

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of June 21, 2023

**SUBJECT: 2670 & 2690 Ann Arbor-Saline Rd. Rezoning and Area Plan Waiver
File No. REZ22-0003**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve 2670 & 2690 Ann Arbor-Saline Road rezoning from R1C (Single-Family Residential District) to O (Office District).

PROPOSED CITY PLANNING COMMISSION MOTION

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

STAFF RECOMMENDATION

Staff recommends that the zoning be **approved** because the Master Plan: Land Use Element and Sustainability Framework contain elements recommending rezoning of sites in the City that support sustainability, conservation, and increased livability, transportation choices and denser uses on an active street.

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

STAFF REPORT

Per City records, 2670 Ann Arbor-Saline Road was registered as a rental unit in 2006 and in June of 2021, the City of Ann Arbor Rental Housing Division was made aware this building may have an unregistered rental unit. Upon inspection, it was determined this site was not being used as a rental unit but rather an office for a cleaning company. This type of use is not permitted in the R1C, Single-Family Zoning District, and enforcement began by the City's Zoning Coordinator.

This prompted the owner to discuss with Planning staff the possibility of rezoning this site to O (Office District) along with the adjacent site, 2690 Ann Arbor-Saline Road, as both parcels are under the same ownership.

To address the zoning violation, the petitioner submitted a rezoning application and area plan waiver request as no changes are proposed to the site. A survey was submitted showing the

existing conditions of these sites and to establish a baseline to document if any changes are made without permits or site plan approvals in the future.

CITIZEN PARTICIPATION

The petitioner notified properties and persons within 1,000 feet of the sites by mail that a rezoning petition had been submitted and held a Citizen Participation Meeting on 7/14/22. The meeting minutes are attached.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single-family residences and apartments/multi-family residences	R1C & R4A (Single-Family Dwelling District & Multiple-Family Dwelling District)
EAST	Fuel service station, convenience store, restaurants, office	PUD (Planned Unit Development)
SOUTH	I-94 Highway, apartments, retail	PUD & R4A
WEST	Apartments/multi-family residences	R4A

COMPARISION CHART

		EXISTING	PROPOSED	RE- QUIRED/PERMITTED	REQUIRED/PERMITTED
Zoning		R1C (Single-Family)	O (Office District)	R1C	O
Gross Lot Area		35, 280 sq ft -2670 Site 35,370 sq ft -2690 Site	35, 280 sq ft -2670 Site 35,370 sq ft -2690 Site	7,200 sq ft	6,000 sq ft MIN
Minimum Lot Width		123.5 ft - 2670 123.75 ft -2690	123.5 ft - 2670 123.75 ft -2690	60 ft	50 ft MIN
Floor Area Ratio		632 sq ft (2%) -2670 4,000 sq ft (11.3%)- 2690	632 sq ft (2%) -2670 4,000 sq ft (11.3%)- 2690	NA	75% MAX (25,527 sq ft)
Setbacks	Front	22.5 ft -2670* 60 ft -2690	22.5 ft -2670 60 ft -2690*	25 ft MIN	15 ft MIN 40 ft MAX
	Sides	20.7 ft east -2670 75 ft west 7.5 ft east -2690 6.4 west	20.7 ft east -2670** 75 ft west 7.5 ft east -2690 6.4 west**	5 ft MIN	30 ft Min when abutting R District
	Rear	200+ ft - 2670 30.7 ft -2690	200+ ft - 2670 30.7 ft -2690	30 ft MIN	30 ft MIN when abutting R District
Building Height		1 Story	1 Story	30 ft MAX	55 ft MAX 4 Stories when abutting R zone.
Vehicle Parking		8-10 spaces	8-10 spaces	None	1/250 sq ft MAX

Bicycle Parking	None	None	1 Space Class A - 2670 1 Space Class B - 2690	1/3,000 sq ft None
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**Front setback existing nonconforming*

***Nonconforming side setbacks if rezoned to Office*

HISTORY

The 632-sq ft home located on the 2670 Ann Arbor-Saline lot was built in 1923 and previously unused as a rental house. The 648-sq ft home located on the 2690 Ann Arbor-Saline lot was constructed in 1922. The 4,000-sq ft accessory structural located in the rear yard was constructed around 1984 and used for personal storage per City records. A Use Variance was applied for in 1998 to allow for commercial storage in this structure and was tabled by the ZBA. No further City records indicate if this variance was heard again or granted.

STAFF COMMENTS

Fire – Any future development on site needs proper approval for code compliance. No objections to the rezoning request.

Engineering – The proposed zoning is appropriate for the existing utility infrastructure. The fire hydrant coverage meets city standards for the existing structures.

Planning – These two sites are in the South planning area and the Master Plan: Land Use Element (“MP”) recommends single-family uses from the original recommendation of the South Area Plan adopted in 1990. The MP combined substantive information from the City’s four area plans into one document in 2009. This land use recommendation is only one element of the Comprehensive Plan. Other elements recommend higher density and mixed-uses along transit corridors. The Sustainability Framework (2013) lays out a set of goals that focus on climate and energy, community, land use, access, and resource management to help Ann Arbor become more sustainable. Although no new development is proposed currently, some of the land use goals include integrating a variety of land uses in our downtown, neighborhoods, and corridors encouraging pedestrian activity, uses land and infrastructure more efficiently, and provides access to more transportation choices. A diversity of land uses strengthens the unique character and identity of our community.

Because the updated Comprehensive Plan has not begun and this site is under zoning enforcement, the petitioner has elected to apply for rezoning rather than wait for the recommendations of the updated Plan. These sites currently use approximately 6.5% of floor area (4,632 –sq ft of floor area on 1.6-acres total). If rezoned, future residential/office addresses these goals allowing for up to 75% Floor area or approximately 53,000-sq ft with site plan review and approval.

Since 1990, traffic and commercial uses have increased in the immediate vicinity with the development of the service station, drive-thru restaurant, offices, commercial and retail uses to the east. The area south of I-94, Pittsfield Township, has seen significant commercial and multi-family residential development. In support of the existing and proposed densities in the City and Township, multi-modal improvements to Ann Arbor-Saline Road have been made, which includes bike lanes, bus routes and stops.

It should be noted that 2670 Ann Arbor-Saline Road has been used as office space for approximately the past four years with 2.5 full time employees from 9:30-5:00 pm Monday-Friday. Per the petitioner, there are no vans/business/commercial trucks parked outside. The 2690 Ann Arbor-Saline site is used as indoor personal storage for the past 40 years. The uses are not in compliance with allowable uses in the R1C zoning district, which has triggered the petitioner to apply for a rezoning or otherwise be in violation of City zoning codes. An approved rezoning brings this site into closer zoning conformance for the office use and the personal indoor storage falls under an existing non-conforming use. Any future expansion of either buildings or parking lots requires a formal site plan submission, review and approval by the City Planning Commission and/or City Council. A re-occupancy permit will need to be submitted, reviewed and approved by the City's *Building, Rental and Inspection Services staff*.

Prepared by Christopher Cheng
Reviewed by Hank Kelley and Brett D. Lenart
5/16/13

Attachments: [Site Survey/Additional Supplement to Petition to Amend Zoning Map/ 7/14/22](#)
[Citizen's Participation Meeting Minutes](#)
[Zonng Map](#)
[Aerial Maps](#)

c: Petitioner: Andy & Julie Reiff
Saline-Ann Arbor Properties, LLC
2670 Ann Arbor-Saline Rd
Ann Arbor, MI 48103

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Systems Planning
File No. REZ22-0003

2023 street view image of 2670 & 2690 Ann Arbor-Saline Rd.

