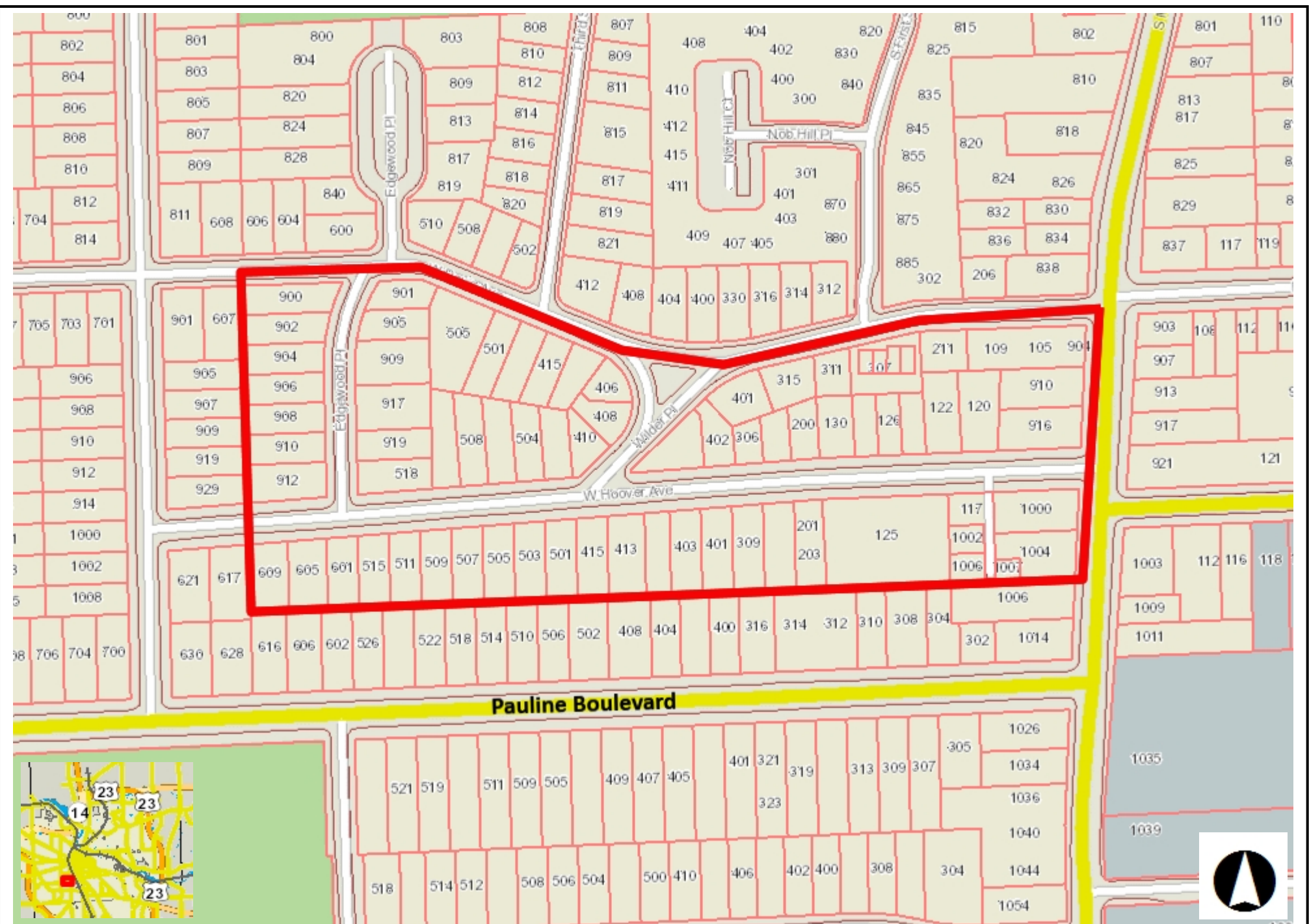
Staff anticipates scheduling this West Hoover/West Davis rezoning petition for Planning Commission review and public hearing on February 5, 2019. (Public notices will be mailed to property owners and residents within the rezoning area and 300 feet surrounding.) City Council’s first reading of the petition will be about 6 weeks after the Planning Commission makes its recommendation.

