

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of May 6, 2014

SUBJECT: Ann Arbor Housing Commission Rezoning

Baker Commons Rezoning (106 Packard Street), File No. Z14-008
Green/Baxter Court Apartments Rezoning (1701-1747 Green Road), File No. Z14-009
Maple Meadows Rezoning (800-890 South Maple Road), File No. Z14-010
Mallett's Creek Court Rezoning (2670-2680 S. Main Street), File No. Z14-011
West Washington Rezoning (805-807 W. Washington Street), File No. Z14-013

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the following Ann Arbor Housing Commission rezonings:

- Baker Commons Rezoning from PL (Public Land) to D2 (Downtown Interface District);
- Green/Baxter Rezoning from PL (Public Land) to R4B (Multiple-Family Dwelling District);
- Maple Meadows Rezoning from R1C (Single Family Dwelling District) to R4B (Multiple-Family Dwelling District);
- Mallett's Creek Court Rezoning from PL (Public Land) to R2A (Two-Family Dwelling District); and,
- 805-807 W. Washington Rezoning from PL (Public Land) to R2A (Two-Family Dwelling District).

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby waives the area plan requirements for the Ann Arbor Housing Commission Rezoning petitions because no new construction is proposed and surveys of the improvements have been provided.

STAFF RECOMMENDATION

Staff recommends that the petitions be **approved** because the proposed zoning classifications are consistent with the current uses on the sites and with the surrounding land uses. Staff also recommends that the area plan requirements for rezoning petitions be **approved** in this case because no new construction is proposed and surveys of the improvements have been provided.

DESCRIPTION OF PROJECT

The Ann Arbor Housing Commission (AAHC) was approved by the U.S. Department of Housing and Urban Development (HUD) to participate in the new Rental Assistance Demonstration (RAD) Program. As part of the RAD Program, the Housing Commission will convert all of its public housing units to project-based vouchers to stabilize the operating funds and enable AAHC to reinvest in the physical properties to continue to provide affordable housing to low-income individuals and families. Under the RAD program, the affordable housing on these properties will be governed by HUD with a Project-Based Voucher Use Agreement.

All AAHC properties are owned by the City. The properties were acquired by the City for the Ann Arbor Housing Commission with funding from HUD. Ann Arbor City Code requires the City to acquire property for the AAHC, but the properties may be transferred to the AAHC at any time. In June 2013 City Council approved the transfer of ownership of the properties to the AAHC to enable the AAHC to participate in the RAD program and to secure private funding to rehabilitate the properties. Private investors and lenders will not provide funding for rehabilitation if the parcels are not zoned in conformance with their current use. To support this public-private partnership, Staff recommends rezoning five parcels of AAHC’s properties to standard residential zoning classifications to more closely match their current uses.

The following rezoning requests have been initiated by the City. Baker Commons, Mallets Creek and Maple Meadows will be renovated and no other changes are proposed for the sites. Green Baxter Court experienced a fire that will require one of its buildings to be demolished and reconstructed and the other three buildings will be renovated. The AAHC will either be renovating 805-807 W. Washington or selling the property if renovations are infeasible.

LOCATIONS AND DESCRIPTIONS OF INDIVIDUAL PETITIONS

Baker Commons – This 0.94 acre site is located at the southeast corner of Packard Street and S. Main Street. The parcel currently contains a five-story, 64-unit apartment building. No changes other than rehabilitation are proposed for the building or the site. Staff is petitioning for rezoning from PL (Public Land) to D2 (Downtown Interface District) to more closely reflect the current use and the Downtown Plan future land use recommendations for this area.

Comparison Chart

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	PL (Public Land)	D2 (Downtown Interface)	D2
Gross Lot Area	40,950 sq ft (0.94 ac)	40,950 sq ft (0.94 ac)	None
Lot Width	157 ft	157 ft	None
Floor Area in % of Lot Area	112%	112%	200% MAX with premiums

Surrounding Land Uses and Zoning

	LAND USE	ZONING
NORTH	Commercial	D2 (Downtown Interface)
EAST	Multi-Family Dwellings	R4C (Multiple-Family Dwelling)
SOUTH	Commercial	D2 (Downtown Interface)
WEST	Commercial	D2 (Downtown Interface)

Green/Baxter Court Apartments – This 2.42 acre (2 acres net) site is located at the northwest corner of Green Road and Baxter Road, east of Baxter Park, and west of the Greenbrier Apartment Complex. The parcel currently contains 23 apartments in four buildings and a community center.

In January 2014, a fire severely damaged one of the apartment buildings. The Housing Commission currently is in the process of submitting an updated site plan for a public project review to rebuild the damaged building. The new structure will have the same number of units as the original structure, but will have a slightly larger footprint to increase “visitability,” or handicap access on the first floor. Aside from this reconstruction, no changes other than rehabilitation are proposed for the other buildings or the site. Staff is petitioning for rezoning from PL (Public Land) to R4B (Multi-Family Dwelling District) to more closely reflect the current use.

