

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of August 7, 2013

**SUBJECT: 3325 Packard Rezoning
(3325 Packard Road)
File No. Z13-008**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve 3325 Packard rezoning from R1C (Single-Family Dwelling District) to R2A (Two-Family Dwelling District).

STAFF RECOMMENDATION

Staff recommends that the zoning be **denied** because the proposed uses permitted under the R2A zoning district are not consistent with the recommendations of the Master Plan: Land Use Element (2009).

LOCATION

The site is located on the north side of Packard Road, at the northwest corner of Fernwood Avenue. (South Area, Swift Run Watershed).

DESCRIPTION OF PETITION

The petitioner proposes rezoning this 11,958 square foot lot from R1C (Single-Family Dwelling District) to R2A (Two-Family Dwelling District) to allow a duplex to be built. This corner lot is approximately 68 feet x 175 feet, with a building envelope of 38 feet x 120 feet. The lot is currently vacant.

The petitioner held a citizen participation meeting on May 29, 2013 to present the rezoning proposal, and five people attended. A copy of the meeting proceedings is attached.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single-family residential	R1C (Single-family dwelling)
EAST	Single-family residential	R1C (Single-family dwelling)
SOUTH	Multi-family residential	R4A (Multiple-family dwelling)
WEST	Single-family residential	R1C (Single-family dwelling)

COMPARISON CHART

	EXISTING	REQUIRED/PERMITTED	REQUIRED/PERMITTED
Zoning	R1C (Single-family dwelling)	R1C (Single-family dwelling)	R2A (Multiple-family dwelling)
Gross Lot Area	11,958 sq ft	7,200 sq ft MIN	8,500 sq ft MIN
Lot Width	68 ft	60 ft MIN	60 ft MIN
Setback – Front (Packard)	Vacant	25 ft MIN	25 ft MIN
Setback – Front (Fernwood)	Vacant	25 ft MIN	25 ft MIN
Setback – Side(s)	Vacant	5 ft MIN	5 ft MIN
Setback – Rear	Vacant	30 ft MIN	30 ft MIN
Height	Vacant	30 ft MAX	30 ft MAX

HISTORY

A fire destroyed a single-family house on the lot in April of 2012. It is lot 262 of the Darlington #1 subdivision.

PLANNING BACKGROUND

The *City of Ann Arbor Master Plan: Land Use Element (2009)* (South Area Future Land Use) recommends single-family detached for all of this block and blocks to the east, north, and west. The site is currently zoned R1C which is consistent with this land use recommendation. Land use in the area to the east, north, and west of the site is almost entirely single-family residential.

The *Land Use Element* recommends multi-family and commercial land uses for the properties along the south side of Packard Road and single-family residential in the neighborhood to the south of these properties.

ZONING/REZONING JUSTIFICATION

Per Chapter 55 Section 5:107(1), the Zoning Ordinance and Zoning Map shall not be amended except “because of a change in municipal policy, or because of changed or changing conditions in a particular area or in the municipality generally, to rezone an area, extend the boundary of an existing Zoning District or to change the regulations and restrictions thereof.”

The petitioner’s Petition For Changes In Or Additions To The Zoning Chapter, a form provided by the Planning Department to assist petitioners in providing the required information per Chapter 55 Section 5:108(2)(a)-(g), is reprinted below. The questions are not standards for approval, rather guides to providing sufficient evidence of changed or changing conditions.

Petitioner responses are in plain text.

- **The extent to which the zoning/rezoning requested is necessary:**

To allow for cost effective and efficient use of the land.

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

Provide for the construction of a new, attractive and energy efficient home in the neighborhood.

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

Provide efficient housing, increase tax base and improve neighborhood and Packard Road appearance.

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

The location is well suited for multi-family living.

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

None.

- **Other circumstances which will further justify the requested zoning/rezoning are:**

The location is undesirable for a single family home and the predominant zoning within 1000 [feet] is multi-family and commercial.

STAFF COMMENTS

Public Services – Temporary utility kills were done in August of 2012. Since new building permits will be issued more than a year later, connection fees will be charged for the site.

Planning – At the time the site is developed (regardless of use) a sidewalk must be installed along Fernwood Avenue.

The Master Plan recommends single-family residential for this lot and everything surrounding it on the north side of Packard Road, and this neighborhood consists of small and moderately sized single-family homes, including those fronting on Packard. Packard Road is a neighborhood boundary, and staff does not consider land uses on the south side of the road to be hugely influential on the north side of the road.

