

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of July 20, 2010

**SUBJECT: Ann Arbor Guest House Zoning and Site Plan Waiver
(2000 Dhu Varren Road) File No. Z09-018**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Ann Arbor Guest House R4A (Multiple-Family Dwelling District) Zoning.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby waives the requirement for an Area Plan as allowed by Chapter 57 (Subdivision and Land Use Control).

STAFF RECOMMENDATION

Staff recommends this petition be **approved** because the R4A zoning is consistent with the recommendation of the Master Plan: Land Use Element, adjacent zoning west of the site, and surrounding land uses. Staff recommends the Area Plan be **waived** as allowed by Chapter 57 since no new construction is proposed.

STAFF REPORT

An annexation and zoning petition for this site originally came before Planning Commission on October 20, 2009. The petitioner requested postponement to have an opportunity to consider the implications of the utility improvement charges. In early 2010, the petitioner chose to proceed with the petition. The annexation was recommended for approval by the City Planning Commission at its April 6, 2010 meeting while the requested R4B zoning and area plan waiver was postponed.

The zoning petition was brought before the Planning Commission again on May 4, 2010, but a neighbor expressed concern that the maximum density of the R4B zoning district (a zoning district that allows rooming and boarding houses) was higher than the density recommended by the master plan. Staff recommended postponement to consider alternative zoning scenarios.

Staff and the Ordinance Revisions Committee have since met and concluded that a text amendment adding "guest houses" to the R4A permitted principal uses would be appropriate, since this use is not explicitly allowed in the Zoning Ordinance. This proposed text amendment is scheduled for Planning Commission consideration on July 20, 2010. As a result, staff now recommends that this site be zoned R4A, consistent with the Master Plan recommendations, and consistent with the proposed zoning amendments.

Prepared by Jeff Kahan
Reviewed by Wendy Rampson
jsj/7/16/10

Attachment: 5/4/10, 4/6/10 and 10/20/09 Staff Reports

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of May 4, 2010

SUBJECT: Ann Arbor Guest House Zoning and Site Plan Waiver (2000 Dhu Varren Road) File No. Z09-018

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Ann Arbor Guest House R4A (Multiple-Family Dwelling District) Zoning.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby waives the requirement for an Area Plan as allowed by Chapter 57 (Subdivision and Land Use Control).

STAFF RECOMMENDATION

Staff recommends this petition be **postponed** to give staff additional time to evaluate zoning options for the proposed use.

STAFF REPORT

The annexation portion of this petition was approved by the City Planning Commission at its April 6, 2010 meeting while the zoning and area plan waiver was postponed. Staff would like to work with the petitioner to ensure the proposed use complies with the standards of the R4A district. Staff is considering recommending a text amendment to Chapter 55 (Zoning) to add the term "homes for hospital respite" or a similar term to the permitted principal use section in R4A (5:10.6(2)(c) that currently allows, "convalescent and nursing homes, and homes for the elderly."

Prepared by Jeff Kahan
Reviewed by Wendy Rampson
jsj/4/29/10

Attachment: 4/6/10 Staff Report

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of April 6, 2010

**SUBJECT: Ann Arbor Guest House Annexation and Zoning (2000 Dhu Varren Road)
File Nos. A09-004 and Z09-018**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Ann Arbor Guest House Annexation and R4B (Multiple-Family Dwelling District) Zoning.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby waives the requirement for an Area Plan as allowed by Chapter 57 (Subdivision and Land Use Control).

STAFF RECOMMENDATION

Staff recommends this petition be **approved** because the petition complies with all the applicable local, state and federal laws, ordinances, standards and regulations; and the project would not have a detrimental effect on the public health, safety, or welfare.

Staff recommends that the Area Plan requirement for this site be **waived** because no new construction is proposed, and a survey of the current improvements has been provided as part of the annexation and zoning petition.

STAFF REPORT

This petition was postponed at the October 20, 2009 City Planning Commission meeting to give the petitioner an opportunity to consider the utility improvement charges that would be assessed to the property. The petitioner has explored this issue and would now like to proceed with the request to annex and to zone the site R4B.