Davis Hoover Study Area GIS Data.xlsx

	A	E	F	G	H	I	J	K	L
1	PIN	PRPACOM	Lot Area (Sq Ft)	House Size	Year Built	Dwelling Units	Current Status	Recommendation	Future Status
2	09-09-32-229-029	1000 S MAIN ST	8,921	1,458	1880	1	Conforming	Remain R4C	Still Conforming
3	09-09-32-229-031	1002 MYRON CT	2,520	1,008	1930	1	Nonconforming	Rezone R1E	Still Nonconforming
4	09-09-32-229-028	1004 S MAIN ST	8,404	1,236	1910	1	Nonconforming	Remain R4C	Still Nonconforming
5	09-09-32-229-032	1006 MYRON CT	2,520	660	1929	1	Nonconforming	Rezone R1E	Still Nonconforming
6	09-09-32-229-027	1007 MYRON CT	1,321	660	1920	1	Nonconforming	Rezone R1E	Still Nonconforming
7	09-09-32-229-030	117 W HOOVER AVE	5,202	702	1929	1	Nonconforming	Rezone R1E	Made Conforming
8	09-09-32-205-020	120 W HOOVER AVE	8,239	840	1910	1	Nonconforming	Rezone R1D	Made Conforming
9	09-09-32-205-019	122 W HOOVER AVE	7,415	1,016	1924	1	Nonconforming	Rezone R1D	Made Conforming
10	09-09-32-205-018	124 W HOOVER AVE	3,748	1,336	1919	1	Nonconforming	Rezone R1D	Still Nonconforming
11	09-09-32-229-057	125 W HOOVER AVE	28,199	25,462	1968	30	Conforming	Remain R4C	Still Conforming
12	09-09-32-205-017	126 W HOOVER AVE	3,751	1,010	1920	1	Nonconforming	Rezone R1D	Still Nonconforming
13	09-09-32-205-016	128 W HOOVER AVE	3,753	1,195	1922	1	Nonconforming	Rezone R1D	Still Nonconforming
14	09-09-32-205-015	130 W HOOVER AVE	5,630	1,472	1925	1	Nonconforming	Rezone R1D	Made Conforming
15	09-09-32-205-014	200 W HOOVER AVE	4,246	1,008	1928	1	Nonconforming	Rezone R1D	Still Nonconforming
16	09-09-32-229-036	201 W HOOVER AVE	6,618	1,920	1929	2	Nonconforming	Rezone R1D	Made Lot Conforming
17	09-09-32-205-004	211 W DAVIS AVE	4,945	2,536	2017	1	Nonconforming	Remain R4C	Still Nonconforming
18	09-09-32-205-013	302 W HOOVER AVE	3,585	728	1947	1	Nonconforming	Rezone R1D	Still Nonconforming
19	09-09-32-205-900	303 W Davis Ave	9,895	6,000	2016	4	Conforming	Remain R4C	Still Conforming
20	09-09-32-229-037	305 W HOOVER AVE	6,933	714	1942	1	Nonconforming	Rezone R1D	Made Conforming
21	09-09-32-205-012	306 W HOOVER AVE	3,029	1,080	1947	1	Nonconforming	Rezone R1D	Still Nonconforming
22	09-09-32-229-038	309 W HOOVER AVE	6,842	1,384	1942	1	Nonconforming	Rezone R1D	Made Conforming
23	09-09-32-205-007	311 W DAVIS AVE	4,031	776	1942	1	Nonconforming	Rezone R1D	Still Nonconforming
24	09-09-32-205-008	315 W DAVIS AVE	5,601	1,528	1943	1	Nonconforming	Rezone R1D	Made Conforming
25	09-09-32-229-039	401 W HOOVER AVE	6,751	4,060	1937	6	Nonconforming	Rezone R1D	Made Lot Conforming
26	09-09-32-205-009	401 WILDER PL	5,965	875	1940	1	Nonconforming	Rezone R1D	Made Conforming
27	09-09-32-205-011	402 W HOOVER AVE	4,573	1,080	1947	1	Nonconforming	Rezone R1D	Still Nonconforming
28	09-09-32-229-040	403 W HOOVER AVE	6,657	1,143	1938	1	Nonconforming	Rezone R1D	Made Conforming
29	09-09-32-206-001	406 WILDER PL	3,750	1,680	1940	1	Nonconforming	Rezone R1D	Still Nonconforming
30	09-09-32-229-041	407 W HOOVER AVE	5,261	1,034	1948	1	Nonconforming	Rezone R1D	Made Conforming
31	09-09-32-205-010	407 WILDER PL	6,213	1,164	1947	1	Nonconforming	Rezone R1D	Made Conforming
32	09-09-32-206-019	408 WILDER PL	4,473	1,020	1940	1	Nonconforming	Rezone R1D	Still Nonconforming
33	09-09-32-206-018	410 WILDER PL	4,063	756	1947	1	Nonconforming	Rezone R1D	Still Nonconforming
34	09-09-32-206-002	411 W DAVIS AVE	4,850	1,234	1947	1	Nonconforming	Rezone R1D	Still Nonconforming
35	09-09-32-229-043	413 W HOOVER AVE	7,782	4,060	1929	6	Nonconforming	Rezone R1D	Made Lot Conforming
36	09-09-32-206-003	415 W DAVIS AVE	5,288	1,800	1930	1	Nonconforming	Rezone R1D	Made Conforming
37	09-09-32-229-044	415 W HOOVER AVE	6,384	1,238	1930	1	Nonconforming	Rezone R1D	Made Conforming
38	09-09-32-206-004	417 W DAVIS AVE	5,765	1,299	1940	1	Nonconforming	Rezone R1D	Made Conforming
39	09-09-32-206-005	501 W DAVIS AVE	6,243	1,088	1941	1	Nonconforming	Rezone R1D	Made Conforming
40	09-09-32-229-045	501 W HOOVER AVE	6,292	1,052	1940	1	Nonconforming	Rezone R1D	Made Conforming
41	09-09-32-206-017	502 W HOOVER AVE	5,092	1,176	1941	1	Nonconforming	Rezone R1D	Made Conforming
42	09-09-32-229-046	503 W HOOVER AVE	6,201	1,276	1941	1	Nonconforming	Rezone R1D	Made Conforming
43	09-09-32-206-016	504 W HOOVER AVE	5,587	1,331	1939	1	Nonconforming	Rezone R1D	Made Conforming