Per the standards for changing the zoning map (Chapter 55 Section 5:107(1)), the Master Plan is a municipal policy document and supports single-family use. Further, staff observed no

changed or changing conditions in this neighborhood, and neither did the petitioner. For these reasons, staff does not support the proposed rezoning from R1C to R2A.

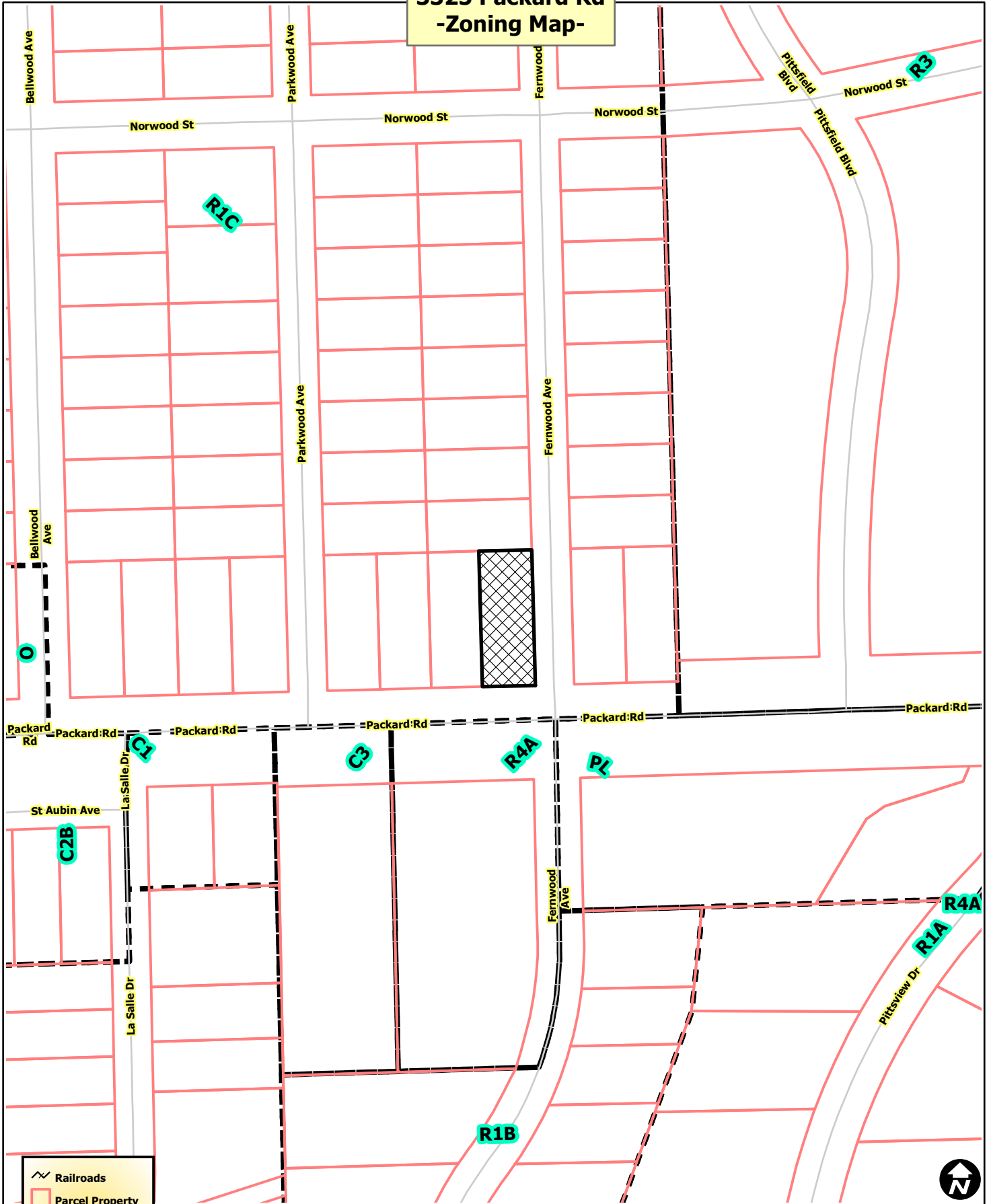
Prepared by Jill Thacher
Reviewed by Wendy Rampson
08/01/13