Comparison Chart

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	PL (Public Land)	R4B (Multiple-Family Dwelling District)	R4B
Gross Lot Area	105,400 sq ft (2.42 ac)	105,400 sq ft (2.42 ac)	14,000 sq ft MIN
Lot Width	460 ft	460 ft	120 ft MIN
Lot Area Per Dwelling Unit	4,583 sq ft	4,583 sq ft	2,900 sq ft MIN

Surrounding Land Uses and Zoning

	LAND USE	ZONING
NORTH	Vacant	RE (Research)
EAST	Multi-Family Housing	R4A (Multiple-Family Dwelling)
SOUTH	Office	O (Office)
WEST	Park	PL (Public Land)

Maple Meadows – This 3.4 acre site is located on the west side of S. Maple Road, south of Bens Drive, north of Russell Street, and east of South Maple Park. The parcel currently contains 29 apartments in five buildings and a community center. No changes other than rehabilitation are proposed for the buildings or the site. Staff are petitioning for rezoning from R1C (Single Family Dwelling District) to R4B (Multi-Family Dwelling District) to more closely reflect the current use.

Comparison Chart

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	R1C (Single Family Dwelling District)	R4B (Multiple Family Dwelling District)	R4B
Gross Lot Area	150,210 sq ft (3.4 ac)	150,210 sq ft (3.4 ac)	14,000 sq ft MIN
Lot Width	340 ft	340 ft	120 ft MIN
Lot Area Per Dwelling Unit	5,180 sq ft	5,180 sq ft	2,900 sq ft MIN

Surrounding Land Uses and Zoning

	LAND USE	ZONING
NORTH	Single and Multi-Family Dwellings	R1C (Single-Family Dwelling) R4B (Multiple-Family Dwelling)
EAST	City Storm Detention Pond	R4B (Multiple-Family Dwelling)
SOUTH	Single Family Dwellings	R1C (Single-Family Dwelling)
WEST	Park	PL (Public Land)

Mallett’s Creek Court – This 2.3 acre site is located on the west side of S. Main Street, south of Kingsbrook Avenue, and northeast of Cranbrook Park. The west side of the site intersects with the Mallett’s Creek floodway. The parcel currently contains three 2-family dwellings. No changes other than rehabilitation are proposed for the buildings or the site.

Staff is petitioning for the east portion of this parcel to be rezoned from PL (Public Land) to R2A (Two-Family Dwelling District) to more closely reflect the current use. To avoid creating a residential zone in the floodway, the west portion is proposed to remain in the PL (Public Land) District.

Comparison Chart

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	PL (Public Land)	R2A (Two Family Dwelling District)	R2A
Gross Lot Area	Approx 100,797 sq ft (2.3 ac)	Approx 100,797 sq ft (2.3 ac)	8,500 sq ft MIN
Lot Width	157 ft	157 ft	60 ft MIN
Lot Area per Dwelling Unit	16,800 sq ft	16,800 sq ft	4,250 sq ft MIN

Surrounding Land Uses and Zoning

	LAND USE	ZONING
NORTH	Townhouse Dwellings	R3 (Townhouse Dwelling)
EAST	Apartment Dwellings	PUD (Planned Unit Development)
SOUTH	Park	PL (Public Land)
WEST	Park	PL (Public Land)

West Washington – This 0.18 acre site is located at the southwest corner of W. Washington Street and Mulholland Avenue. The parcel currently contains one 2-family dwelling. No changes are proposed for the building or the site. Staff is petitioning for rezoning from PL (Public Land) to R2A (Two-Family Dwelling District) to more closely reflect the current use. While the parcel will be non-conforming due to the R2A minimum lot size requirements, the proposed zoning is consistent with the R2A zoning surrounding the site. The property will be renovated if funding can be secured. City Council and HUD have approved the sale of this property if the AAHC needs to use the sales proceeds to renovate its larger properties.

Comparison Chart

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	PL (Public Land)	R2A (Two Family Dwelling District)	R2A
Gross Lot Area	Approx 7,840 sq ft (0.18 ac)	Approx 7,840 sq ft (0.18 ac)	8,500 sq ft MIN
Lot Width	66 ft	66 ft	60 ft MIN
Lot Area per Dwelling Unit	3,920 sq ft	3,920 sq ft	4,250 sq ft MIN

Surrounding Land Uses and Zoning

	LAND USE	ZONING
NORTH	Two-Family Dwellings	R2A (Two-Family Dwelling)
EAST	Two-Family Dwellings	R2A (Two-Family Dwelling)
SOUTH	Condominiums	PUD (Planned Unit Development)
WEST	Two-Family Dwellings	R2A (Two-Family Dwelling)

STAFF COMMENTS

Public Services (Systems Planning Unit):

Mallett’s Creek Court: Both the floodway and floodplain intersects the west portion of the site. Consider leaving floodplain portion PL (Public Land).

South Seventh Housing: The site falls almost entirely within the floodway and floodplain. A residential zoning classification is inappropriate.

Planning:

South Seventh Housing Site – This 0.9 acre site is located on the east side of S. Seventh Street, north of Murray Court, and south of W. Washington Street and currently is zoned PL (Public Land). The parcel contains four 2-family dwellings located almost entirely within the Allen Creek floodway. This site was originally proposed for rezoning because of its inclusion in the RAD program. However, after reviewing the site's location within the floodway, Staff decided to withdraw the petition and keep the site within the PL designation for the time being.

