

**City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION**

301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

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 Attachment

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.)*

See Attachment

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 RIC to 0 to permit the following use(s): See Attachment

(state intended use)

Justification:

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

See Attachment

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

See Attachment

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

See Attachment

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

See Attachment

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:

See Attachment


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

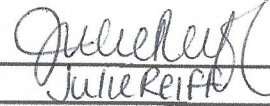
See Attachment

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.

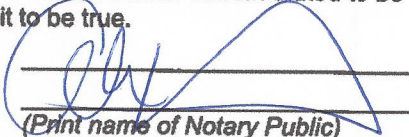
Dated: 11/28/22

Signature: 
Andrew A. Reiff
5758 E Silo Ridge Dr
Ann Arbor, MI 48108
(Print name and address of petitioner)

Signature: 
Julie Reiff
5758 E. Silo Ridge Dr.
Ann Arbor MI 48108
(Print name and address of petitioner)

STATE OF MICHIGAN
COUNTY OF WASHTENAW

On this 28th day of November, 2022, 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: 
(Print name of Notary Public)

ALEX MILSHTEYN
Notary Public - State of Michigan
County of Washtenaw
My Commission Expires Apr 12, 2027
Acting in the County of Washtenaw

My Commission Expires: _____

Attachment to Application for Change in Zoning Chapter

2670 and 2690 Ann Arbor Saline Road

I. Legal Description of Property subject to Rezoning request

- A. 2670 Ann Arbor Saline Road, attached as Exhibit A.
- B. 2690 Ann Arbor Saline Road, attached as Exhibit B.

II. Petitioner Requesting Rezoning

Saline-Ann Arbor Properties, LLC
c/o Andrew Reiff
2670 Ann Arbor Saline Road
Ann Arbor, MI 48103
734 395 8889

Owner of the properties subject to the rezoning request.

III. Rezoning Request

The Petitioner requests that the Official City Zoning Map be amended to reclassify the zoning designation of these two properties from R1C to Office.

2670 Ann Arbor Saline Road contains the office for Mr. Reiff's commercial cleaning business. The office is located in a small structure that in the past has been used as a rental property. Over time, with the increase in traffic on Ann Arbor Saline Road, and with the major commercial activity across the street, the house became less attractive as a residence and became increasingly difficult to rent. Mr. Reiff decided at that point to move his business office into the small structure. It is the right size for his business, and typically has only 2-3 employees on site at a time. The adjacent address, 2690 Ann Arbor Saline Road, contains some storage buildings that Mr. Reiff uses for supplies.

The impetus for this rezoning request is that the City concluded that Mr. Reiff's use of this property for his business is not permitted in the R1C zoning district. Thus, in order to allow Mr. Reiff to continue using his property for his office, he has to seek a rezoning to the Office designation. The Office zoning will allow him to continue his office use, and this zoning designation would also act as a buffer between the commercial uses to the east and the residential uses to the west.

Mr. Reiff plans to continue using his property as his business office for the foreseeable future. As such, the property, its uses, and structures, would remain as they currently exist.

IV. Existing Conditions- The Properties and Surrounding Area

This property is located on Ann Arbor Saline Road (AASR) just north of its intersection with I-94. To the east is a very active gas station/car wash/convenience/liquor store, and further to the east is the Whole Foods/REI shopping center and adjacent commercial and retail uses. To the north along the east side of AASR, generally are a mix of multi-family uses, heading north towards the Busch's shopping center. On the west side of AASR are the rear yards of single-family residences, who gain access to their homes from the neighborhood streets to the west. As such, they do not have driveways on AASR.

To the immediate south is Brookfield Drive, which provides access to Meadowbrook Village Apartments, a multifamily residential development. South of Brookfield Drive is the intersection with I-94, which then leads to the major retail and commercial development on the south side of I-94 along both sides of AASR. To the west is Meadowbrook Village Apartments development, a sizeable multi-family project.

Regarding the zoning designations of the area, the property is a peninsula of land zoned R1C, surrounded by other zoning districts. To the west is R4A zoning, while across AASR are several commercial-type zoning categories, including PUD, C1B, and Office. The R1C zoning continues to the north and then west into the Northbrook/Meadowbrook Park neighborhood.

The site is dominated by two activities. First, AASR, with the substantial traffic load it carries both north and south, connecting the City to I-94 and to Pittsfield Township beyond. Second, the gas station and accessory uses immediately across the street, with its lights and commotion.

V. Justification

1. The extent to which the re-zoning requested is necessary

The location of the property on AASR is not suitable for single-family residential uses for several reasons. First, the significant commercial activities immediately across the street, with their lights, noise, and generally commotion, have a meaningful negative impact on the environment for single-family homes. Second, given the configuration of the property, any such homes would have to be oriented towards AASR. As such, they would not be fronting a comfortable neighborhood street (as in the neighborhood to the north), but rather a major traffic artery carrying the traffic of a significant portion of the Ann Arbor metropolitan area.