Davis Hoover Study Area GIS Data.xlsx

	A	E	F	G	H	I	J	K	L
1	PIN	PRPACOM	Lot Area (Sq Ft)	House Size	Year Built	Dwelling Units	Current Status	Recommendation	Future Status
44	09-09-32-206-006	505 W DAVIS AVE	12,219	1,113	1928	1	Conforming	Rezone R1D	Still Conforming
45	09-09-32-229-047	505 W HOOVER AVE	6,110	1,260	1940	1	Nonconforming	Rezone R1D	Made Conforming
46	09-09-32-206-015	506 W HOOVER AVE	6,083	1,185	1941	1	Nonconforming	Rezone R1D	Made Conforming
47	09-09-32-229-048	507 W HOOVER AVE	6,017	1,116	1941	1	Nonconforming	Rezone R1D	Made Conforming
48	09-09-32-206-014	508 W HOOVER AVE	6,578	1,200	1941	1	Nonconforming	Rezone R1D	Made Conforming
49	09-09-32-229-049	509 W HOOVER AVE	5,925	779	1942	1	Nonconforming	Rezone R1D	Made Conforming
50	09-09-32-229-050	511 W HOOVER AVE	5,834	624	1941	1	Nonconforming	Rezone R1D	Made Conforming
51	09-09-32-206-013	512 W HOOVER AVE	6,282	2,396	1950	6	Nonconforming	Rezone R1D	Made Lot Conforming
52	09-09-32-229-051	515 W HOOVER AVE	5,742	1,260	1941	1	Nonconforming	Rezone R1D	Made Conforming
53	09-09-32-206-012	518 W HOOVER AVE	6,192	1,680	1955	3	Nonconforming	Rezone R1D	Made Lot Conforming
54	09-09-32-229-052	601 W HOOVER AVE	5,651	806	1942	1	Nonconforming	Rezone R1D	Made Conforming
55	09-09-32-229-053	605 W HOOVER AVE	6,879	2,640	1920	5	Nonconforming	Rezone R1D	Made Lot Conforming
56	09-09-32-229-054	609 W HOOVER AVE	6,695	741	1942	1	Nonconforming	Rezone R1D	Made Conforming
57	09-09-32-207-001	900 EDGEWOOD PL	6,955	1,598	1932	1	Nonconforming	Rezone R1D	Made Conforming
58	09-09-32-206-007	901 EDGEWOOD PL	4,542	944	1942	1	Nonconforming	Rezone R1D	Still Nonconforming
59	09-09-32-207-014	902 EDGEWOOD PL	6,382	1,691	1928	1	Nonconforming	Rezone R1D	Made Conforming
60	09-09-32-207-013	904 EDGEWOOD PL	6,061	1,388	1938	1	Nonconforming	Rezone R1D	Made Conforming
61	09-09-32-205-003	904 S MAIN ST	12,467	6,000	2018	4	Conforming	Remain R4C	Still Conforming
62	09-09-32-206-008	905 EDGEWOOD PL	5,306	1,752	1930	1	Nonconforming	Rezone R1D	Made Conforming
63	09-09-32-207-012	906 EDGEWOOD PL	6,018	1,274	1930	1	Nonconforming	Rezone R1D	Made Conforming
64	09-09-32-207-011	908 EDGEWOOD PL	6,019	1,450	1930	1	Nonconforming	Rezone R1D	Made Conforming
65	09-09-32-206-009	909 EDGEWOOD PL	8,589	1,136	1942	1	Conforming	Rezone R1D	Still Conforming
66	09-09-32-207-010	910 EDGEWOOD PL	6,020	1,326	1941	1	Nonconforming	Rezone R1D	Made Conforming
67	09-09-32-205-002	910 S MAIN ST	8,524	2,654	1914	1	Conforming	Remain R4C	Still Conforming
68	09-09-32-207-009	912 EDGEWOOD PL	7,351	2,184	1927	1	Nonconforming	Rezone R1D	Made Conforming
69	09-09-32-205-001	916 S MAIN ST	8,775	1,553	1910	1	Conforming	Remain R4C	Still Conforming
70	09-09-32-206-010	917 EDGEWOOD PL	8,640	1,270	1930	1	Conforming	Rezone R1D	Still Conforming
71	09-09-32-206-011	919 EDGEWOOD PL	5,760	1,625	1940	1	Nonconforming	Rezone R1D	Made Conforming