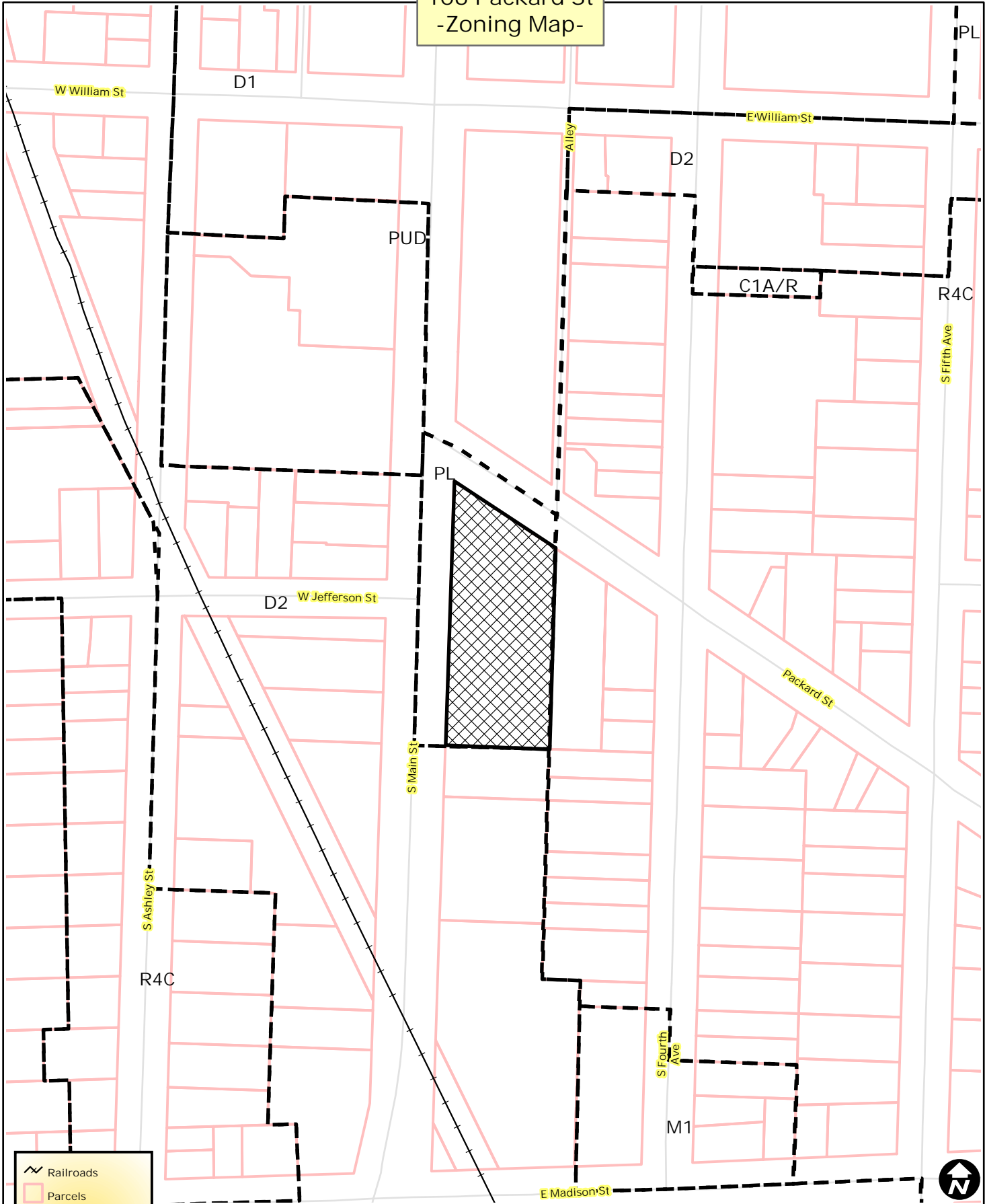
Citizen Notification – Because there are no proposed changes in land use and because no development is proposed for these sites, the zoning ordinance requirement to hold Citizen Participation Ordinance meetings has been waived for these petitions. Postcard notifications of the Planning Commission public hearing were mailed to property owners within 500 feet of each site when AAHC submitted the petition requests.

