



## City of Ann Arbor Planning & Development Services

### Memorandum

**TO:** Mayor and City Council

**THROUGH:** Howard S. Lazarus, City Administrator  
Derek Delacourt, Community Services Area Administrator

**FROM:** Brett Lenart, Planning Manager

**RE:** West Hoover and South Ashley City Council Directed Rezoning Evaluation Resolution R-18-361

**DATE:** December 17, 2018

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On September 4, 2018, City Council enacted [R-18-361](#), which directed the City Administrator and Planning Commission to consider and make recommendations to City Council by December 17, 2018 regarding rezoning two areas. A final recommendation is not completed at this time; however, the following actions have occurred to date:

#### 610-628 S. Ashley from C2B to R2A Two-Family Dwelling District

This area is comprised of seven parcels, located on the west side of S. Ashley, between (but not including) the Washtenaw Dairy and Armen Cleaners businesses. The site is currently zoned C2B and is primarily used and master planned for Single and Two-Family Residential.

Staff has analyzed this proposed rezoning, and presented preliminary findings to the Planning Commission at the December 11 Working Session, recommending no zoning change. The residential properties are in an area impacted by contaminants, emanating from the historic operation of a dry cleaner to the south. By maintaining the zoning at this location, the corresponding development standards are more permissive, which could improve the redevelopment potential that could support environmental remediation.

These preliminary findings will be shared with the property owners via letters, affording them the opportunity to discuss with City Planner Jeff Kahan.

#### Area of Davis, Hoover, Edgewood, Wilder, and Main from R4C to R1D and/or R1E

This area is comprised of 70 parcels that are currently zoned R4C and master planned with specific language that encourages rezoning “. . . to protect existing lower density development.” The primary land use in the study area is single-family residential, with lot sizes ranging from 1,321 to 28,199 square feet. Staff has presented a preliminary

recommendation to the Planning Commission to rezone of 58 lots to R1D, four lots to R1E, and maintaining eight lots, primarily adjacent to Main Street, as R4C. This proposed rezoning would reduce the total of non-conforming properties in the study area from 87% to 13%.

City Planner Alexis DiLeo has scheduled three sessions, from December 18-20, for residents and owners to learn more and provide feedback on the proposed rezoning. Staff will also post frequently asked questions online to further share information.

### Next Steps

Staff will be scheduling public hearings, with the applicable notices, for the February 5 Planning Commission meeting and will forward the resulting recommendation on both rezonings to the City Council soon after.

If staff can provide any additional detail on the actions to date in response to Council's direction, please contact Brett Lenart at [blenart@a2gov.org](mailto:blenart@a2gov.org).