



City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION
 301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
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APPLICATION FOR CHANGES IN OR ADDITIONS TO THE ZONING CHAPTER
 See www.a2gov.org/planning/petitions for submittal requirements.

TO: The Honorable Mayor and City Council
 City of Ann Arbor
 Ann Arbor, Michigan

We, the undersigned, respectfully petition the Honorable Council of the City of Ann Arbor to amend the Zoning Map as it relates to the property hereinafter described.

(Give or attach legal description and include location of property)

See attached.

The petitioner(s) requesting the zoning/rezoning are:

*(List petitioners' name; address; telephone number; and interest in the land;
 i.e., owner, land contract, option to purchase, etc.)*

Martin M. Skura, 359 S Wagner Road, Ann Arbor, Michigan 48103; 734-253-1041; Owner

Also interested in the petition are:

(List others with legal or equitable interest)

N/A

The applicant requests that the Official City Zoning Map be amended to reclassify this property from R1D to R2A to permit the following use(s): Two-Family Dwellings

(state intended use)

Justification:

1. The extent to which the zoning/rezoning requested is necessary:

It is well understood that additional housing units of varying sizes, prices, and styles are needed throughout both the City of Ann Arbor and the larger community. The requested rezoning to R2A would preserve the existing uses in the area while also allowing for the construction of a two-family/duplex building on each of the two parcels. The new two-family dwellings would provide additional housing units of a different type within an established area without full-scale redevelopment.

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

The proposed rezoning will be harmonious with public health, safety, welfare, and property rights of others in the vicinity. The permitted primary, special exception, accessory, and temporary uses in the R1D and R2A zoning districts are identical except for Two-Family Dwellings which are prohibited in the R1D zoning district. Approval of the proposed rezoning to R2A would allow for the construction of a two-family/duplex building on each of the two parcels, providing a modest increase in residential density while keeping with the overall character of the area.

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

The proposed rezoning will allow for the construction of additional housing units within an established area. A site plan is not required for new two-family dwelling buildings located in residential zoning districts, so building the duplexes on individual lots will make the units available more quickly. The increase in residential density will also increase the City's tax income from the property, as well as increase the customer base for local restaurants and businesses.

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

Direct access to the parcels is available from S Wagner Road. Wagner Road is a County Primary Road under the jurisdiction of the Washtenaw County Road Commission. County Primary Roads generally serve as key transportation corridors and are designed to handle significant traffic and connect communities across the County. Public utilities, including water, sanitary sewer, and storm sewer, are also available within the S Wagner Road right-of-way. The parcels are located approximately 1,500 feet south of Jackson Road, which provides access to a variety of opportunities for shopping, dining, and personal services, as well as professional and medical offices, employment centers, and easy access to I-94, downtown Ann Arbor, and the University of Michigan.

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

The City of Ann Arbor is in the final stages of adopting a new Comprehensive Land Use Plan. A goal of the current draft of the City of Ann Arbor's Comprehensive Land Use Plan (version 3, dated October 2, 2025) is to "increase the supply and diversify the types of housing for households of different sizes, abilities, and income levels." Identified strategies to achieve this goal include allowing more housing units such as duplexes and triplexes by right and diversifying the types of housing through "missing middle" housing such as duplexes, triplexes, townhouses, and cottage courts. The proposed rezoning to R2A will help achieve this goal by allowing two-family dwellings to be built on existing lots.

6. Other circumstances and factors which will further justify the requested zoning/rezoning are:

One goal of the current City of Ann Arbor Master Plan Land Use Element (Goal C) is "to provide a full range of housing choices (size, price, design, accessibility, etc.) that meets the existing and anticipated needs of all City residents." Noted objectives and action statements to help achieve this goal include allowing duplexes in single-family development projects and encouraging new residential developments to provide a variety of housing types. Allowing two-family dwellings to be built on existing lots in established areas without full-scale redevelopment is consistent with these goals and objectives.

Attached is a scaled map of the property proposed for zoning/rezoning, showing the boundaries of the property, the boundaries of the existing zones, the boundaries of the proposed zones, and the public and/or private easements located within or adjacent to the property petitioned for zoning/rezoning.

The undersigned states he/she is interested in the property as aforesaid and that the foregoing statements are true and correct to the best of his/her knowledge and belief.

Dated: 1/8/26

Signature: [Handwritten Signature]
MARTIN M. SKUBA
3595 Wagner Rd
Ann Arbor, MI 48103
(Print name and address of petitioner)

Signature: _____

(Print name and address of petitioner)

STATE OF MICHIGAN
COUNTY OF WASHTENAW

On this 8 day of JANUARY, 2020, before me personally appeared the above-named petitioner(s), who being duly sworn, say that they have read the foregoing petition by them signed, and know the contents thereof, and that the same is true of their knowledge, except as to the matter therein stated to be upon their information and belief, and as to those matters they believe it to be true.

Signature: Candice M. Briere
CANDICE M. BRIERE
(Print name of Notary Public)

My Commission Expires: 10-29-2020

CANDICE M BRIERE
Notary Public, State of Michigan
County of Washtenaw
My Commission Expires 10-29-20
Acting In the County of WASHTENAW

LEGAL DESCRIPTIONS

359 S Wagner Road (09-08-25-218-003)

Lot 107 of WESTOVER HILLS, a Subdivision of part of the Northwest $\frac{1}{4}$ of Section 25, Scio Township, Washtenaw County, Michigan, according to the Plat thereof as recorded in Liber 5 of Plats, Page 32, Washtenaw County Records.

(Quit Claim Deed, dated September 25, 2001, as recorded in Liber 4073, Page 68, Washtenaw County Register of Deeds.)

371 S Wagner Road (09-08-25-218-020)

Lot 109 of WESTOVER HILLS, a Subdivision of part of the Northwest $\frac{1}{4}$ of Section 25, Scio Township, Washtenaw County, Michigan, according to the Plat thereof as recorded in Liber 5 of Plats, Page 32, Washtenaw County Records.

(Warranty Deed, dated July 19, 1983, as recorded in Liber 1886, Page 22, Washtenaw County Register of Deeds.)