Prepared by Katy Ryan
Reviewed by Wendy Rampson
4/30/14

Attachments: Zoning/Parcel Maps
Aerial Photos

c: Ann Arbor Housing Commission
City Attorney's Office

106 Packard St -Zoning Map-

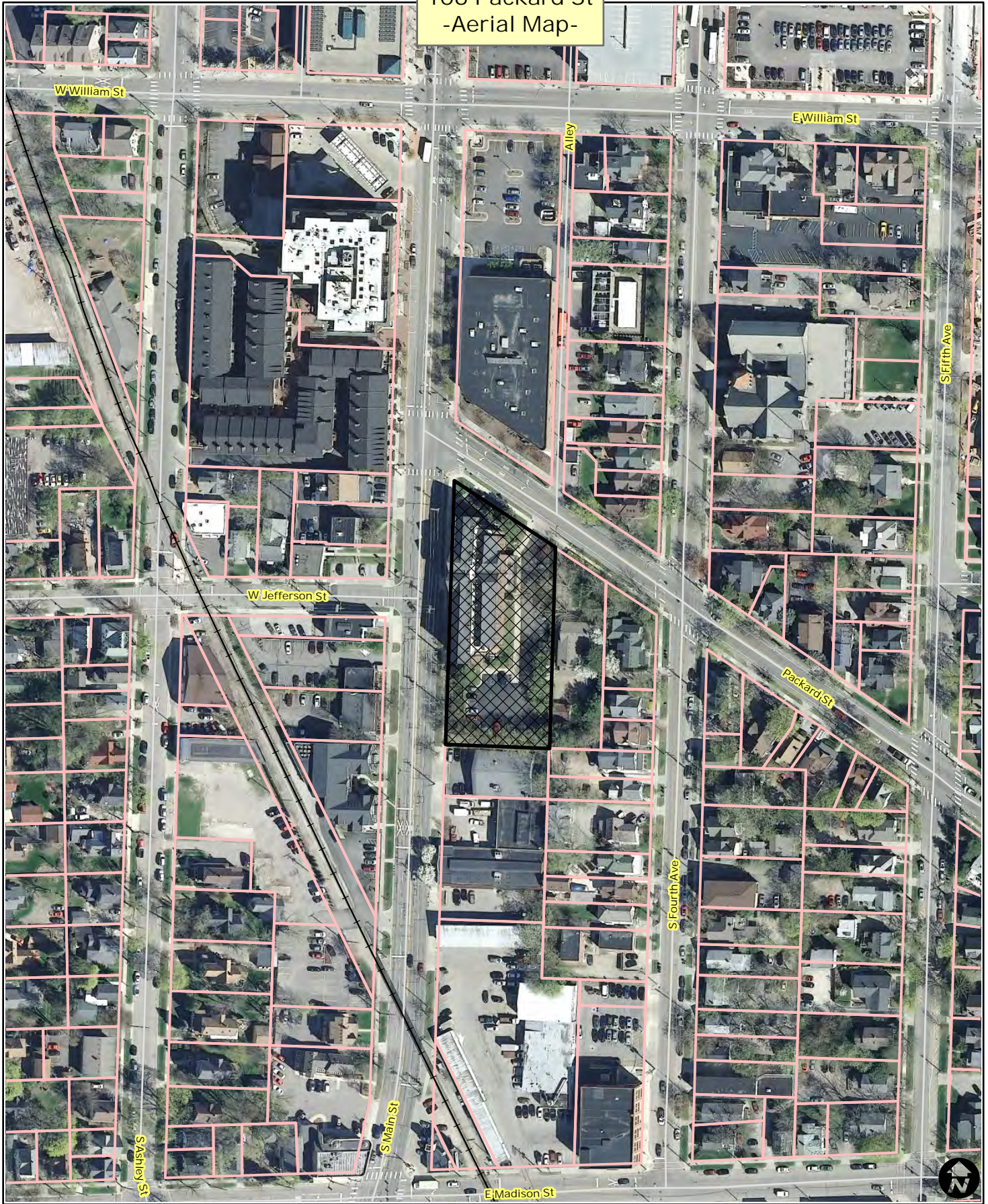


-  Railroads
-  Parcels
-  Huron River
- Zoning**
-  Township Islands
-  Zoning Districts



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106 Packard St
-Aerial Map-



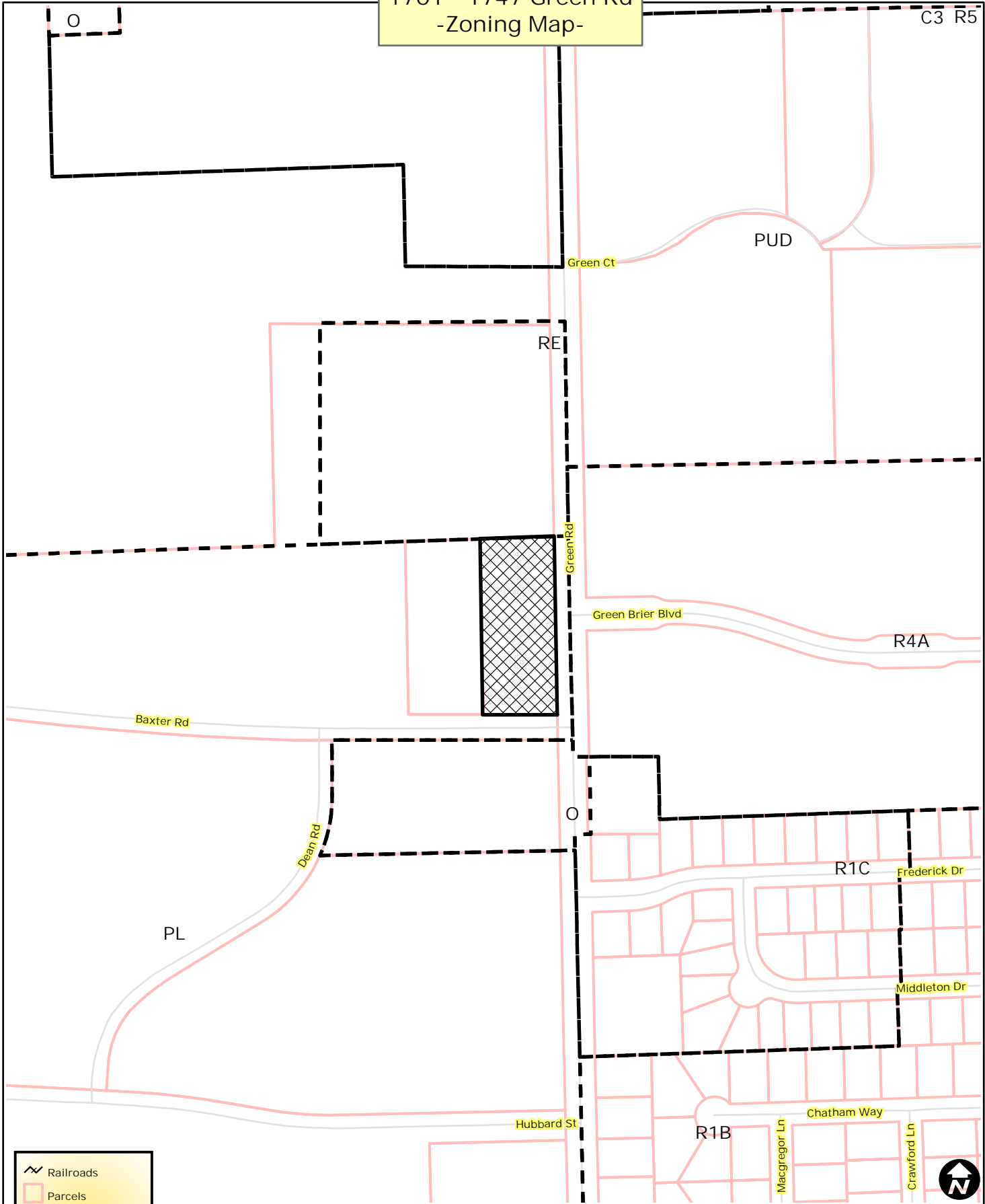
-  Railroads
-  Parcels
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1701 - 1747 Green Rd -Zoning Map-