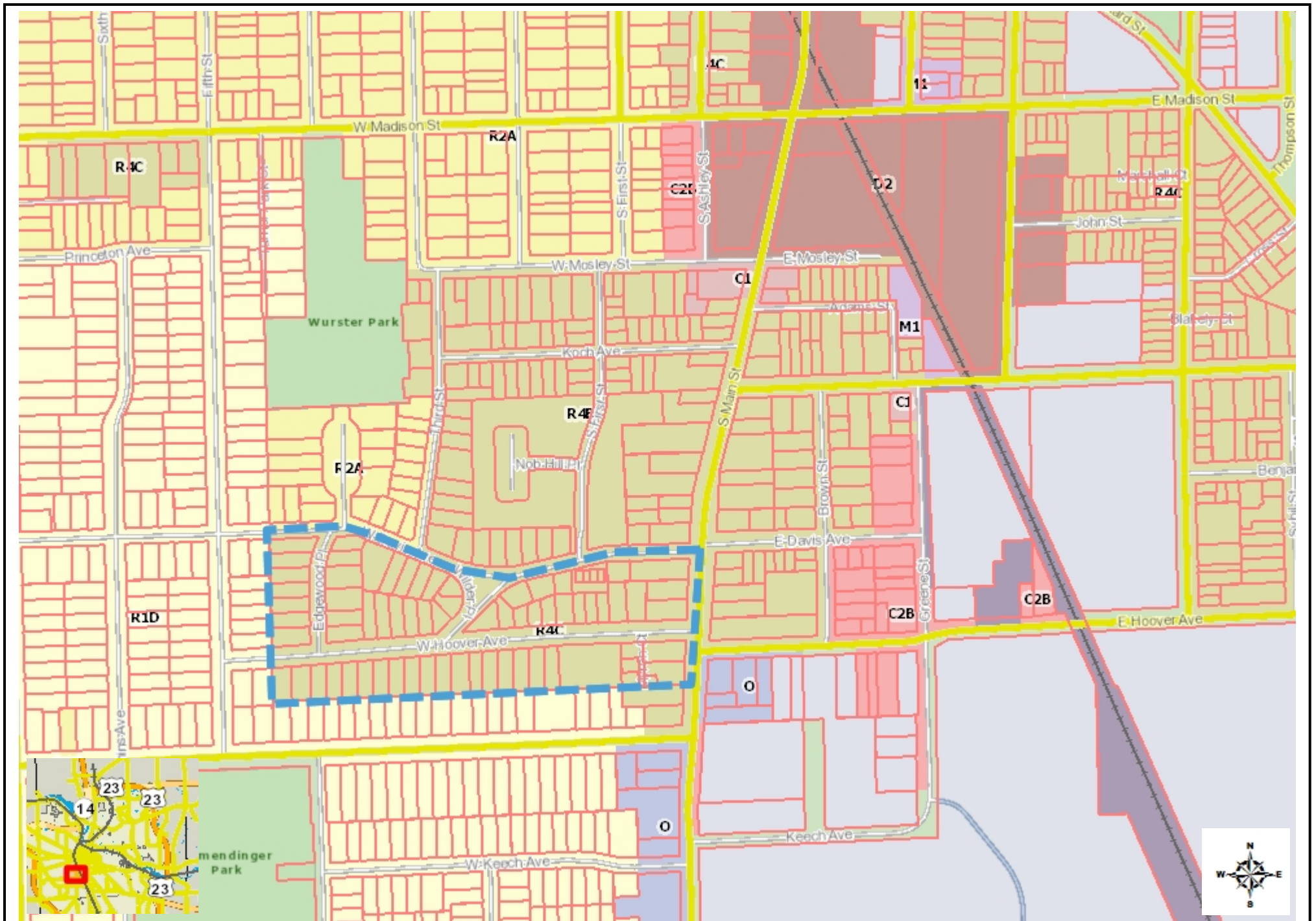
Pauline Boulevard

West Hoover/West Davis Rezoning Study Area

Scale is 12,400

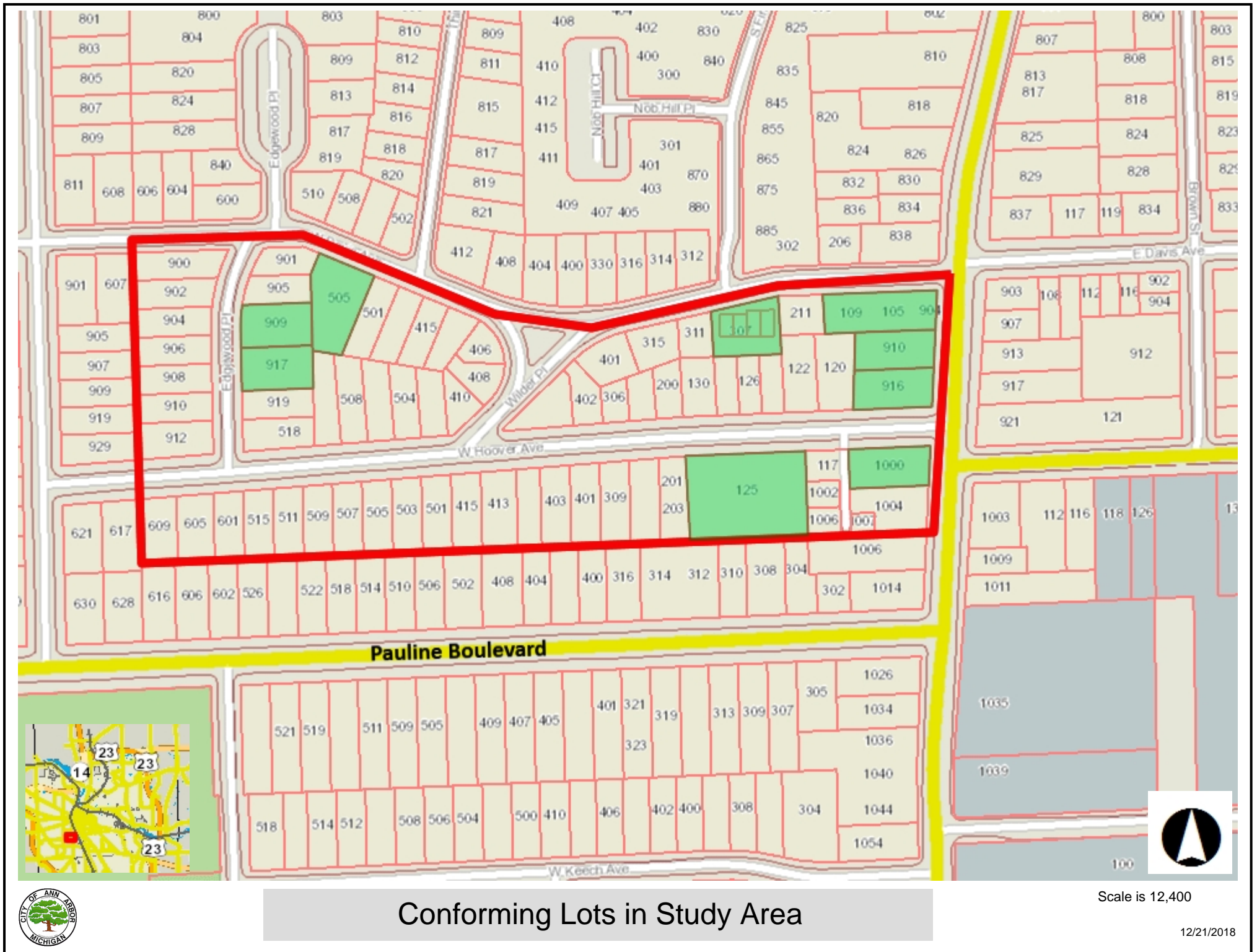
12/21/2018