Farther to the east is the large commercial and retail activities of the Whole Foods shopping center, again producing noise, lights, and commotion. To the west is a multiple family use. Only to the north and northeast is the zoning single family residential, and

those homes are all oriented inward, to the west and north. They are not oriented to AASR, for the simple and obvious reason that it is not conducive to single family uses.

The property has been zoned R1C for many years, during which time the traffic on AASR has increased significantly and the commercial uses across the street have intensified. Thus, conditions have changed in the immediate area of the property, and rezoning is justified.

2. This re-zoning will affect the public welfare and property rights of persons located in the vicinity in the following ways:

The proposed re-zoning will have little, if any, impact on property rights of persons located in the vicinity. Mr. Reiff proposed to continue his office use of the structure for his cleaning business. There are only 2-3 employees, and no customers that arrive at the site. Thus, allowing him to continue his office use will be of very little impact on the site, and have no adverse impact on the property rights of neighbors.

In the future, if further development is proposed, Mr. Reiff would have to proceed through the typical site plan approval process. This would insure that there are no unacceptable impacts on neighbors, regardless if it was developed for office or multifamily residential uses. And in fact, the Office zoning designation is designed to be a buffer between more intense uses, such as the commercial activity on the other side of AASR and the heavy traffic on AASR, and the residential uses to the west and north. As such, a change in zoning to Office will enhance the public welfare.

3. This re-zoning will be advantageous to the City in the following ways:

This proposed re-zoning will be advantageous by allowing the continuation of an appropriate use of this site, given the particular challenges of the site. Mr. Reiff can maintain his business operating from this location, well-suited to such an office. This location is not suitable for single family uses; as such, keeping it zoned for R1C will result in a vacant and underutilized property, while rezoning it to Office will allow for the continuation of a vibrant and essential office use.

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

This site has excellent accessibility to the general public, given its location on the major thoroughfare AASR. As such, it will serve Mr. Reiff's purposes well, so that he can depart to his commercial cleaning sites. This same advantage would apply if the site were redeveloped in the future with office uses. And if it were multifamily (permitted under the Office category), it would be on a bus line that would support the concept of "transit oriented development," a City goal.

5. Any changed or changing conditions in any particular area, or in the City generally which have a bearing on the proposed re-zoning.

The property and its adjoining neighbor appear to have been left behind by development around it. They are large parcels, each measuring about 0.8 acre. This is much larger than the smaller residential lots located to the north. AASR did not use to carry the significant volume of traffic it now carries. And the major commercial and retail uses across the street have also contributed to the change in the character of the immediate area. The Office designation, with its potential for either office, multifamily, or mixed uses, is now more appropriate for this location.

6. Other circumstances and factors which will further justify the requested re-zoning.

While not precisely related to the re-zoning request, Mr. Reiff has invested in his property and significantly improved its appearance. He intends to maintain this level of care, keeping his property in an attractive appearance, both for the short and long run.

Exhibit A- Legal Description- 2670 Ann Arbor Saline Road

Beginning at a point in the center of the Saline and Ann Arbor Road on the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 6, Township of Pittsfield (now City of Ann Arbor), Washtenaw County, Michigan, 185 and 54/100 feet Southwesterly from the East Section line of said Section; thence Southwesterly along the center of said Road, a distance of 7 rods and 8 feet; thence North 53 degrees West, a distance of 5 chains and 3 links, thence Northeasterly parallel with the centerline of said Saline and Ann Arbor Road 7 rods and 8 feet; thence South 37 degrees East 5 chains and 3 links to the Place of Beginning.

Excepting therefrom the Southerly 60 feet taken by the Michigan State Highway Department as Recorded in Liber 1449, Page 695, Washtenaw County Records.

Said parcel also described as: Part of the Southeast $\frac{1}{4}$ of Section 6, Town 3 South, Range 6 East, and commencing at the East $\frac{1}{4}$ corner of Section; thence South 1 degree East 708.84 feet; thence South 42 degrees 30 minutes West 185.54 feet; thence North 37 degrees West 60 feet for a Point of Beginning; thence South 42 degrees 30 minutes West 123.50 feet; thence North 37 degrees West 271.98 feet; thence North 42 degrees 30 minutes East 123.50 feet; thence South 37 degrees East 271.98 feet to the Point of Beginning.

Exhibit B- Legal Description- 2690 Ann Arbor Saline Road

Beginning at a point in the center of the Saline-Ann Arbor Road which is 290.18 feet south and west of the intersection of the east line of Section 6, Town 3 South, Range 6 East, Pittsfield Township, Washtenaw County, Michigan, and the center line of the Saline-Ann Arbor Road; thence northwesterly at an angle of 79 degrees 18 minutes with

the Saline-Ann Arbor Road 352.0 feet; thence southwesterly parallel with said road 123.75 feet; thence southeast 352.0 feet to the center of said road; thence northeasterly along the center line of said road 123.75 feet to the place of beginning. Excepting the southeasterly 60 feet conveyed to Michigan State Highway Department as recorded in Liber 1431, Page 955, Washtenaw County Records.