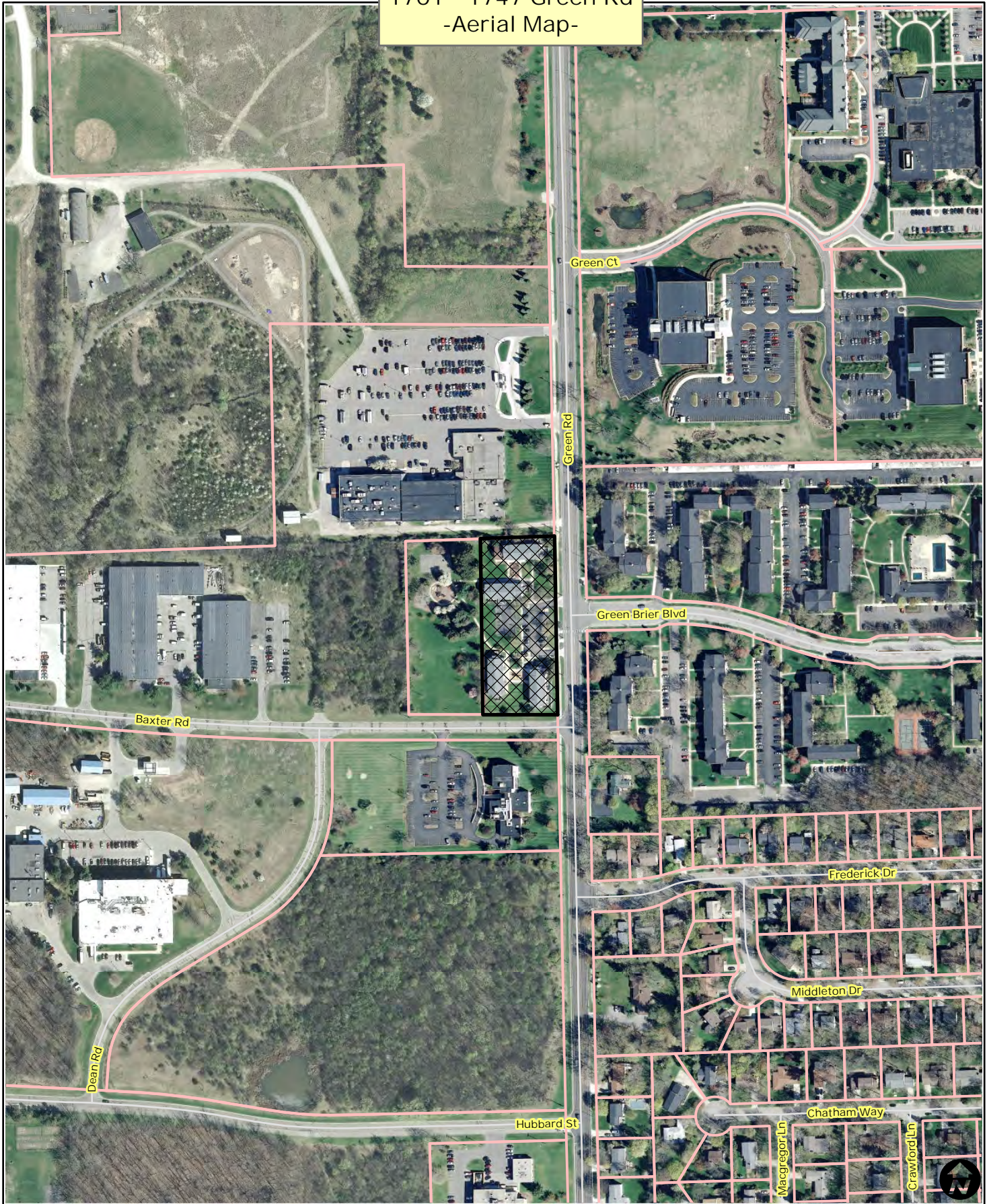


-  Railroads
-  Parcels
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1701 - 1747 Green Rd
-Aerial Map-