Attachments: Zoning/Parcel Maps
Aerial Photo
05/29/13 Citizens Participation Report
Site Survey

c: Petitioner: Midwestern Consulting
Scott Betzoldt
3815 Plaza Drive
Ann Arbor, MI 48108

Systems Planning
File No. Z13-008

3325 Packard Rd -Zoning Map-

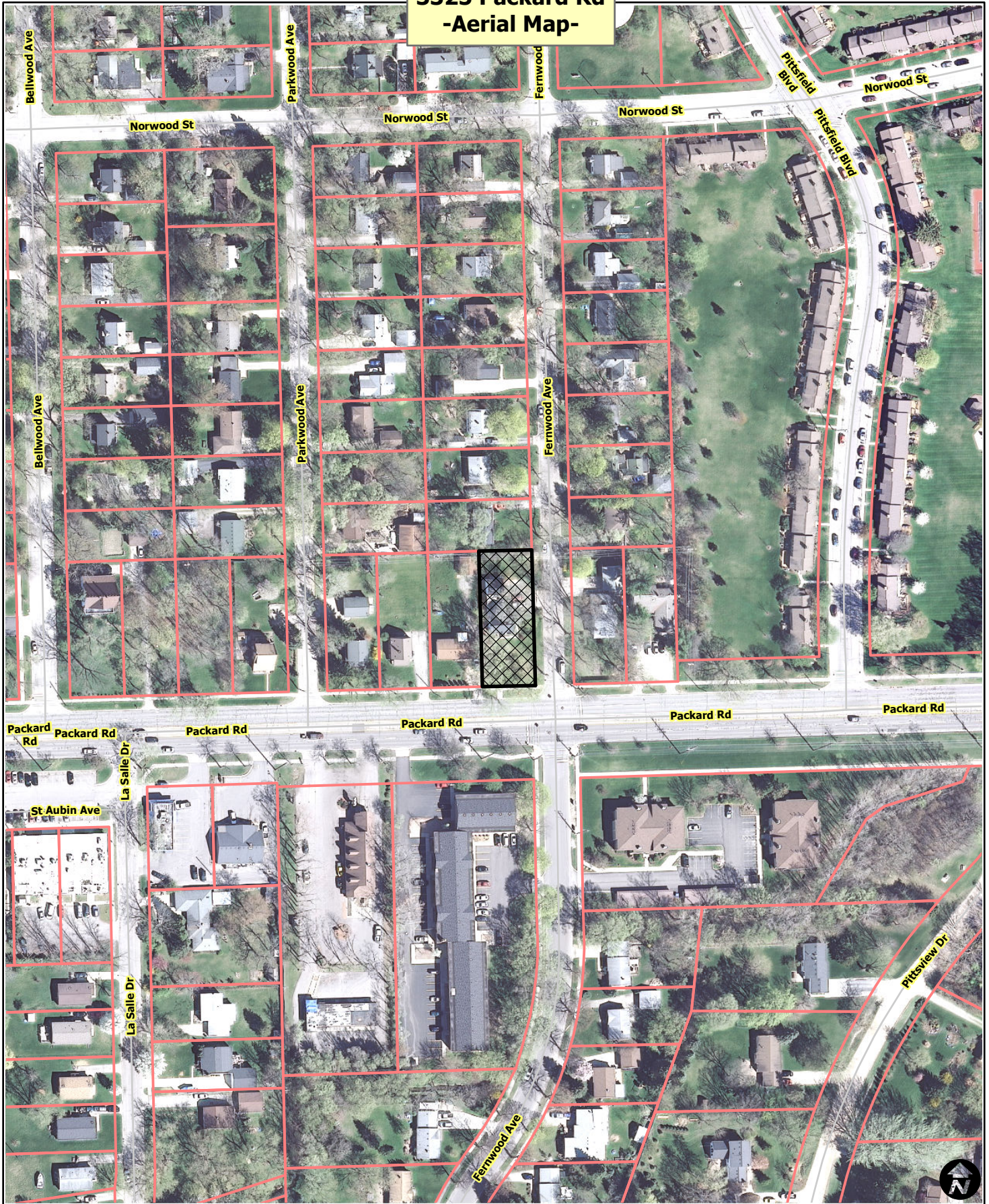


- Railroads
- Parcel Property
- Zoning**
- Township Island
- Zoning



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 Map Created: 5/2/2013

3325 Packard Rd -Aerial Map-



 Railroads
 Parcel Property



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CITIZEN PARTISIPATION MEETING

