

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of November 20, 2012

SUBJECT: Seneca/Geddes/Onondaga Rezoning (2014 Geddes Avenue; 2024 Geddes Avenue; 520 Onondaga Street; 2025 Seneca Avenue; 2023 Seneca Avenue; 2019 Seneca Avenue)

Project Numbers Z12-010, 011, 012, 013, 014, 015

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Seneca/Geddes/Onondaga Rezoning from R1B (Single-Family Dwelling District) to R1C (Single-Family Dwelling District) .

STAFF RECOMMENDATION

Staff recommends this petition be **approved** because the proposed R1C zoning is consistent with the adjacent zoning, surrounding land uses and the Master Plan: Land Use Element.

LOCATION

This site consists of six of ten lots on the block bounded by Geddes Avenue to the north, Onondaga Street to the east, Seneca Avenue to the south, and Oswego Street to the west. The four lots fronting Oswego are not included in the rezoning request. The site is in the Northeast Planning Area and the Huron River Watershed.

DESCRIPTION OF PETITION

On September 17, 2012, City Council approved a resolution directing Planning and Development Services staff to initiate the rezoning of six parcels in the block bounded by Geddes Avenue, Onondaga Street, Seneca Avenue and Oswego Street from R1B (Single-Family Dwelling District) to R1C (Single-Family Dwelling District). This rezoning was requested by property owners in this block.

The affected parcels and their sizes are listed below.

- 2014 Geddes Avenue (17,524 square feet)
- 2024 Geddes Avenue (17,553 square feet)
- 520 Onondaga Street (8,780 square feet)
- 2025 Seneca Avenue (8,774 square feet)
- 2023 Seneca Avenue (17,542 square feet)
- 2019 Seneca Avenue (9,561 square feet)

All six parcels contain single-family dwellings and are currently connected to public water and sanitary sewer. Three of the parcels currently are nonconforming due to lot sizes of less than

the R1B minimum of 10,000 square feet and lot widths less than the required 70 feet. The proposed rezoning to R1C would bring the entire block into conformance with zoning requirements for lot size and width. The rezoning would potentially allow three of the parcels to be divided in the future, provided other city code requirements are met.

Postcard notices of a citizen participation meeting were mailed to residents and property owners within 1,000 feet of the parcels included in the rezoning, and the meeting was held on Monday, November 5, 2012 at the Ann Arbor Senior Center. Six neighborhood residents attended and asked questions about the ramifications of the proposed rezoning. The residents in attendance generally expressed support for the rezoning.

COMPARISON CHART

	EXISTING	EXISTING	REQUIRED/PERMITTED
Zoning	R1B (Single-family Dwelling)	R1B	R1C (Single-Family dwelling)
Gross Lot Area	Range from 8,780 sq ft to 17,553 sq ft	10,000 sq ft MIN	7,200 sq ft MIN
Lot Width	Ranges from 66 ft to 132 ft	70 ft MIN	60 ft MIN

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single-Family Dwelling	R1B Single-Family Dwelling District
EAST	Single-Family Dwelling	R1A Single-Family Dwelling District
SOUTH	Single-Family Dwelling	R1B Single-Family Dwelling District
WEST	Single-Family Dwelling	R1C Single-Family Dwelling District

HISTORY AND PLANNING BACKGROUND

When this block was platted in 1866, it consisted of twelve 66' by 132' parcels (one chain by two chains). Since the original platting, the lots along Oswego Street were further subdivided, one lot on Seneca was joined to a lot on Geddes, and two lots were joined with two other lots on Geddes. When the current zoning boundaries were set in 1963, the Oswego Street lots were zoned R1C (7,200 SF minimum, 60 feet of width) and the remainder of the lots on the block were zoned R1B (10,000 SF minimum, 70 feet of width).

