

PLANNING SERVICES STAFF REPORT

For the Planning Commission Meeting of August 5, 2025

SUBJECT: 1007 Woodlawn Ave Rezoning (REZ25-0002) from P (Parking) to C1 (Local Business)

PROPOSED PLANNING COMMISSION MOTION

The Ann Arbor Planning Commission hereby waives the area plan requirement and recommends that the Mayor and City Council approve the 1007 Woodlawn Avenue rezoning from P (Parking) to C1 (Local Business).

SUMMARY:

A petition has been submitted to rezone 1007 Woodlawn Avenue from P (Parking) to C1 (Local Business), eliminating the last remaining P zoning on this block and expanding the existing C1 designation. A request to waive the area plan requirement has also been made as no new development is proposed.

LOCATION:

This site is located on the north side of Woodlawn Avenue, west of Packard Street, in the central area of the City. Ward 4.

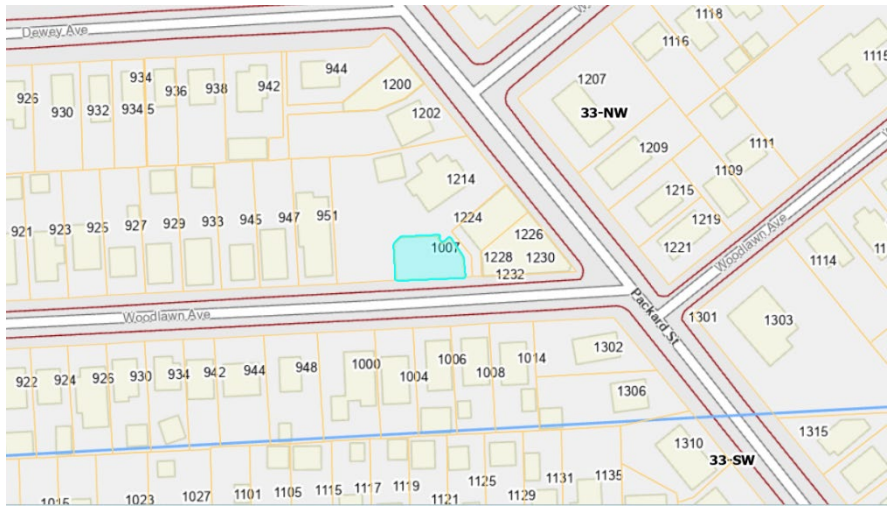


Figure 1: Location Map

STAFF

RECOMMENDATION:

Staff recommend that the **area plan waiver be granted** and the **rezoning petition be approved** because adequate justification has been provided to deviate from the future land use recommendation of the Comprehensive Plan, the petition is consistent with the

overall goals of the Comprehensive Plan, and the proposed zoning designation extends an existing district boundary.

REZONING PETITION:

The site is currently zoned P (Parking). It is a special purpose zoning district that only permits vehicle parking in either surface parking lots or multi-level parking structures. The P district was historically used to separate commercial zoning districts from residential zoning districts before vehicular use area interior landscaping or conflicting land use buffers were required.

Rezoning to C1 (Local Business) is requested so the entire block-end is consistently zoned C1. The C1 district is a mixed-use designation intended to serve the daily needs of the surrounding residential neighborhood. Originally it permitted only “convenience goods and services” and had development standards of similar area, height, and placement to single-family dwelling districts. It now permits residential, office, commercial and personal services uses, each (except residential dwelling units) limited to 8,000 square feet or less per use, still with height and setback standards in keeping with low-rise neighborhood character.

Comprehensive Plan – The Comprehensive Plan includes adopted individually between 2009 and 2021 and together by resolution in 2015. Together, the Comprehensive Plan elements seek to guide the City towards sustainability, conservation, and increasing livability, affordability, transportation choices, and dense, mixed uses on vibrant, active, friendly streets. The Land Use Element of the Comprehensive Plan recommends “central industrial” for this site.

Standards for Approval – Changes to the text or zoning district map of the Unified Development Code (Chapter 55 of the Ann Arbor City Code) may be made pursuant to Section 5.29.10. To assist the Planning Commission and City Council with their decision, applicant submit a rezoning petition with justifications in support of the request. The petition is attached and addresses:

1. The extent to which the rezoning is necessary.
2. How the rezoning will affect the public welfare and property rights of persons located in the vicinity.
3. How the rezoning will be advantageous to the City.
4. How this particular location will meet the convenience and service requirements of potential users and occupants.
5. Any changed or changing conditions in any particular area, or in the City generally, which may have bearing on the request.
6. Other circumstances and factors which further justify the request.