3325 PACKARD ROAD RE-ZONING

Date of meeting: May 29, 2013

Number of cards mailed: 444

Date cards mailed: May 15, 2013

Number of cards returned: 15

Location/time of CPM: Mallets Creek Branch, AA Public Library

Number of citizen attendees: 5

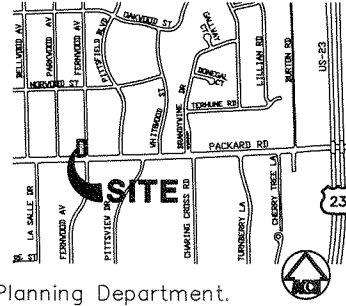
Meeting summary:

Scott Betzoldt (Midwestern Consulting) and Steven Weaver (petitioner) greeted guests individually as they arrived. A display board with a hypothetical plot plan of a duplex unit on this site was provided to illustrate the layout of the lot and building. Also included was a zoning map of the surrounding area to illustrate that there are many other and higher density multi-family sites nearby. A brief presentation was given by Betzoldt and Weaver followed by an open discussion with the citizen attendees. One resident inquired if the lot was big enough for a duplex and it was explained that the minimum size for a duplex lot is 8250sf and that this lot was 12,500sf. Another resident asked if the lot could be split. We explained that it could be split but that would require re-zoning to R1D or R1E. A neighbor asked if we had any architectural plans yet and informed us that there is an area at the north end of the lot that is wet quite often. The owner explained that he has not invested in an architect because he doesn't have the zoning yet but it will look more like a house and less like the duplexes of the 50's and 60's. An attendee asked if there would be sidewalk on Fernwood and we stated that we didn't know if the City would require that-there are currently none in this area. One resident stated that as long as it is not too big there should be no neighborhood opposition – the previous structure was not too handsome.

The meeting lasted about 45 minutes.

3325 Packard Road Rezoning Neighborhood Meeting

Postcards are being sent to all residents and property owners living within 1,000 feet of the project site giving notice that a petition development proposal will be submitted to the City of Ann Arbor on or before 6/24/13. This is an opportunity to review and comment on the plans. The petitioner will consider your comments with regard to any plan revisions, in finalizing the plans and will forward all comments to the City Planning Department.



Project Location: the site is located on the northwest corner of Packard and Fernwood Ave.

Neighborhood Meeting Date, Location and Time: Wednesday 5/29/13, Mallet Creek Branch Library, from 7:00 PM to 8:00 PM. Accommodations may be arranged through the contact noted below.

Description: In 2011 an existing single family home burned and was subsequently demolished. The petitioner wishes to re-zone the property from R1-C to R2-A to allow for the construction of a single new duplex residence and a detached two car garage.

Questions or comments: Please contact Scott Betzoldt at Midwestern Consulting prior to 6/17/13, at 3325packard@midwesternconsulting.com, or (734) 995-0200.



