

# Planning Services Staff Report

For Ann Arbor City Planning Commission Meeting of May 5, 2026.

Subject: 225 and 235 South Wagner Road Rezoning (File: REZ26-0005).

---

## Proposed Planning Commission Motion

The Ann Arbor City Planning Commission recommends that the Mayor and City Council approve the rezoning of 225 and 235 South Wagner Road from R1-D (Single-Family Dwelling District) to R2A (Two-Family Dwelling District).

---

## Staff Recommendation

Staff recommend **approval** of the proposed R2A zoning because the zoning designation is consistent with the City of Ann Arbor Comprehensive Plan recommendation. The proposed location is a major thoroughfare, is serviced by existing infrastructure, and is close to commercial buildings.

## Summary and Location

This petition proposes to rezone two residential parcels totaling 0.28 acres from R1D (Single-Family Residential) to R2A (Two-Family Residential). The subject properties are two abutting parcels located on the east side of South Wagner Road between Porter Street and Rhea Street. Across South Wagner Road is Scio Township with a suburban commercial area. These parcels are in Ward 5.

*Image 1: Aerial map showing the location of 225 and 235 South Wagner Road outlined in blue.*



## Report

### ***Detailed Description of Petition***

225 and 235 South Wagner Road are currently vacant, and historic aerials show that the sites have always been vacant. The applicant is seeking rezoning to build two principal dwelling units per parcel. These two properties are both directly accessible by South Wagner Road.

The requirement for a site plan or an area plan, which normally accompany a rezoning petition, is not applicable to single-family or two-family dwellings in a residential zoning district per Section 5.29.10.F. Additionally, a site plan is generally not required for the construction of four units or less on a parcel. The development of the parcels will have to follow the dimensional standards for the R2A district as specified in Table 5.17-2 of the Unified Development Code (UDC), which are very similar to R1D. The comparison between the zones can be seen in Table 2 below. The parcels meet lot area and width requirements for the R2A district and have sufficient lot area to permit two dwelling units per parcel if rezoned.

As a Type 1 development, a postcard was sent to properties within 1,000 feet of this site notifying them of a Community Participation Meeting. A virtual meeting was held on April 9, 2026. There were approximately 6 people in attendance. A meeting summary

has been uploaded to the project file in STREAM. The discussion generally centered on questions about the Ann Arbor Community Land Trust and concerns about parking and the lack of sidewalks.

### ***Rezoning Analysis***

Changes to the text or map of the Unified Development Code (Chapter 55 of the Ann Arbor City Code) may be made pursuant to Section 5.29.9. To assist the Planning Commission and City Council with their decision, applicants provide a rezoning petition (attached) with justifications in support of the request. The petition 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.

The petition for rezoning (attached) requests the proposed rezoning for increased density on these sites and argues the proposed rezoning supports the Comprehensive Plan and goals for affordable housing, housing diversity, and transit-oriented housing. The modest increase in density would not disrupt the neighborhood.

The City of Ann Arbor Comprehensive Plan 2050 designates these parcels as Residential future land use category which recommends up to three units per parcel. In general, the Plan recommends higher density across the city and encourages a variety of housing types, as well as emphasizing affordability.

The R2A zoning supports the density proposed. A location near a major transit corridor and existing commercial buildings is appropriate for additional density, and the development will have minimal impact on its neighbors. There are two Ann Arbor Area Transit Authority bus stops within approximately 0.25 miles of the parcels. They are also near public open space like the Dolph Nature Area. Staff agree with the applicant that adding these units would meet City housing goals.

The rezoning of this parcel from R1D to R2A zoning is supported by City Planning Staff. The project complements nearby uses and aligns with the City's policy goals by introducing housing near major thoroughfares with nearby existing transit lines and existing utility infrastructure.

*Table 1: Surrounding Land Use and Zoning*

	<b>Land Use</b>	<b>Zoning</b>
<b>North, East and South</b>	Residential	R1D (Single-Family District)
<b>West</b>	Industrial/commercial	TWP (Township)

*Table 2: Comparison Chart of Zoning Requirements*

	<b>Existing</b>	<b>Required / Permitted</b>
<b>Zoning</b>	R1-D (Single Family)	R2A (Two-Family)
<b>Min Lot Area</b>	5,000 sq ft	5,000 sq ft
<b>Min Width</b>	40 ft	40 ft
<b>Lot Area per Dwelling Unit</b>	5,000 sq ft	2,500 sq ft
<b>Height</b>	30 ft	30 ft
<b>Setbacks</b>	Front – 25 ft min Side – min total of two sides 6 ft Rear – 20 ft min	Front – 25 ft min Side – 5 ft min Rear – 30 ft min

**Prepared by:** Mariana Melin-Corcoran, City Planner.

**Reviewed by:** Hank Kelley, Deputy Planning Manager.

**Attachments:**

- Rezoning Application, dated March 13, 2026.
- Zoning/Parcel Maps.
- Aerial Photo.
- Additional Project Files ([STREAM file REZ26-0005](#)).

**Copied:**

- Petitioner/Owner: Sarah Lorenz, Ann Arbor Community Land Trust.
- Systems Planning: ([STREAM file REZ26-0005](#)).