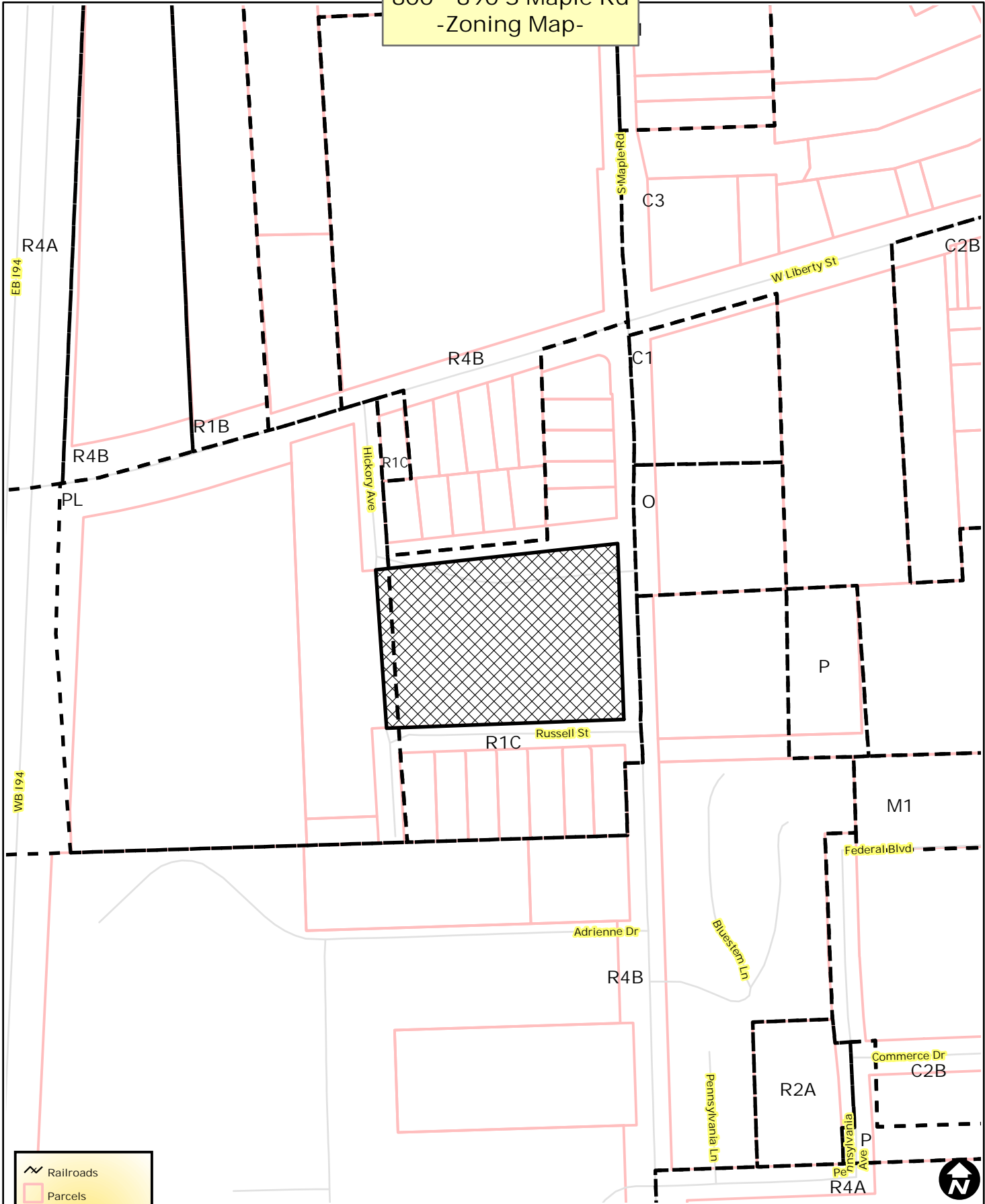
-  Railroads
-  Parcels
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800 - 890 S Maple Rd
-Zoning Map-



-  Railroads
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800 - 890 S Maple Rd
-Aerial Map-