Study Area Existing Zoning

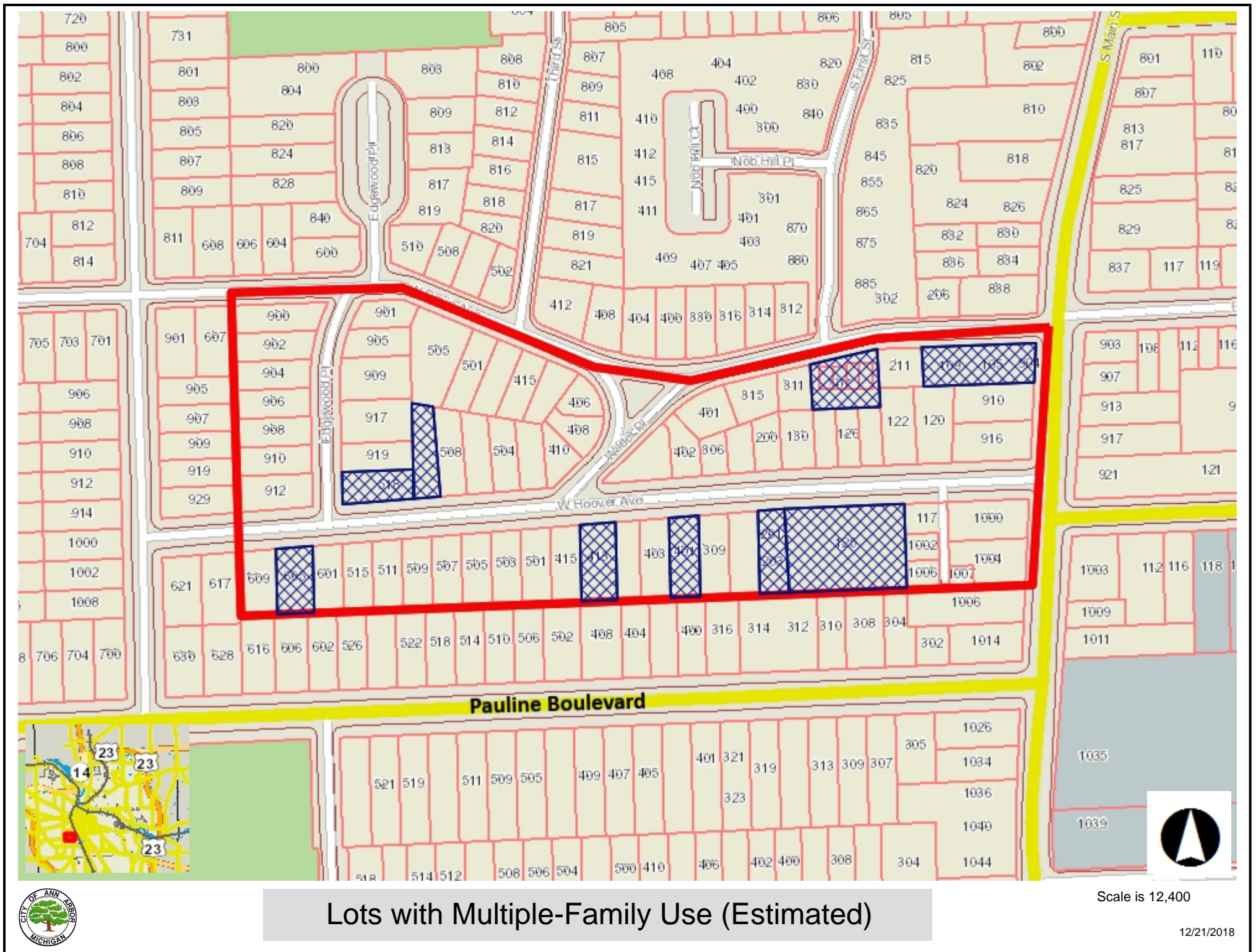
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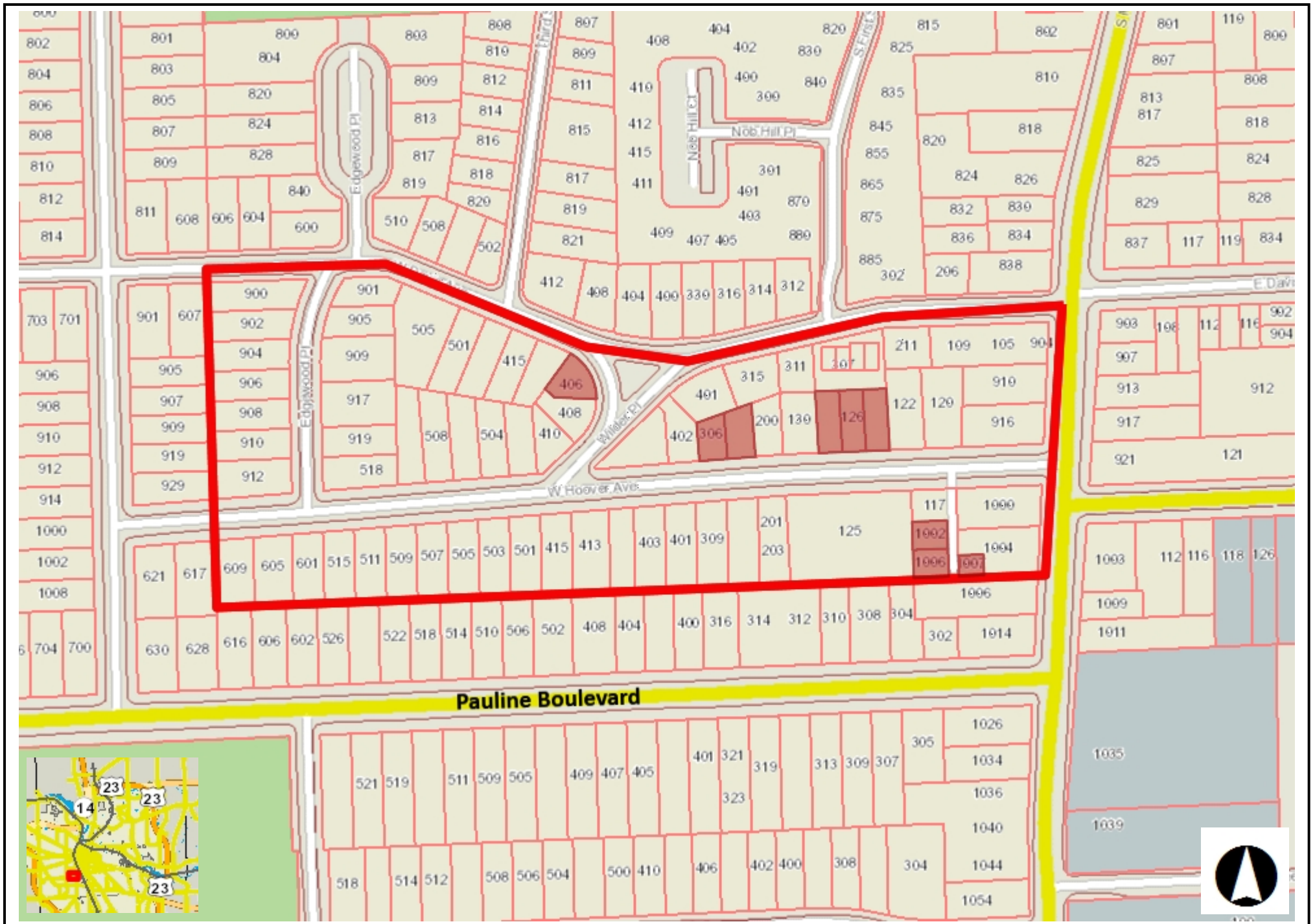


