



Legislation Text

File #: 19-0343, Version: 1

An Ordinance to Amend Chapter 55 (Unified Development Code), Rezoning of 58 Lots from R4C (Multiple-Family Dwelling District) to R1D (Single Family Dwelling District) and 4 Lots from R4C (Multiple-Family Dwelling District) to R1E (Single Family Dwelling District), West Hoover Avenue/West Davis Avenue Area Rezoning (CPC Recommendation: Denial - 5 Yeas and 3 Nays) (ORD-19-07)

Approval of this resolution will rezone 62 lots in the West Hoover Avenue and West Davis Avenue area from R4C (Multiple-Family Dwelling District) to a single family zoning designation, specifically 58 lots to R1D (Single Family Dwelling District) and 4 lots to R1E (Single Family Dwelling District) to protect the existing lower-density development pattern as recommended by the Future Land Use element of the Master Plan and directed by City Council Resolution R-18-361.

The City Planning Commission expressed agreement that the proposed rezoning is consistent with the City's Master Plan and elegantly addresses City Council resolution R-18-361, however, the Planning Commission did not recommend approval of the proposal at their meeting of February 5, 2019. The vote on their motion to recommend approval did not receive at least six affirmative votes. Commissioners who voted negatively generally indicated that existing development pattern protections were needed throughout the city and should be addressed universally through amendments to the Unified Development Code rather than downzoning neighborhoods individually.

- Attachments: February 5, 2019 Planning Staff Report  
February 5, 2019 Planning Commission Minutes
- Prepared by: Alexis DiLeo City Planner
- Reviewed by: Brett Lenart, Planning Manager  
Derek Delacourt, Community Services Area Administrator
- Approved by: Howard S. Lazarus, City Administrator

ORDINANCE NO. ORD-19-07

WEST HOOVER AVENUE AND WEST DAVIS AVENUE AREA REZONING

(62 LOTS on West Hoover Avenue, West Davis Avenue, Wilder Place, Edgewood Place and Myron Court)

AN ORDINANCE TO AMEND THE ZONING MAP, BEING A PART OF CHAPTER 55 OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR

The City of Ann Arbor ordains:

Section 1. THE ZONING MAP, which, by Section 5:10.2 of Chapter 55 of Title V of the Code of the City of Ann Arbor is made a part of said Chapter 55, shall be so amended as to designate the zoning classification of the properties described as follows:

Parcel ID	Parcel Address	Recommendation
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- (1) 09-09-32-206-011; 919 EDGEWOOD PL; Lot 18, Edgewood Subdivision
- (2) 09-09-32-206-010; 917 EDGEWOOD PL; Lot 19 & S ½ of Lot 20, Edgewood Sub.
- (3) 09-09-32-207-009; 912 EDGEWOOD PL; Lot 16, Edgewood Subdivision
- (4) 09-09-32-207-010; 910 EDGEWOOD PL; Lot 15, Edgewood Subdivision
- (5) 09-09-32-206-009; 909 EDGEWOOD PL; Lot 21 & N ½ of Lot 20, Edgewood Sub.
- (6) 09-09-32-207-011; 908 EDGEWOOD PL; Lot 14, Edgewood Subdivision
- (7) 09-09-32-207-012; 906 EDGEWOOD PL; Lot 13, Edgewood Subdivision
- (8) 09-09-32-206-008; 905 EDGEWOOD PL; Lot 22, Edgewood Subdivision
- (9) 09-09-32-207-013; 904 EDGEWOOD PL; Lot 12, Edgewood Subdivision
- (10) 09-09-32-207-014; 902 EDGEWOOD PL; Lot 11, Edgewood Subdivision
- (11) 09-09-32-206-007; 901 EDGEWOOD PL; Lot 23, Edgewood Subdivision
- (12) 09-09-32-207-001; 900 EDGEWOOD PL; Lot 10, Edgewood Subdivision
- (13) 09-09-32-229-054; 609 W HOOVER AVE; Lot 38, Edgewood Subdivision
- (14) 09-09-32-229-053; 605 W HOOVER AVE; Lot 39, Edgewood Subdivision
- (15) 09-09-32-229-052; 601 W HOOVER AVE; Lot 40, Edgewood Subdivision
- (16) 09-09-32-206-012; 518 W HOOVER AVE; Lot 17, Edgewood Subdivision
- (17) 09-09-32-229-051; 515 W HOOVER AVE; Lot 41, Edgewood Subdivision
- (18) 09-09-32-206-013; 512 W HOOVER AVE; Lot 37, Edgewood Subdivision
- (19) 09-09-32-229-050; 511 W HOOVER AVE; Lot 42, Edgewood Subdivision
- (20) 09-09-32-229-049; 509 W HOOVER AVE; Lot 43, Edgewood Subdivision
- (21) 09-09-32-206-014; 508 W HOOVER AVE; Lot 36, Edgewood Subdivision
- (22) 09-09-32-229-048; 507 W HOOVER AVE; Lot 44, Edgewood Subdivision
- (23) 09-09-32-206-015; 506 W HOOVER AVE; Lot 35, Edgewood Subdivision
- (24) 09-09-32-229-047; 505 W HOOVER AVE; Lot 45, Edgewood Subdivision
- (25) 09-09-32-206-006; 505 W DAVIS AVE; Lots 24 & 25, Edgewood Subdivision
- (26) 09-09-32-206-016; 504 W HOOVER AVE; Lot 34, Edgewood Subdivision
- (27) 09-09-32-229-046; 503 W HOOVER AVE; Lot 46, Edgewood Subdivision
- (28) 09-09-32-206-017; 502 W HOOVER AVE; Lot 33, Edgewood Subdivision
- (29) 09-09-32-229-045; 501 W HOOVER AVE; Lot 47, Edgewood Subdivision
- (30) 09-09-32-206-005; 501 W DAVIS AVE; Lot 26, Edgewood Subdivision
- (31) 09-09-32-206-004; 417 W DAVIS AVE; Lot 27, Edgewood Subdivision
- (32) 09-09-32-229-044; 415 W HOOVER AVE; Lot 48, Edgewood Subdivision
- (33) 09-09-32-206-003; 415 W DAVIS AVE; Lot 28, Edgewood Subdivision
- (34) 09-09-32-229-043; 413 W HOOVER AVE; Lot 48 & W 10ft of Lot 50, Edgewood Subdivision
- (35) 09-09-32-206-002; 411 W DAVIS AVE; Lot 29, Edgewood Subdivision
- (36) 09-09-32-206-018; 410 WILDER PL; Lot 32, Edgewood Subdivision
- (37) 09-09-32-206-019; 408 WILDER PL; Lot 31, Edgewood Subdivision
- (38) 09-09-32-205-010; 407 WILDER PL; Part of Lot 59, Edgewood Subdivision
- (39) 09-09-32-229-041; 407 W HOOVER AVE; E 40.04ft of Lot 50, Edgewood Sub.
- (40) 09-09-32-206-001; 406 WILDER PL; Lot 30, Edgewood Subdivision
- (41) 09-09-32-229-040; 403 W HOOVER AVE; Lot 51 Edgewood Subdivision
- (42) 09-09-32-205-011; 402 W HOOVER AVE; Part of Lot 59, Edgewood Subdivision
- (43) 09-09-32-205-009; 401 WILDER PL; Lot 60 & Part of Lot 61, Edgewood Sub.
- (44) 09-09-32-229-039; 401 W HOOVER AVE; Lot 52, Edgewood Subdivision
- (45) 09-09-32-205-008; 315 W DAVIS AVE; Part of Lot 61 & Lot 62, Edgewood Sub.
- (46) 09-09-32-205-007; 311 W DAVIS AVE; Lot 63, Edgewood Subdivision
- (47) 09-09-32-229-038; 309 W HOOVER AVE; Lot 53, Edgewood Subdivision
- (48) 09-09-32-205-012; 306 W HOOVER AVE; Lot 58, Edgewood Subdivision

- (49) 09-09-32-229-037; 305 W HOOVER AVE; Lot 54, Edgewood Subdivision
- (50) 09-09-32-205-013; 302 W HOOVER AVE; Lot 57, Edgewood Subdivision
- (51) 09-09-32-229-036; 201 W HOOVER AVE; Lot 55, Edgewood Subdivision
- (52) 09-09-32-205-014; 200 W HOOVER AVE; Lot 56, Edgewood Subdivision
- (53) 09-09-32-205-015; 130 W HOOVER AVE; Lot 6, Wilder Addition
- (54) 09-09-32-205-016; 128 W HOOVER AVE; W 38ft of Lot 5, Wilder Addition
- (55) 09-09-32-205-017; 126 W HOOVER AVE; W 19ft of Lot 4 & E 19ft of Lot 5, Wilder Addition
- (56) 09-09-32-205-018; 124 W HOOVER AVE; E 38ft of Lot 4, Wilder Addition
- (57) 09-09-32-205-019; 122 W HOOVER AVE; Lot 3, Wilder Addition
- (58) 09-09-32-205-020; 120 W HOOVER AVE; Lot 2, Wilder Addition

in the City of Ann Arbor, Washtenaw County, Michigan as R1D (Single Family Dwelling).

Section 2. THE ZONING MAP, which, by Section 5.10.2 of Chapter 55 of Title V of the Code of the City of Ann Arbor is made a part of said Chapter 55, shall be so amended as to designate the zoning classification of the properties described as follows:

- (1) 09-09-32-229-030; 117 W HOOVER AVE; Lot 10 excluding S 90ft of W 56ft, Wilder Addition
- (2) 09-09-32-229-027; 1007 MYRON CT; S 33ft of W 40ft of Lot 12, Wilder Addition
- (3) 09-09-32-229-032; 1006 MYRON CT; S 45ft of W 56ft of Lot 10, Wilder Addition
- (4) 09-09-32-229-031; 1002 MYRON CT; N 45ft of S 90ft of W 56ft of Lot 10, Wilder Addition

in the City of Ann Arbor, Washtenaw County, Michigan as R1E (Single Family Dwelling).

Section 3. This ordinance shall take effect and be in force on and after ten days from legal publication.