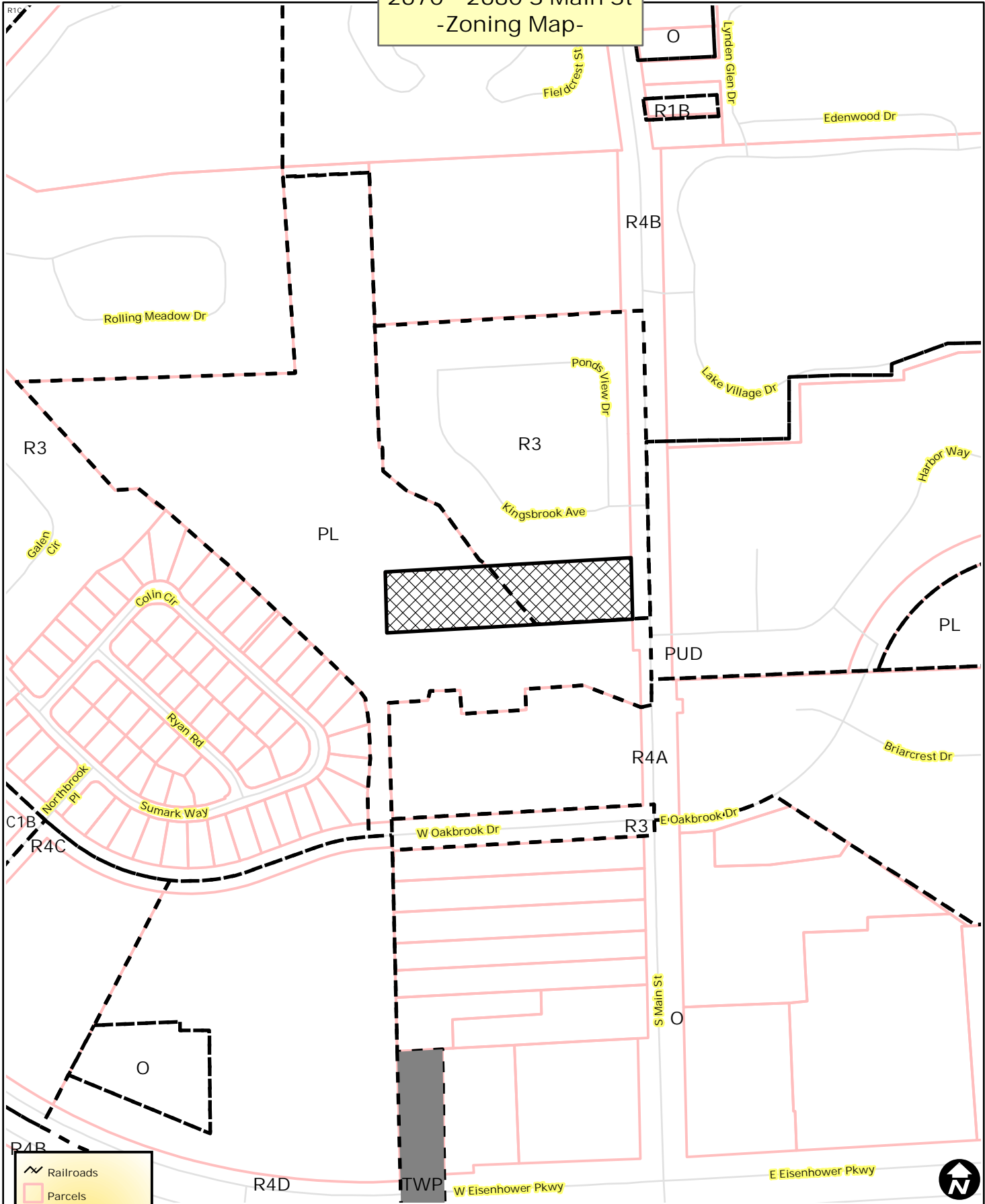


-  Railroads
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2670 - 2680 S Main St
-Zoning Map-