Conforming Lots in Study Area

Scale is 12,400



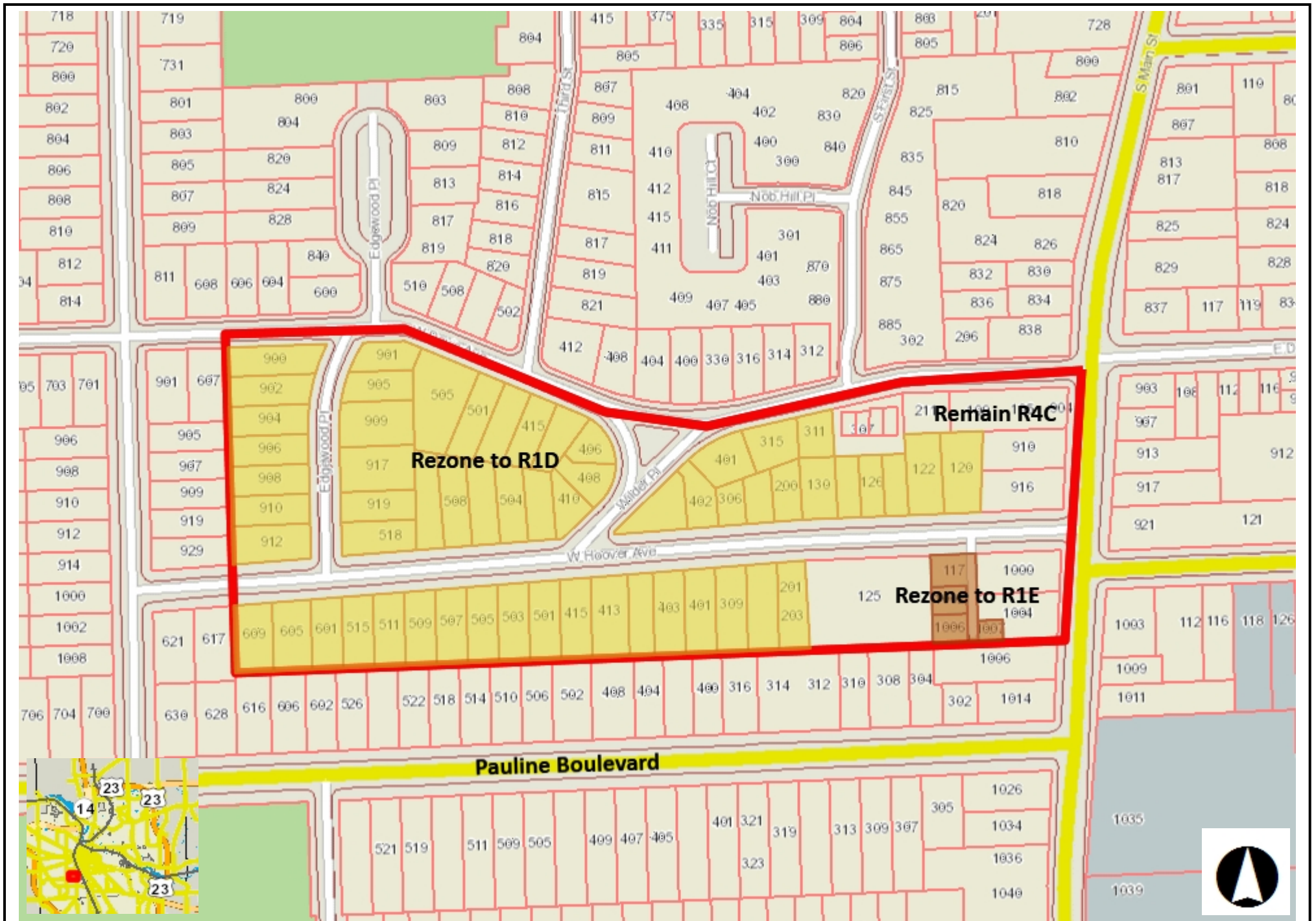




Lots that Could Never Conform in Study Area

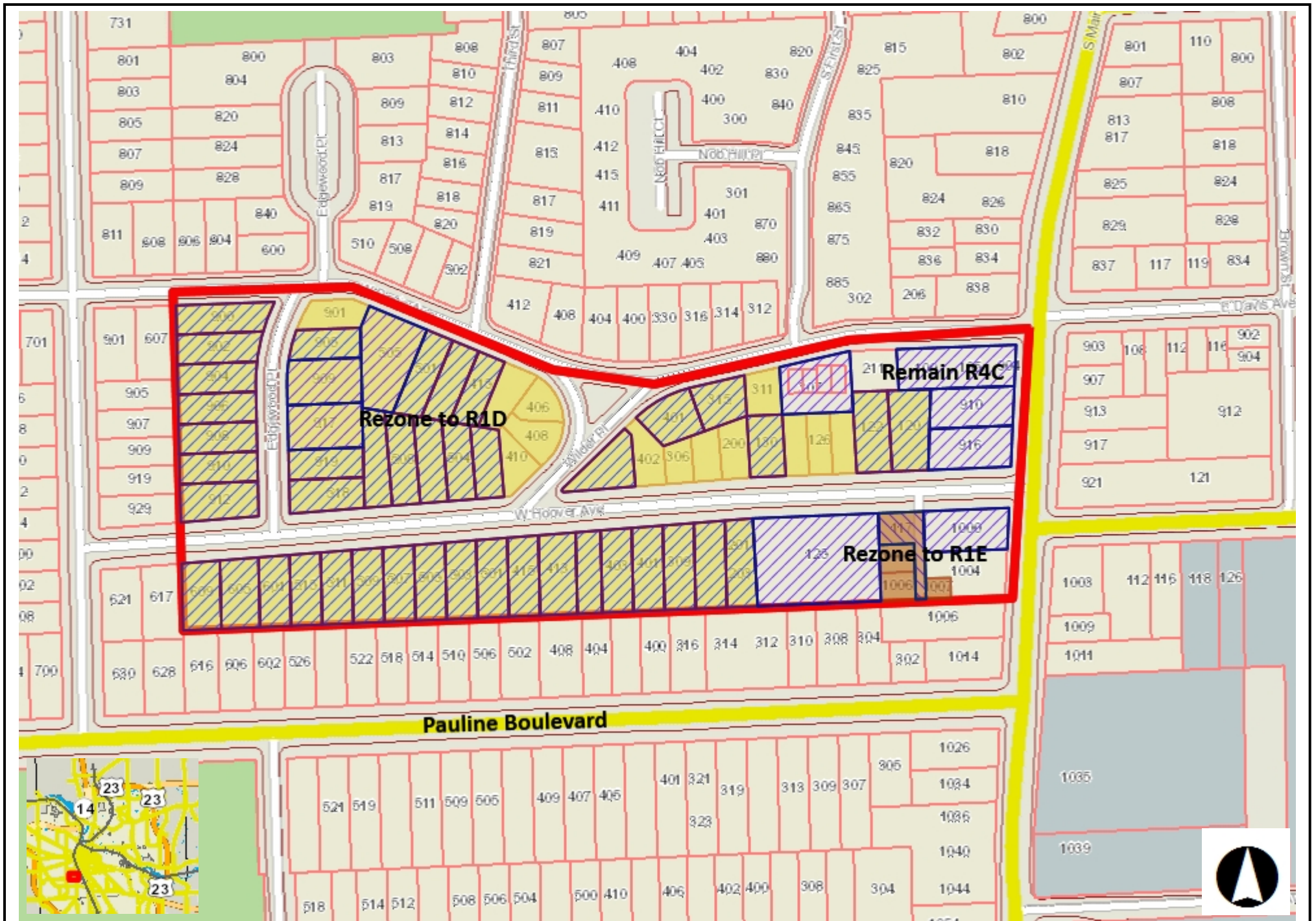
Scale is 12,400





Proposed Rezoning Plan

Scale is 12,400



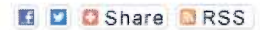
Conforming Lots After Rezoning Plan

Scale is 12,400



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File #:	18-1519	Version: 1	Name:	9/4/18 Ashley Rezoning
Type:	Resolution		Status:	Passed
File created:	9/4/2018		In control:	City Council
On agenda:	9/4/2018		Final action:	9/4/2018
Enactment date:	9/4/2018		Enactment #:	R-18-361

Title: Resolution to Direct that the City Administrator and City Planning Commission Evaluate Rezoning of Certain Properties Along South Ashley Street and Properties in the Area of Davis Avenue, Hoover Avenue, Edgewood Place, Wilder Place, and Main Street

Sponsors: Chip Smith

Attachments: 1. [Proposed Areas to Be Rezoned.pdf](#)

[History \(1\)](#) [Text](#)

Title

Resolution to Direct that the City Administrator and City Planning Commission Evaluate Rezoning of Certain Properties Along South Ashley Street and Properties in the Area of Davis Avenue, Hoover Avenue, Edgewood Place, Wilder Place, and Main Street

Memorandum

The following resolution directs the City Administrator and City Planning Commission to evaluate the rezoning of properties which are generally shown on the attached maps.

Attachments: Proposed Areas to be Rezoned

Body

Whereas, The City Council has received requests from property owners to consider rezoning lots in two areas of the City;