Because the proposed zoning is not for a single-family or two-family zoning designation, an Area Plan is required. The petitioner has requested that the Area Plan requirement be waived, since no new construction is proposed. Chapter 57 (Subdivision and Land Use Control) gives the Planning Commission authority to waive the area plan requirement upon the determination that no new construction is proposed and a survey of the existing improvements on the site is provided. The petitioner has provided a survey of the property.

Prepared by Jeff Kahan
Reviewed by Wendy Rampson
jsj/4/2/10

Attachment: 10/20/09 Staff Report

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of October 20, 2009

**SUBJECT: Ann Arbor Guest House Annexation and Zoning (2000 Dhu Varren Road)
File Nos. A09-004 and Z09-018**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Ann Arbor Guest House Annexation and R4B (Multiple-Family Dwelling District) Zoning.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby waives the requirement for an Area Plan as allowed by Chapter 57 (Subdivision and Land Use Control).

STAFF RECOMMENDATION

Staff recommends this petition be **postponed** to give the petitioner an opportunity to consider the implications of the utility improvement charges.

LOCATION

This site is located on the south side of Dhu Varren Road, immediately east of the Ann Arbor Railroad tracks. This site is in the Traver Creek Watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a 4.77-acre site with a single-family home from Ann Arbor Township, zoning to R4B (Multiple-Family Dwelling District) and an area plan waiver. The petitioner would like to accommodate a boarding house to provide temporary housing to individuals and families with relatives who are hospitalized. No modification to the site that would require a site plan is proposed. The petitioner has indicated that the existing parking area in back of the house can easily accommodate demand for parking. Although no change is proposed to the existing single-family house, the R1 zoning districts do not allow boarding houses. The R4 zoning districts allow boarding houses by right. The minimum lot size for an R4A district is five acres. This site is slightly less than five acres in size so an R4B district would be the most appropriate zoning district.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Utility	TWP (Township District)
EAST	Single-Family Dwelling, Park	TWP and PL (Public Land District)
SOUTH	Open Space	PL
WEST	Single-Family Dwelling, Open Space	R4A (Multiple-Family Dwelling District)

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R4B (Multi-Family Dwelling District)	R4B
Gross Lot Area	4.77 acres 207,780 sq ft (approx)	4.77 acres 207,780 sq ft (approx)	14,000 sq ft MIN
Lot Width	Approx 500 ft of frontage along Dhu Varren (triangular lot)	Approx 500 of frontage along Dhu Varren (triangular lot)	120 ft MIN

HISTORY AND PLANNING BACKGROUND

The parcel was platted in Ann Arbor Township. The Northeast Area Plan recommends residential use (7-10 dwelling units per acre) for this site including single-family detached, duplexes, townhouses, and multiple-family units.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Systems Planning – With potential future development, this parcel would have fixed water and sanitary sewer improvement charges based on the Council-approved amounts in place at the time of active service. The following are the current utility improvement charges: \$47,912.36 for water main and \$78,853.50 for sanitary sewer. City Code establishes improvement charges for: a) single and two-family uses and b) all other uses. Since the proposed use (boarding house) constitutes something other than a single or two-family use, the commercial rate applies. The improvement charges are intended to address previously constructed improvements brought forward to 2009 dollars. Improvement charges of \$3,124.74 are due for a bike lane constructed in 1996 along Dhu Varren Road. Fire hydrant(s) must be installed. One footing drain disconnection is required.

Planning – Staff supports the proposed R4B zoning because it is consistent with the use recommendations of the Northeast Area Plan. Any changes to the site would require a site plan. Any proposed development project for this site would need to be consistent with the maximum density limitations (ten dwelling units/acre maximum) recommended by the Northeast Area Plan.