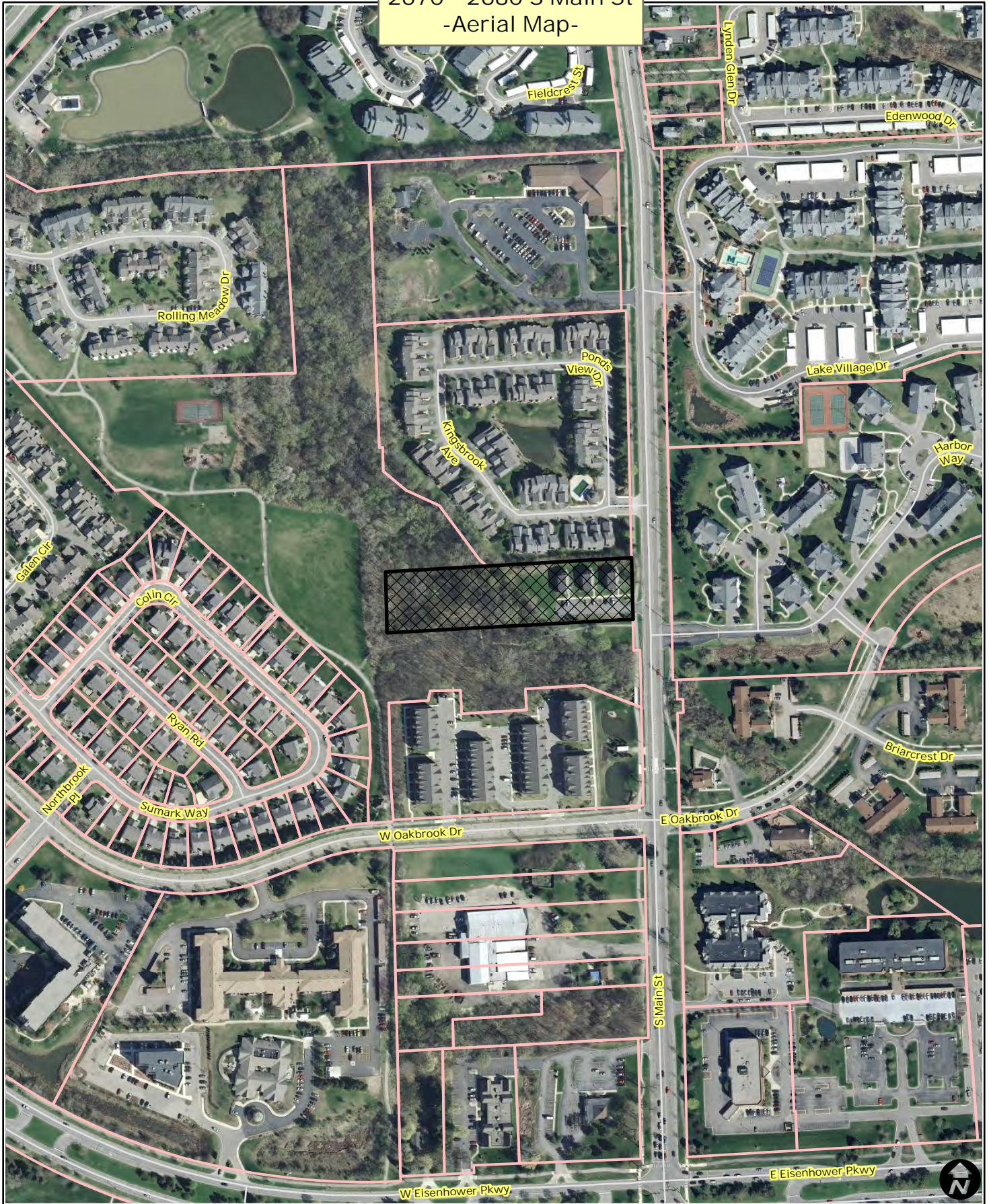





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2670 - 2680 S Main St
-Aerial Map-

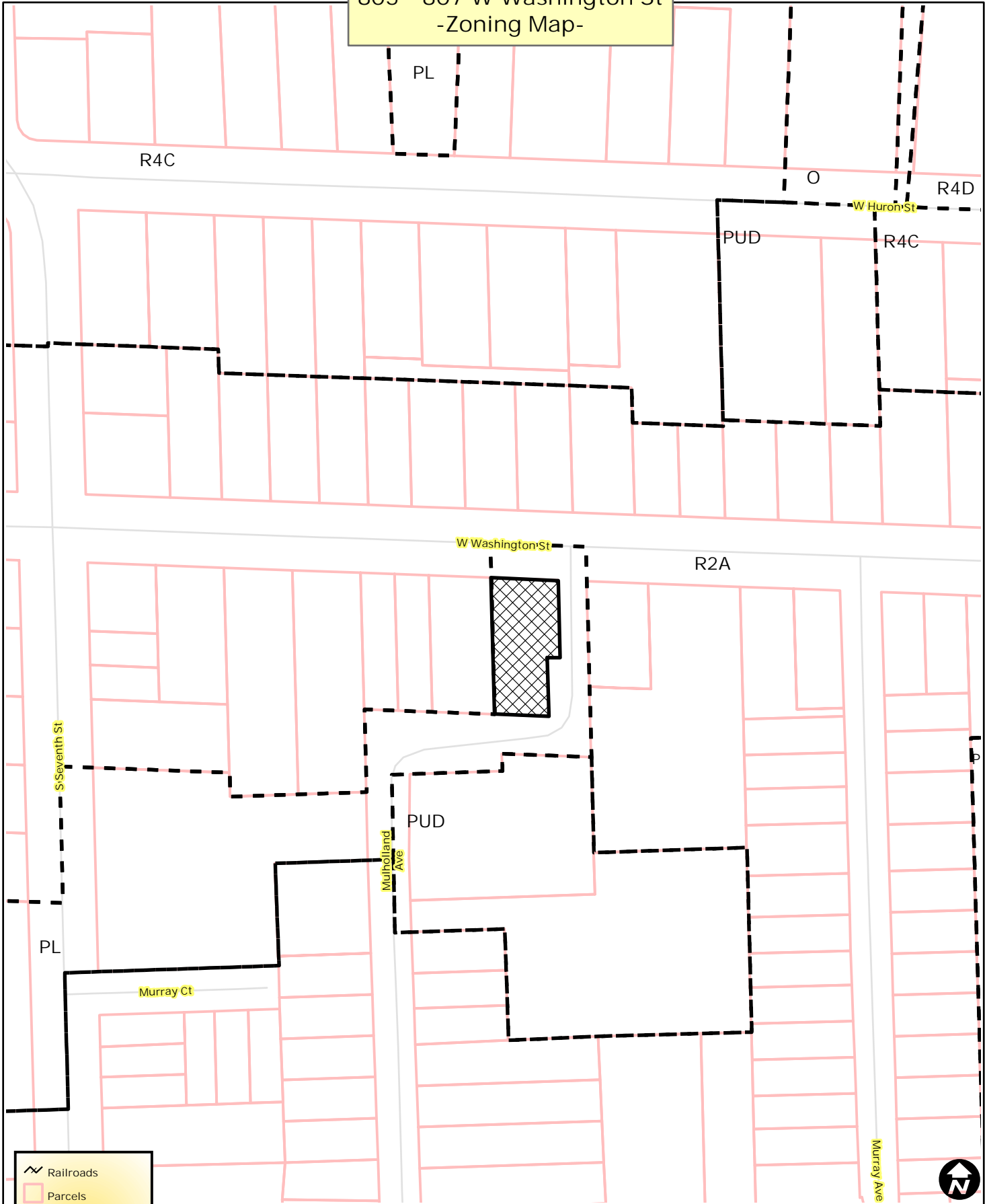


-  Railroads
-  Parcels
-  Huron River



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805 - 807 W Washington St -Zoning Map-



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805 - 807 W Washington St
-Aerial Map-



W Washington St

Mulholland Ave



-  Railroads
-  Parcels
-  Huron River



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