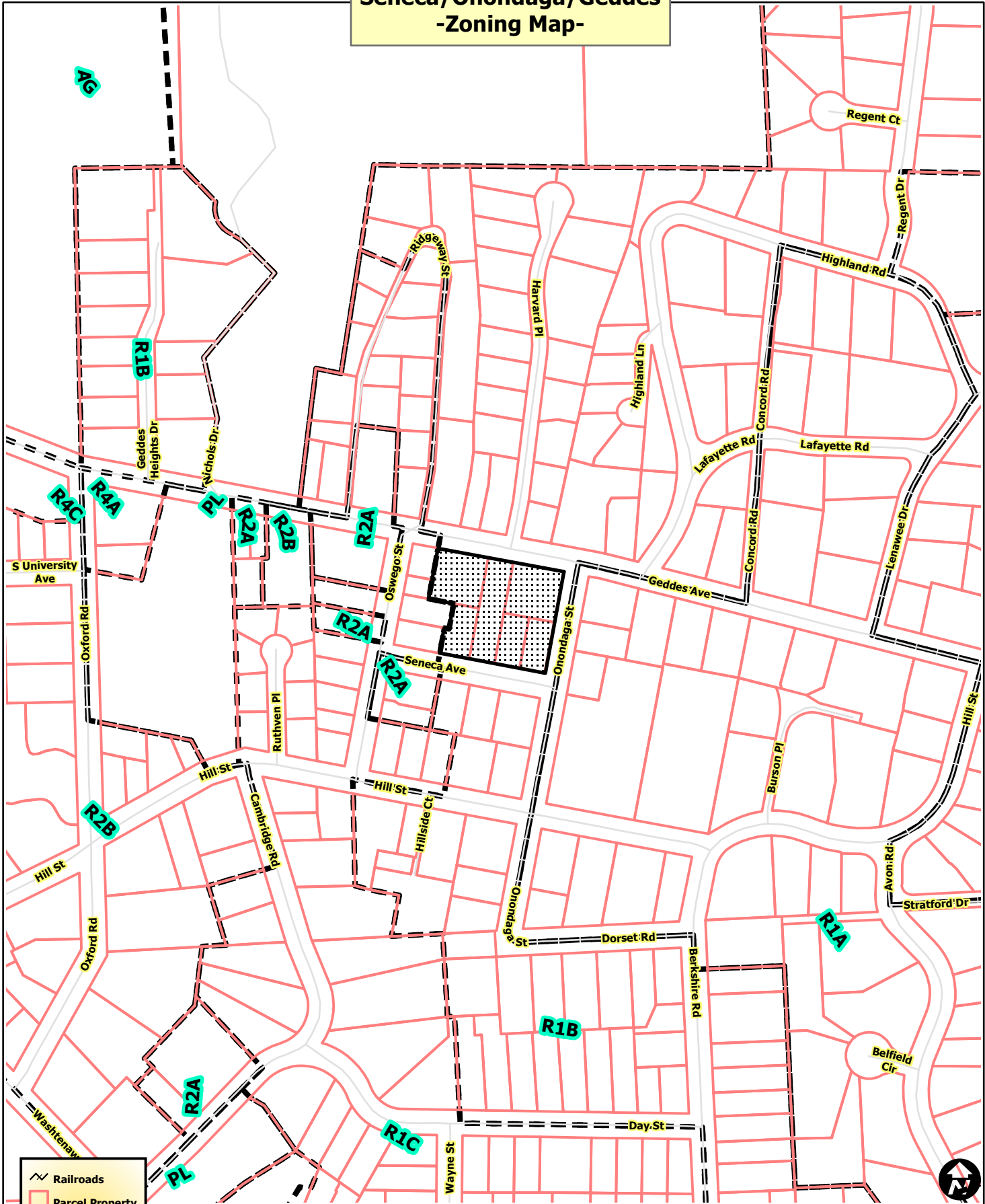
The Master Plan: Land Use Element recommends single-family and two-family residential uses for this block. The proposed R1C zoning designation allows for the same uses as the R1B zoning, but has smaller minimum lot size, lot width and setback requirements.