**MIDWESTERN
CONSULTING**
3815 Plaza Drive
Ann Arbor, MI 48108

Engineering

Civil

Transportation

Environmental

Surveying

Planning

Landscape architecture

GIS / MIS

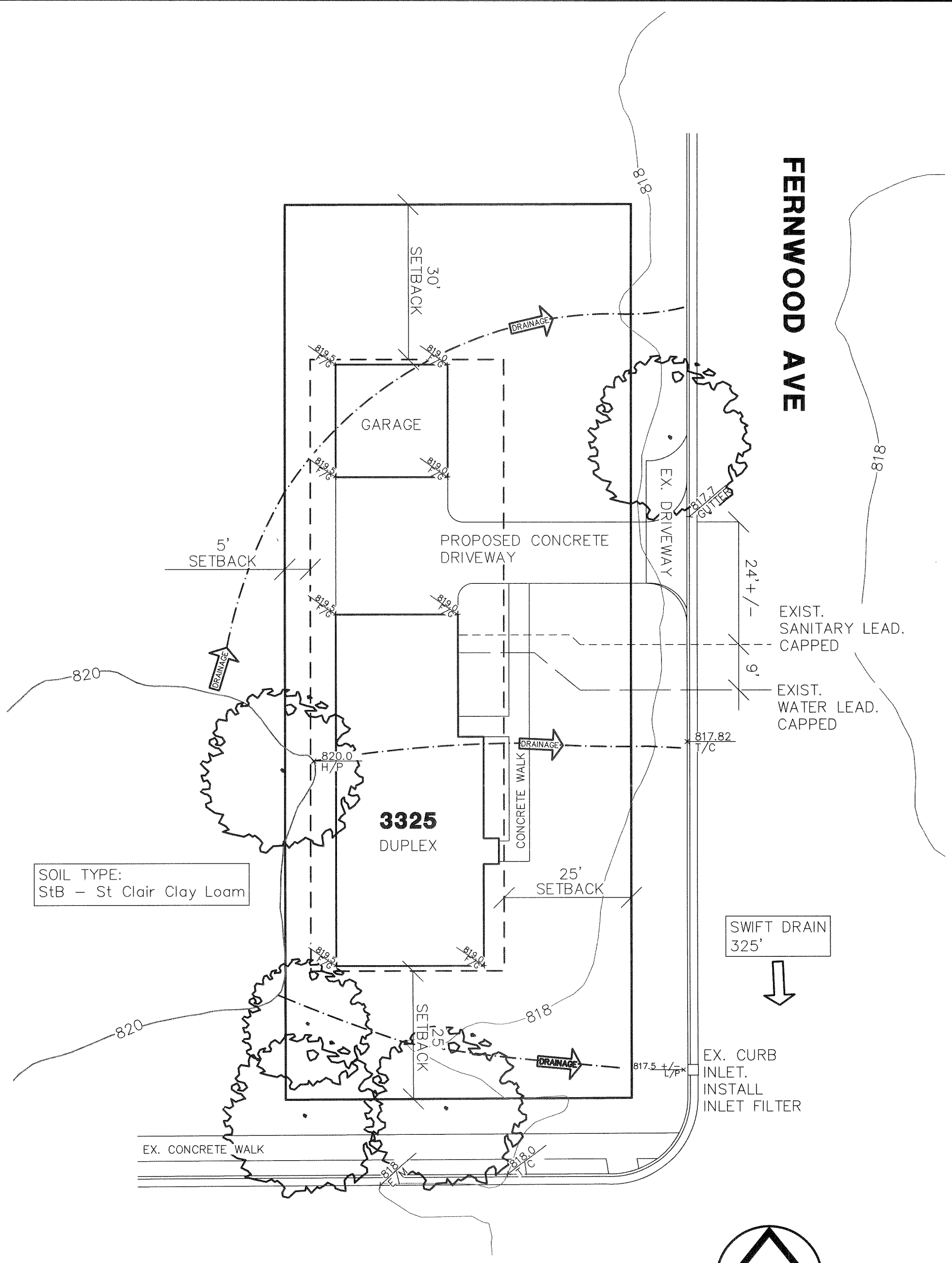
CITIZENS PARTICIPATION MEETING

PLEASE SIGN IN

NAME

ADDRESS

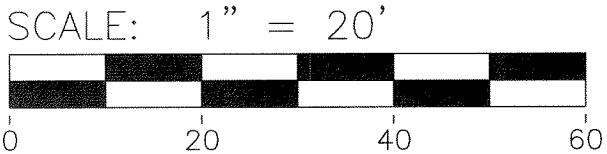
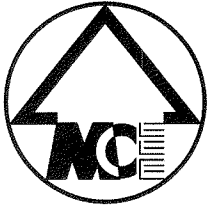
- | | | |
|-----|-----------------------|--------------------------|
| 1. | SCOTT BETZOLDT | 8875 AUTUMN TRAIL DEXTER |
| 2. | LEO OSTRUSKA | 3140 FERNWOOD AVE |
| 3. | JAMES DAMOUR | 2771 MAPLEWOOD AVENUE |
| 4. | LINDA RIGAN-SMITH | 3171 LASALLE DR , |
| 5. | JEROME & ELAINE WOLFE | 3580 PACKARD |
| 6. | STEVE LUGAUER | 2551 SCIO RD DEXTER MI |
| 7. | | |
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SOIL TYPE:
StB - St Clair Clay Loam

SOIL EROSION NOTES:
SILT FENCE TO BE INSTALLED AROUND ENTIRE PERIMETER OF LOT AND TO REMAIN IN PLACE UNTIL SOIL HAS BEEN STABILIZED.

FIRST FLOOR FINISH ELEV 822.5
BASEMENT FINISH FLOOR ELEV 813.83



JOB #: **12181**
DATE: 5/28/13
SHEET 1 OF 1
CADD: JPY, WAJ
12181PL.DWG

3325 PACKARD ROAD
3325 PACKARD, ANN ARBOR, MI 48108
PLOT PLAN

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