LEGEND

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ANN ARBOR-SALINE RD.
(PUBLIC - VARIABLE WIDTH)



[Signature]
 License No. 26683
 State of Michigan

CERTIFICATION:
 I have examined the records and the plat hereon filed and find that the same comply with the provisions of the laws of the State of Michigan relating to the recording of land title surveys.

DESCRIPTION OF THE PROPERTY:
 This is a portion of the property located at the intersection of 2890 Ann Arbor-Saline Rd. and 2670 Ann Arbor-Saline Rd., Saline, Michigan. The property is bounded on the north by 2890 Ann Arbor-Saline Rd., on the south by 2670 Ann Arbor-Saline Rd., on the east by the property of Ann Arbor-Saline Properties, LLC, and on the west by the property of Saline Township.

EXCEPTIONS:
 The property is subject to the easements and covenants shown on the plat hereon filed, and to the easements and covenants shown on the plat hereon filed and recorded in the records of the State of Michigan.

CONVEYANCE:
 The property is being conveyed to Ann Arbor-Saline Properties, LLC, and the conveyance is being made by deed, which is being recorded in the records of the State of Michigan.

NOTICE:
 This plat is being filed for the purpose of recording the same in the records of the State of Michigan, and the same will be deemed to be recorded in the records of the State of Michigan upon the filing of this plat.

DATE	12-15-21
BY	ALTA/NSPS
FOR	ANN ARBOR-SALINE PROPERTIES, LLC
PROJECT NO.	2670-2890-ANN ARBOR-SALINE RD.

CLIENT: SALINE-ANN ARBOR PROPERTIES, LLC

ALTA/NSPS LAND TITLE SURVEY

2670/2690 ANN ARBOR-SALINE RD.,
SECTION 9 RANGE 022

TOWNSHIP 03S
CITY OF ANN ARBOR
WASHINGTON COUNTY
MICHIGAN



ALPINE ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS

<p>RESIDENTIAL SURVEYS SITE CONSTRUCTION MOBILE HOMES FLOOD PLANS CONSTRUCTION LAYOUT</p>	<p>SURVEYING ALTA SURVEYS BOUNDARY SURVEYS TOPOGRAPHIC SURVEYS PAVED SURVEYS</p>	<p>COMMERCIAL SITE PLANNING INDUSTRIAL & HIGHWAY PAVED SURVEYS CONSTRUCTION LAYOUT</p>
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4682 REEF ROAD
SUITE 109
MCA, MICHIGAN 48317

(248) 836-3701 (Fax)
 (248) 836-3765 (Text)
 WWW.ALPINE-INC.NET

Citizen's Participation Meeting Report

Proposed Re-zoning of 2670 and 2690 Ann Arbor Saline Road

I. Meeting Details

- a. Date: July 14, 2022
- b. Time: 7:00 PM
- c. Held via Zoom meeting
- d. Mailing went to 442 addresses
- e. No additional materials were used at the zoom meeting
- f. Two (2) residents attended: Diane Malesko, 2625 Glenbrook Court, and Kevin and Wendy Riethmiller, 2620 Glenbrook Court. Other attendees: Andy Reiff, Julie Reiff, Scott Munzel, Ken Milburn (zoom operator)
- g. Meeting formally began at 7:11 PM, ended 8:04 PM

II. Explanation of Request and Proposed Rezoning

- a. Explained what the CPM is, report for formal application, who attended, comments, report to attendees
- b. Project explanation- rezone to Office to allow Andy to continue existing business office at this location. Low intensity of use, no proposed changes to site
- c. Office designation allows office use and acts as buffer between residential uses and commercial uses to east; any future changes to site would require site plan approval and new CPM and public approval process

III. Comments and Discussion

- a. Why couldn't there be an application for variance or special exception use instead of rezoning. Response was unlikely would meet standard for a use variance, and there is no special exception category for Office in Residential district.
- b. Concerns were raised generally about environmental impact, such as lighting, and traffic. Response was no changes are planned, so no impact on light; 3 employees currently use office, so no traffic impact. If a change in the future, would need to go through site plan and public review process.
- c. After question about what uses are permitted in Office, and review of those uses stated in the UDC, concern was raised that Andy could change the outbuildings to a more intense use without site plan approval. Response was he has no plans to do that, and very likely, any changes would still require a site plan- e.g. any change to the parking would still trigger a site plan requirement.
- d. Concern was raised that the Office designation allowed a variety of uses that were not office or residential that neighbors might find objectionable. Response was no changes planned at this time and future uses would need public review process.
- e. Concern was to retain it as a residential rental property. Response was that does not then allow Andy to use as an office, and it is a difficult location to rent.
- f. Acknowledgement that Andy did a nice job fixing up the building

Prepared by Scott Munzel