Attachments: Zoning/Parcel Maps
Aerial Photo

c: Owners: Raymond Maturo & Ann Mulhern
Joseph & Suzanne Upton
Rishindra & Gwendolyn Reddy
Shahrzad Vazirzadeh & Chad Patterson
Vassilios Lambropoulos & Artemis Leontis
Clan Crawford Jr. Trust

City Assessor
Systems Planning
Project Nos. Z12-010, 011, 012, 013, 014. 015

Seneca / Onondaga / Geddes -Zoning Map-

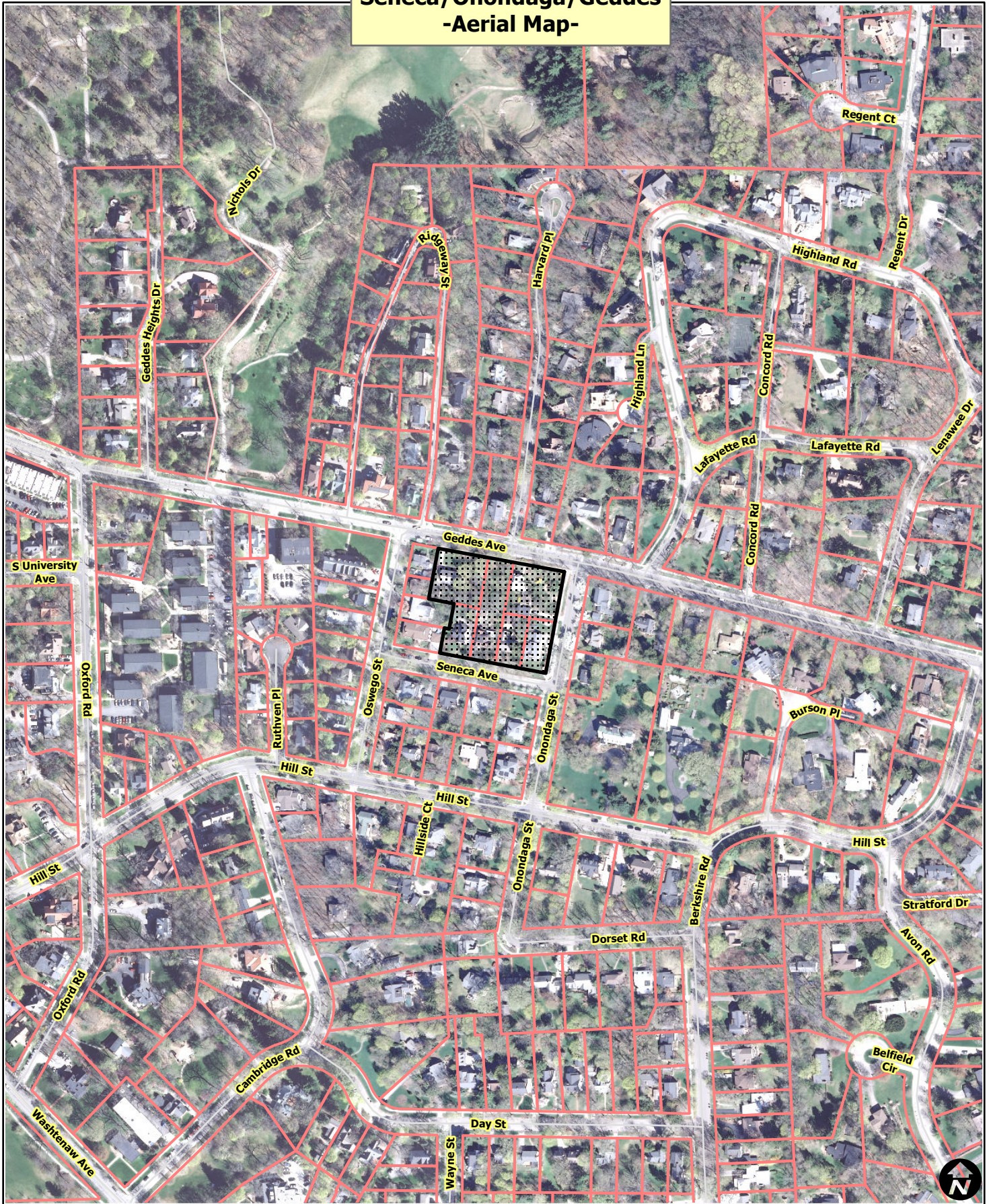


	Railroads
	Parcel Property
	Zoning
	Township
	Zoning



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Seneca / Onondaga / Geddes -Aerial Map-



	Railroads
	Parcel Property



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