Whereas, The City Master Plan recommends that the western side of South Ashley Street between West Madison Street and West Mosely Street be Single and Two Family Residential, excepting the corner lots;

Whereas, these lots are currently zoned C2B Business Service District;

Whereas, Rezoning the lots consistent with the Master Plan, would reduce process and submittal requirements for residential lots in this area;

Whereas, The City Master Plan recommends that the area located west of Main Street, between Davis Avenue and Hoover Avenue, and west past Edgewood Place be Single and Two Family Residential;

Whereas, This area is currently zoned R4C Multiple Family Dwelling District; and

Whereas, Rezoning the parcels, consistent with the Master Plan, may potentially bring some parcels into closer compliance with current zoning ordinance standards;

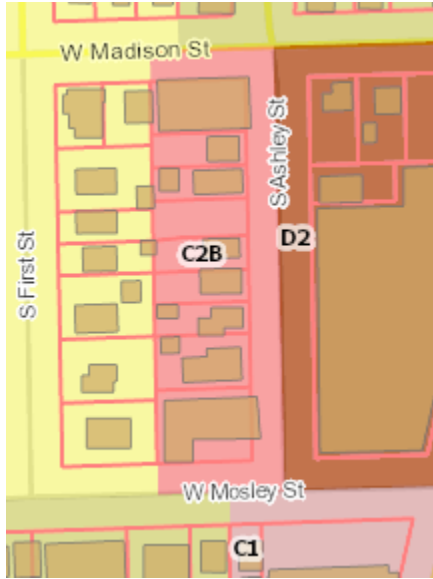
RESOLVED, That the City Council directs the City Administrator and the Planning Commission to consider and make a recommendation to the City Council by December 17, 2018 on rezoning the even addresses of 610-628 S. Ashley from C2B Business Service District to R2A Two-Family Dwelling District; and

RESOLVED, That the City Council directs the City Administrator and the Planning Commission to consider and make a recommendation to the City Council by December 17, 2018 on rezoning the parcels in the area of Davis Avenue, ...

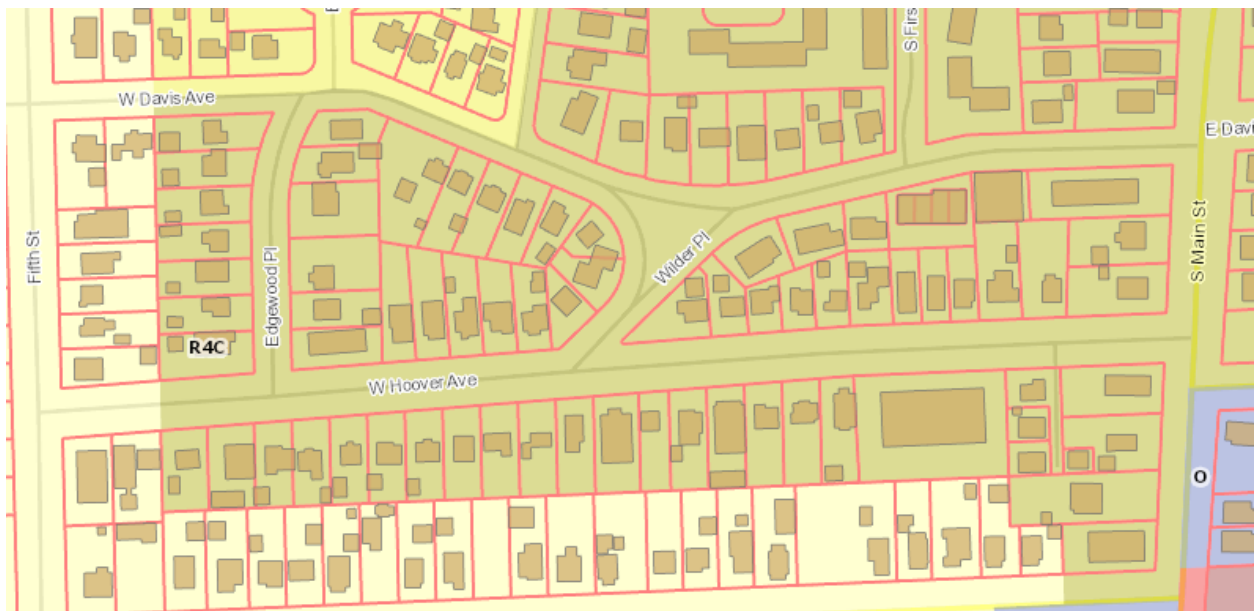
[Click here for full text](#)