STAFF ANALYSIS – The area to be rezoned from P to C1 is a district of 0.11 acres or 4,791 square feet. It contains a parcel that was 0.06 acres or 2,604 square feet plus the area extending to the centerline of Woodlawn Avenue (zoning district boundaries normally extend to the centerline of rights-of-way).

The lots adjacent to the site fronting Packard Street have been zoned C1, with a P district buffering the neighborhood to the west, since at least 1963.

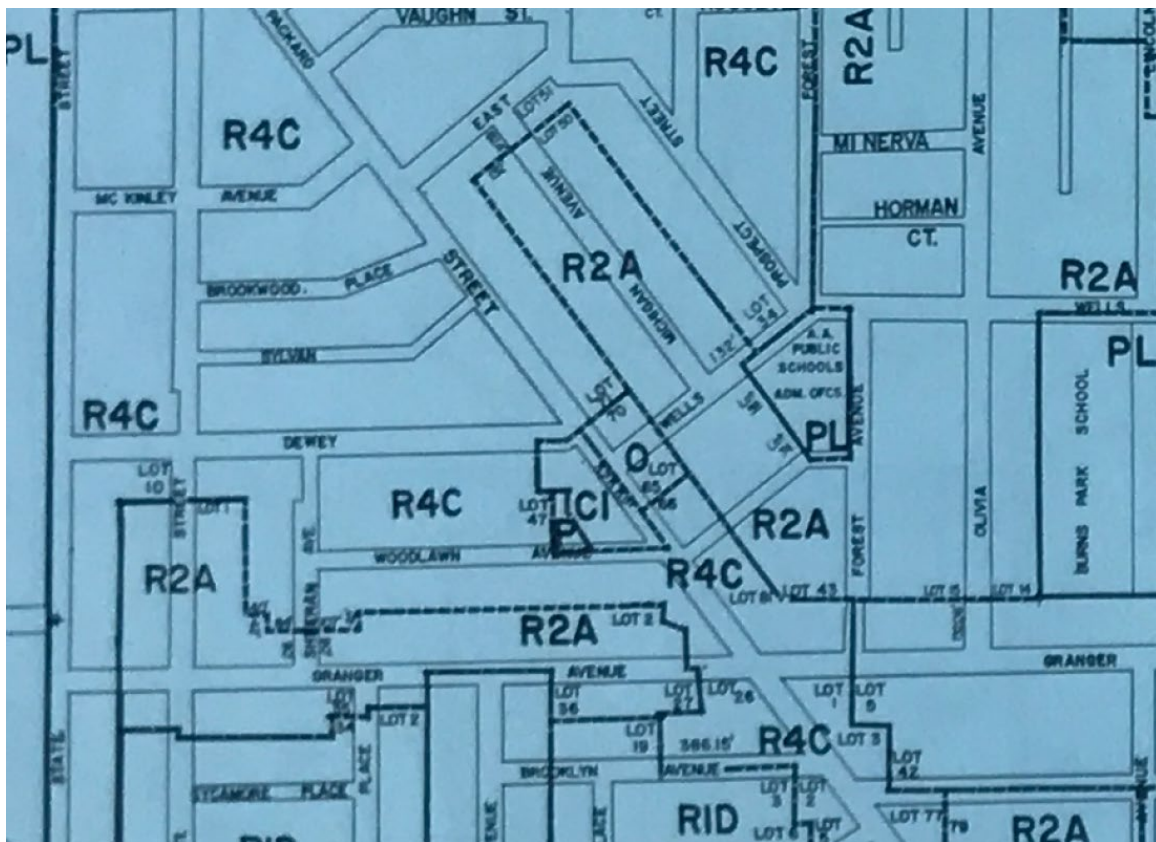


Figure 2: August 1, 1963 Zoning Map in vicinity of Woodlawn Ave and Packard St

The building at 1214 Packard was existing in 1913, then addressed as 1200 Packard St. The building at 1224 Packard St appears on 1947 aerial photos. The building at 1226 Packard St seems to have been constructed in the 1950's. At some point, portions of the original P district were rezoned to C1, leaving the boundaries as they are today, with 1007 Woodlawn Ave zoned P and surrounded by C1, no longer servicing as a buffer.

