

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of August 5, 2015

**SUBJECT: 2435 S. Main Street Rezoning and Area Plan Waiver
(2435 S. Main St.)
File No. Z15-005**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 2435 S. Main St. Rezoning from R1B (Single-Family Dwelling) to O (Office).

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby waives the Area Plan requirement, as no new construction is proposed and a survey of the existing improvements on the site has been provided.

STAFF RECOMMENDATION

Staff recommends that the rezoning request be **approved**, because the O (Office) zoning district will allow for uses that are compatible with the nearby multiple-family dwelling, office and retail uses and character of the area.

Staff recommends that the area plan waiver be **approved**, because no new construction to the building is proposed and an accurate survey of the existing conditions and site configuration has been provided by the petitioner.

LOCATION

The parcel is located on the east side of South Main Street, south of the Ann Arbor-Saline Road/South Main Street intersection. This site is located in the Malletts Creek watershed.

DESCRIPTION OF PETITION

The petitioner seeks to rezone this 0.38 acre lot from R1B (Single-Family Dwelling District) to O (Office) to allow for use as a local property management real estate office. The property currently contains a 1,132 square foot single-family dwelling, as well as a storage building. The only improvements anticipated are those necessary to meet building code requirements for a change in use.

In order to meet the automobile and bicycle parking requirements for the Office district, the petitioner proposes to provide four parking spaces by widening the driveway slightly on the south and striping the existing paved area in front of the storage building. One of the four

parking spaces will be barrier free. The one required bicycle parking space will be provided in the existing storage building.

Because no new floor area is proposed, the petitioner seeks to waive the area plan requirement, consistent with the standards of Chapter 57 (Land Use and Subdivision Control). A survey has been provided.

A citizen participation meeting was held on June 8, 2015 and the petitioner indicated that one individual attended and supported the proposed rezoning.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Multiple-Family Residential and Office	R4B (Multiple Family Dwelling) and O (Office)
EAST	Multiple-Family Residential	R4B
SOUTH	Multiple-Family Residential	R4B
WEST	Multiple-Family Residential	R4B

COMPARISON CHART

	EXISTING	PROPOSED	PERMITTED/ REQUIRED (EXISTING ZONING)	PERMITTED/ REQUIRED (PROPOSED ZONING)
Zoning	R1B (single-family dwelling district)	O (Office)	R1B	O
Setback – Front	88 ft	88 ft	30 ft MIN	15 ft MIN MAX - None*
Setback – Sides	North- 27.5 ft West- 31 ft	North- 27.5 ft ** West- 31 ft	MIN one side – 5ft MIN total sides – 14 ft	30 ft MIN***
Setback – Rear	130 ft	130 ft	40 ft MIN	30 ft MIN***
Building Height	2 story	2 story	30 ft MAX	55 ft MAX****
Parking – Automobile	2 spaces	4 spaces	1 space	4 spaces MIN 5 spaces MAX
Parking – Bicycle	0 space	1 space	0 space	1 space

- * In the Office District, required maximum front setback is 40 ft for new freestanding buildings constructed or site planned after January 16, 2011, otherwise none.
- ** Existing nonconforming
- *** In the Office District, required setback is 30 ft where abutting residentially zoned land.
- **** In the Office District, any area on a parcel extending 300 ft from an abutting residentially zoned land, the maximum height limits are 55 ft and 4 stories.

HISTORY

The existing single-family dwelling was constructed in Pittsfield Township in 1926. The parcel was annexed into the City on June 26, 1997. The parcel was rezoned from TWP (Township) to R1B (Single-Family Dwelling District) on August 19, 1997.

PLANNING BACKGROUND

For a 65 acre area located east of South Main Street and south of the U of M Golf Course, the Master Plan: Land Use Element states, "single-family attached and multiple-family dwellings are recommended with additional neighborhood parkland to serve the residences. Higher residential densities of up to 15 dwellings per acre can be supported if greater street access and parkland are available."

The Non-motorized Transportation Plan recommends in-street bike lanes and a sidewalk in the right-of-way in front of the site. Both have been installed.

APPLICATION FOR CHANGES IN OR ADDITIONS TO THE ZONING CHAPTER

1. The extent to which the zoning/rezoning requested is necessary:

We hereby request rezoning of 2435 S Main in order to operate J Keller Properties, LLC a local Property Management and Residential Real Estate office.

2. This zoning/rezoning will affect the public welfare and property right of persons located in the vicinity in the following ways:

There will be no affects on the surrounding properties/persons. There are no building permits requested or any construction planned.

3. This zoning/rezoning will be advantageous to the City of Ann Arbor in the following ways:

The subject property is one of the last two parcels zoned SFH in a large radius. Property is surrounded by Office, Commercial, Shopping, Athletic, University, and Church property.

4. This particular location will meet the convenience and service requirements of potential users or occupants in the following ways:

Property is on S Main Street and will be centrally located for J Keller Properties activities as a property manager and real estate brokerage.

5. Any changed or changing conditions in any particular area, or in the municipality generally which may have bearing on the proposed zoning/rezoning are:

The land use of this corridor has changed dramatically over the last 50 years from quiet to a bustling business corridor with shopping centers; offices; sport complexes, apartment communities, and a mall.

6. Other circumstances and factors which will further justify the requested zoning/rezoning are:

We do not intend to make any changes.

STAFF COMMENTS

Planning:

Zoning Request – Staff concurs with the petitioner that conditions have changed in the area since the South Area Plan recommended residential uses in 1990. Since that time, a number of multiple-family projects have been constructed in the immediate vicinity, a large shopping center exists to the west, traffic has increased along South Main Street, and the overall character of the area has changed from primarily agricultural to urban uses.

The intent of the Office District, as defined in Chapter 55, is a district applied as a transitional use buffer between residential uses and uses which would be incompatible in direct contact with residential uses. Along with the parcels to the north of the site (2385 and 2405 South Main Street) that were rezoned from R1C (Single-Family Dwelling District) to Office District in 2001, this parcel could function as a buffer between the multiple-family residential zoning and the commercial uses to the west side of South Main Street and from South Main Street itself. The rezoning to Office will allow for office uses as well as residential uses. In addition, the modest size of the lot is well suited for small office use, such as the proposed real estate office.

Area Plan – Staff supports the request to waive the area plan. There are no planned improvements to the house other than those necessary to meet building code requirements for a change in use. The site can accommodate the four minimum required parking spaces.

Engineering: City Code Chapter 47, Section 4:20 states the following provisions for drive approaches: Driveways for uses other than single and two family uses shall have a driveway opening width that is a minimum of twenty-four feet and maximum of thirty feet. The existing driveway opening width does not meet this requirement. In recognition of this existing, non-conforming condition, it is acceptable for the driveway to remain and may require modification at the time maintenance or repair is required or any site modifications.

Prepared by Lesley Rivera
Reviewed by Wendy Rampson
7/30/15

Attachments: Citizen Participation Meeting Report
Zoning/Parcel Maps
Aerial Photo
Mortgage Survey
Proposed Parking Arrangement

c: Petitioner's Agents: Jonathon Keller
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Owners: J Keller Properties, LLC
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City Assessor
Systems Planning
File No. Z15-005