

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of May 1, 2018

**SUBJECT: 2455 S. Main Street Rezoning and Area Plan Waiver
(2455 S. Main St.)
File No. Z18-001**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 2455 S. Main St. Rezoning from R4B (Multiple-Family Dwelling) to O (Office).

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby waives the Area Plan requirement, as no improvements to the house are proposed and a survey of the existing improvements on the site has been provided.

STAFF RECOMMENDATION

Staff recommends that the rezoning request be **approved**, because the O zoning district will allow for uses that are compatible with the nearby multiple-family dwelling, office and retail uses and character of the area.

Staff recommends that the area plan waiver be **approved**, because no improvements to the house are proposed and an accurate survey of the existing conditions and site configuration has been provided by the petitioner.

LOCATION

The parcel is located on the east side of South Main Street, south of the Ann Arbor-Saline Road/South Main Street intersection. This site is located in the Malletts Creek watershed.

DESCRIPTION OF PETITION

The petitioner seek to rezone this 0.41 acre lot from R4B (Multiple-Family Dwelling District) to O (Office), consistent with the standards of Chapter 57 (Land Use and Subdivision Control). The property contains a 1,392 square foot single-family dwelling as well as a two car garage. Jon Keller, owner of J Keller Properties, LLC, has submitted a request for a rezoning of the property from R4B to O to allow for use as a local property management real estate office.

In addition, the petitioner seeks to waive the area plan requirement, consistent with the standards of Chapter 57 (Land Use and Subdivision Control). No building permits have been submitted and no improvements to the house are planned. In order to meet the automobile and bicycle parking requirements for the Office district, the petitioner proposes using the existing

wooden shed for the one bicycle place, and accommodating four parking spaces as shown on the attached drawing. The petitioner has agreed to add a patch of paving to widen the driveway in order to accommodate the additional parking. One of the four parking spaces will be barrier free.

A citizen participation meeting was held on February 12, 2018 and the petitioner indicated there were no attendees at the rezoning meeting.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	General Office	O (Office District)
EAST	Multiple-Family Residential	R4B (Multiple-Family Residential)
SOUTH	Multiple-Family Residential	R4B
WEST	Multiple-Family Residential	R4B

COMPARISON CHART

	EXISTING	PROPOSED	PERMITTED/ REQUIRED (EXISTING ZONING)	PERMITTED/ REQUIRED (PROPOSED ZONING)
Zoning	R4B (Multiple-family dwelling district)	O (Office)	R4B	O
Lot Width	83 ft**	83 ft	120 ft	50 ft
Setback – Front	40 ft	40 ft	15 ft MIN 40 ft MAX	15 ft MIN MAX - None*
Setback – Sides	North- 30 ft South - 28.5 ft	North- 30 South – 28.5 ft	12 ft MIN one side *****	30 ft MIN***
Setback – Rear	100 ft	100 ft	30 ft MIN*****	30 ft MIN***
Building Height	1.5 story	1.5 story	35 ft MAX or 45 ft w/ parking below building	55 ft MAX****
Parking – Automobile	4 spaces	4 spaces	2 space	4 spaces MIN 6 spaces MAX
Parking – Bicycle	0 space	1 space	1 space	1 space

- * In the Office District, required maximum front setback is 40 ft for new freestanding buildings constructed or site planned after January 16, 2011, otherwise none.
- ** Existing nonconforming
- *** In the Office District, required setback is 30 ft where abutting residentially zoned land.
- **** In the Office District, any area on a parcel extending 300 ft from an abutting residentially zoned land, the maximum height limits are 55 ft and 4 stories.
- ***** Plus 1 foot additional setback for each foot of building height above 30 feet when abutting residentially zoned land.

HISTORY

The existing single-family dwelling was constructed in Pittsfield Township in 1927. The parcel was annexed into the City on February 5, 1996. The parcel was rezoned from TWP (Township) to R4B (Multiple-Family Dwelling District) on April 21, 1997. The adjacent parcel to the north, was rezoned from R4B to O in 2015.

PLANNING BACKGROUND

For a 65 acre area located east of South Main Street and south of the U of M Golf Course, the Master Plan: Land Use Element states, "single-family attached and multiple-family dwellings are recommended with additional neighborhood parkland to serve the residences. Higher residential densities of up to 15 dwellings per acre can be supported if greater street access and parkland are available."

The intent of the Office District, as defined in Chapter 55, is a district applied as a transitional use buffer between residential uses and uses which would be incompatible in direct contact with residential uses. Along with the parcels to the north of the site (2385 and 2405 South Main Street) that were rezoned from R1C (Single-Family Dwelling District) to Office District in 2001, this parcel could function as a buffer between the multiple-family residential zoning and the commercial uses to the west side of South Main Street and from South Main Street itself.

The Non-motorized Transportation Plan recommends in-street bike lanes and a sidewalk in the right-of-way in front of the site. Both have been installed.

STAFF COMMENTS

Engineering:

City Code Chapter 47, Section 4:20 states the following provisions for drive approaches: Driveways for uses other than single and two family uses shall have a driveway opening width that is a minimum of twenty-four feet and maximum of thirty feet. The existing driveway opening width does not meet this requirement. In recognition of this existing, non-conforming condition, it is acceptable for the driveway to remain and may require modification at the time maintenance or repair is required or any site modifications.

Planning:

Zoning Request – Staff concurs with the petitioner that conditions have changed in the area since the South Area Plan recommended residential uses in 1990. Since that time, a number of multiple-family projects have been constructed in the immediate vicinity, a large shopping center exists to the west, traffic has increased along South Main Street, and the overall character of the area has changed from primarily agricultural to urban uses. The rezoning to Office will allow for office uses as well as residential uses. In addition, the modest size of the lot is well suited for small office use, such as the proposed general office.

Area Plan – Staff supports the request to waive the area plan. There are no planned improvements to the house and no permits are requested. The site can accommodate the 4 minimum required parking spaces.

The adjacent site to the north, 2435 S. Main St., was rezoned by this petitioner from R4B to O in 2015. Since this approved rezoning, staff noticed the rear parking area was increased without permits or site plan approval. This site must be returned to the previously approved site layout or receive site plan approval. This rezoning petition will not be scheduled for City Council until this issue is addressed.

Prepared by Chris Cheng
Reviewed by Brett Lenart
4/25/18

Attachments: [Citizen Participation Meeting Report](#)
[Zoning/Parcel Maps](#)
[Aerial Photo](#)
[Mortgage Survey with Proposed Parking Arrangement](#)

c: Petitioner's Agents: Jonathon Keller
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City Assessor
Systems Planning
File No. Z18-001