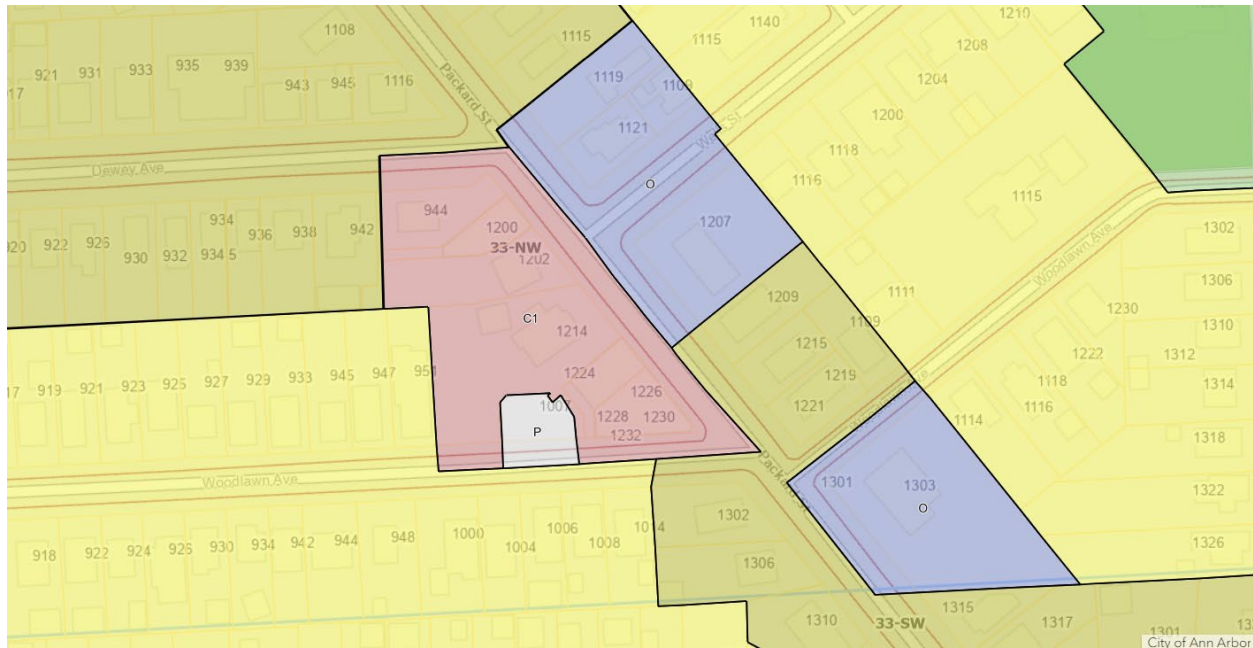


Figure 3: 2025 Zoning Map in vicinity of Woodlawn Ave and Packard St

A land transfer including 1007 Woodlawn Avenue and three other parcels (1226, 1224, and 1214 Packard St) was approved earlier this year that resulted in eliminating 1007 Woodlawn Ave as a separate parcel – it was mostly combined with 1226 Packard St. Rezoning what was 1007 Woodlawn Ave will eliminate the last vestige of P designation on this block.

The petition states that rezoning from P to C1 is aligned with Ann Arbor's 20-minute neighborhood concept and supports local businesses, driving economic growth in a sustainable manner. The area has not been used for parking for a long time.

Supporting this rezoning petition has many benefits in terms of achieving the goals of the Comprehensive Plan with no detriment from deviating from the future land use recommendation. Staff recommends approval.

AREA PLAN WAIVER:

Per Section 5.29.10.F Procedures for Rezoning Applications, an area plan or site plan is required as part of a rezoning petition, reinforced by Section 5.29.7 Applicability of Area Plans. The Planning Commission may waive the area plan requirement upon determination that no new construction is proposed and a survey of the existing conditions is provided (Section 5.29.7.B Waiver of Requirement).

No new construction is proposed and a survey of existing conditions has been provided.

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Prepared by Alexis DiLeo, Principal Planner

Reviewed by Brett Lenart, Planning Manager

Attachments: Zoning Map

Aerial Photo

Rezoning Petition