Proposed Areas to Be Rezoned

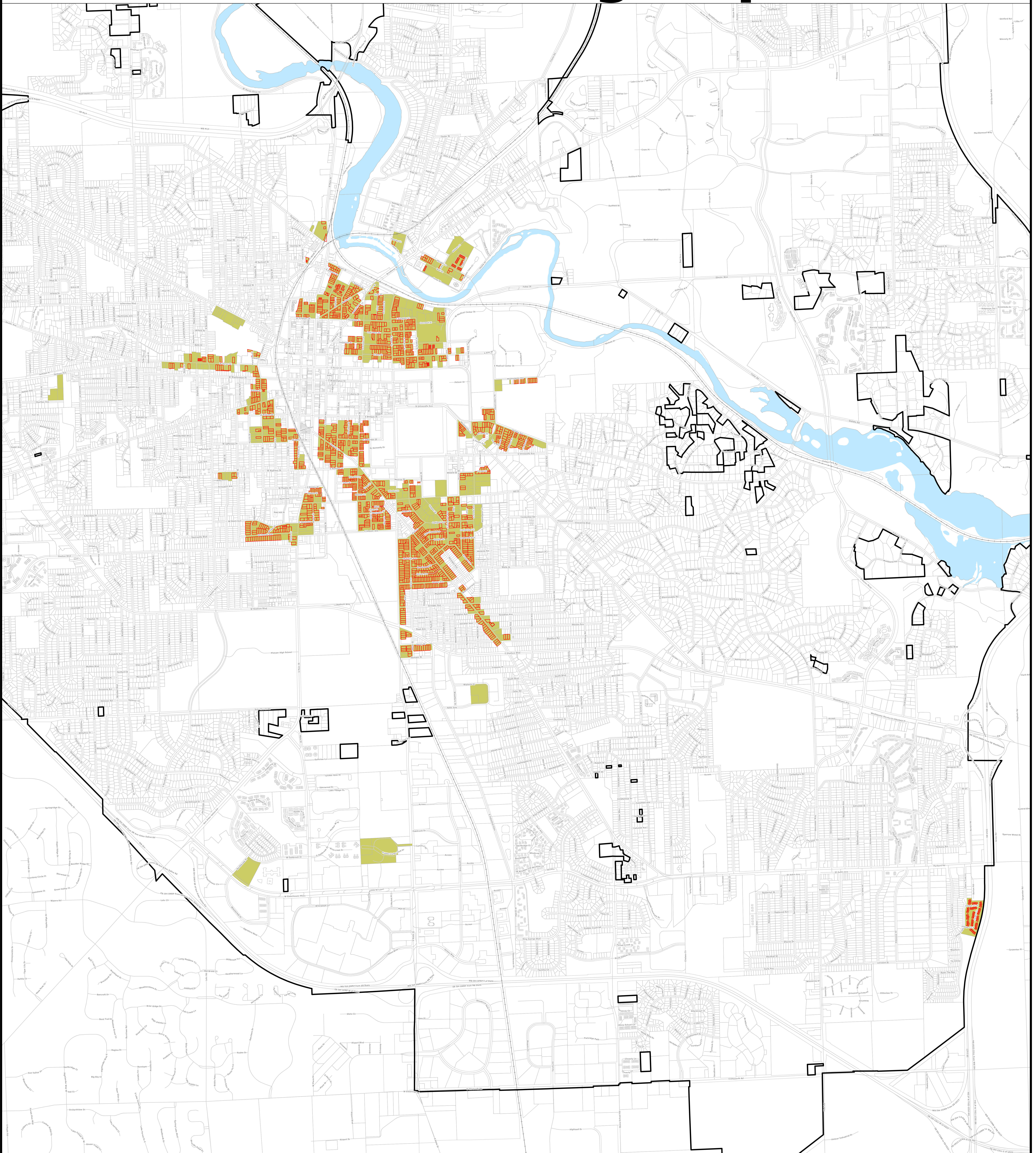
Western side of South Ashley Street between West Madison Street and West Mosely Street

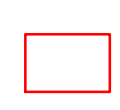








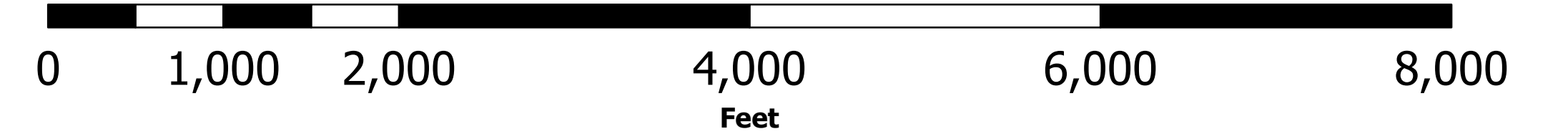
Area located west of Main Street, between Davis Avenue and Hoover Avenue, and west past Edgewood Place



R4C Zoning Map



-  Non-conforming R4C Parcels
-  R4C Zoning
-  Railroads
-  Road Centerlines
-  Tax Parcels
-  Huron River
-  City Boundary



Map date 2/4/2019
Any aerial imagery is circa 2018
unless otherwise noted
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