Prepared by Jeff Kahan
Reviewed by Connie Pulcifer and Wendy Rampson
jsj/10/16/09

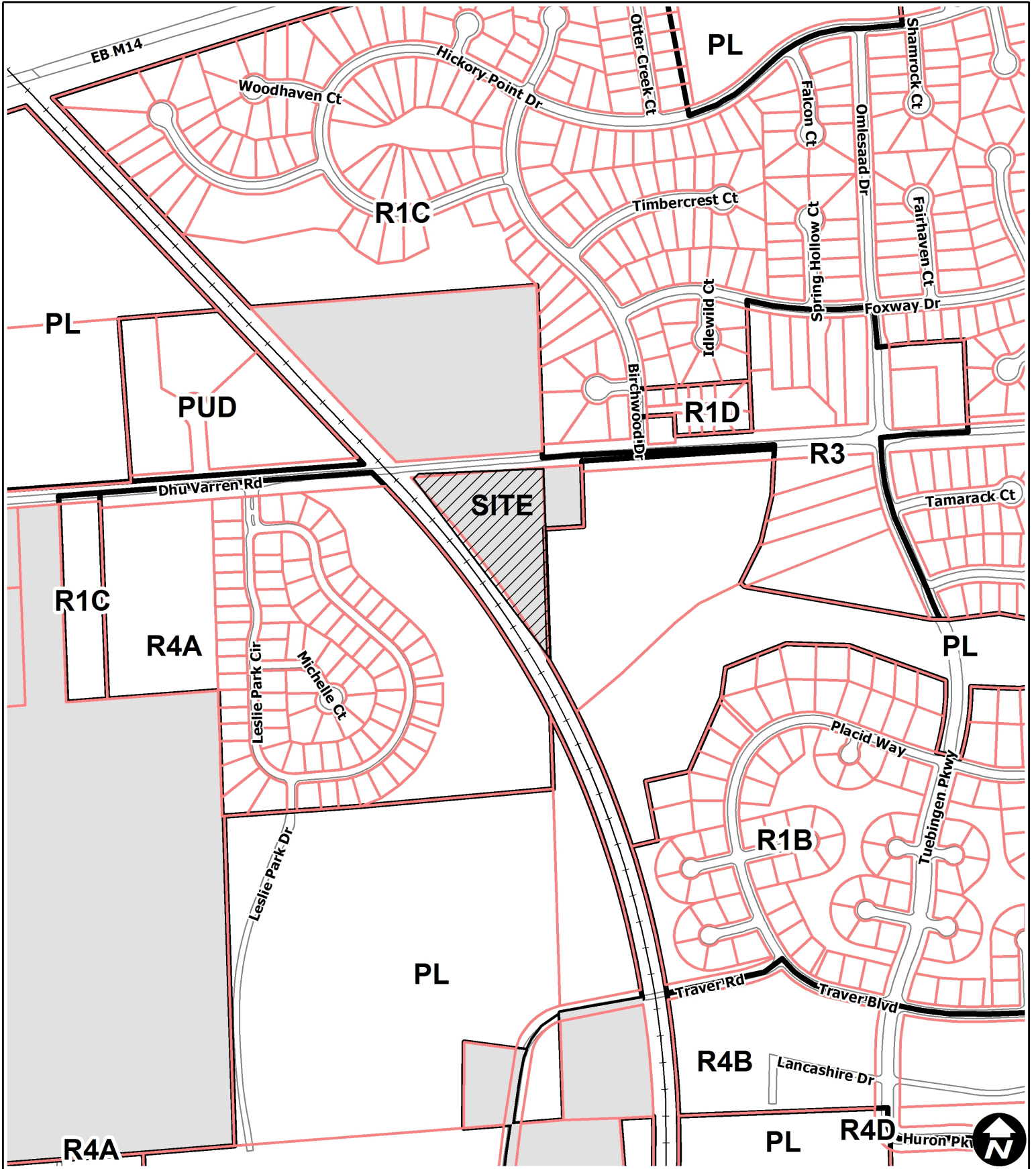
Attachments: Zoning/Parcel Maps
Aerial Photo

c: Owner/Petitioner: Greta Staebler
2000 Dhu Varren Road
Ann Arbor, MI 48105

Larry Unruh
USA Missions, Inc.
5909 Bandy Road
Homeworth, OH 44634

City Assessor
Systems Planning
File Nos. A09-004 and Z09-018

Ann Arbor Guest House Annexation and Zoning -Location Map-



Map Legend
 City Boundary
 Railroads



Maps available online:
<http://gisweb.ewashtenaw.org/website/mapwashtenaw/>

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Ann Arbor Guest House Annexation and Zoning -Aerial Map-



0 487.5 975 1,950 Feet

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Map Legend
 □ City Boundary
 — Railroads



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