

**ANN ARBOR PLANNING DEPARTMENT STAFF REPORT**

**For Planning Commission Meeting of November 7, 2018**

**SUBJECT: 3786 & 3802 Platt Road Zoning and Area Plan  
File Nos. Z16-004 and AP17-001**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 3786 & 3802 Platt Road R2A (Two-family Dwelling District) Zoning and Area Plan conditioned upon approval of an administrative land transfer.

**STAFF RECOMMENDATION**

Staff recommends these petitions be **approved** because the proposed zoning is consistent with the City of Ann Arbor Master Plan, and the area plan complies with all applicable state, local and federal law, ordinances, standards and regulations.

**PROJECT LOCATION**

This site is located on the west side of Platt Road, north of I-94 Highway. This site is located in the South Area, located in the Swift Run Creek Watershed and Ward Three.

**PROJECT DESCRIPTION**

**Zoning Designation**

The petitioner seeks to rezone these two adjacent lots totaling 1.6-acres from R1C (Single-Family Dwelling District) to R2A (Two-Family Dwelling District), to allow the development of a duplex unit on each lot. The maximum permitted density for R2A zoning is ten dwelling units per acre with the minimum lot size per dwelling unit set at 8,500 square feet. Any additional units proposed on these two lots requires site plan approval. Each site previously contained a single-family home and were recently demolished.

The petitioner does not intend to request any variances nor seek planned project modifications. The existing curb cuts are to be closed and site access is proposed by a shared private access easement off Platt Rd. Sidewalks exist along the west side of Platt Road.

No natural features are impacted from this development. Floodplain is located toward the western, rear of this site and is not impacted. When a grading permit is submitted, first flush storm detention will need to be shown on the plans.

**Area Plan**

An area plan is required when an amendment to the City Zoning Map is proposed per the Unified Development Code (5.29.7). In this case, the petitioner has proposed amending the City Zoning Map from R1C to R2A, Two-family Dwelling District. The purpose of an area plan is to demonstrate that the property can be developed consistent with the requested zoning classification. Area plans are required to provide a brief description of the development

program, a community analysis, a site analysis, general information, and a schematic design for the entire development site (UDC 5.29.7.F). This petition originally was submitted with a total of seven duplexes, which provided 14 homes. The petitioner has subsequently reduced the proposed development to one duplex on each lot (to some degree to eliminate the requirement of site plan review).

Area plans are not required to include the number and type of dwelling units proposed; placement of proposed structures; front, side and rear open space and setback lines; number and dimensions of parking spaces; landscaping; soil erosion and sedimentation control plans; storm water management plans; utilities; the accurate location and description of all natural features; the location and extent of natural features open space; or a natural features protection plan, mitigation plan and alternative analyses. These are, however, requirements of site plans. The petitioner will be required to meet site plan requirements if additional homes (i.e. beyond one duplex per lot) are proposed in the future.

### SURROUNDING LAND USES AND ZONING

|       | LAND USE           | ZONING                                |
|-------|--------------------|---------------------------------------|
| NORTH | Vacant             | TWP (Township District)               |
| WEST  | I-94 HWY & Park    | PL (Public Land District)             |
| SOUTH | Single-family home | R1C (Single-family Dwelling District) |
| EAST  | City Park          | PL                                    |

### COMPARISON CHART

|                       |       | EXISTING                                 | PERMITTED/REQUIRED            | PROPOSED                              | PERMITTED/REQUIRED            |
|-----------------------|-------|--|-------------------------------|---------------------------------------|-------------------------------|
| Zoning                |       | R1C (Single-family Residential District) | R1C                           | R2A (Two-family Residential District) | R2A                           |
| Gross Lot Area        |       | 70,218 sq ft*                            | 7,200 sq ft MIN/dwelling unit | 70,218 sq ft*                         | 8,500 sq ft MIN/dwelling unit |
| Lot Width             |       | 200 ft                                   | 60 ft                         | 100 ft                                | 60 ft                         |
| Setbacks              | Front | Vacant                                   | 25 ft                         | 25 ft                                 | 25 ft MIN                     |
|                       | Side  | Vacant                                   | 5 ft                          | 30 ft                                 | 5 ft                          |
|                       | Rear  | Vacant                                   | 30 ft                         | 350 ft                                | 30 ft                         |
| Building Height       |       | None                                     | 30 ft Max                     | 30 ft                                 | 30 ft MAX                     |
| Parking - Automobiles |       | 2 spaces                                 | 1 space/dwelling MIN          | 2 spaces/unit                         | 1 space/dwelling MIN          |
| Parking – Bicycles    |       | None                                     | None**                        | None**                                | None**                        |

\* Net lot area is gross lot area minus Platt Road right-of-way.

\*\* Bicycle parking located in future garage.

## HISTORY

City records indicate the existing houses were demolished in 2017.

## PLANNING BACKGROUND

The Master Plan: Land Use Element identifies this site and adjacent sites be used for public/semi-public uses. The South Area Plan recommends public land uses for this area of Platt Road. Additional goals for the South Area include:

- Providing a variety of housing types, ownership types and costs;
- Promoting infill housing in neighborhoods which can accommodate additional density;
- Promoting the availability of housing to accommodate people with disabilities;
- Providing adequate pedestrian and vehicular access to public streets and sidewalks between neighborhoods; and
- Providing adequate parkland or open space in residential developments along with other amenities such as lighting, landscaping, play equipment, and street furniture, all scaled to pedestrian level

Lots to the north and northeast of this site are zoned R3, Townhouse Dwelling District. The R2A district provides a transition from duplex units to single-family households. Although the Master Plan recommends public/semi-public uses in this area, the Parks Dept. has not indicated interest in purchasing these sites.

## DEPARTMENT COMMENTS

Systems Planning – City records indicate the some of the sidewalks fronting Platt Road are located outside of the current right-of-way. An easement for the sidewalk along Platt Road will need to be dedicated.

Fire hydrants shall be located such that all buildings and structures will be included in a 350-foot radius drawn around each hydrant. Hydrants used to meet fire hydrant coverage requirements must be accessible to the development. At least one new hydrant will be necessary to achieve required fire hydrant coverage.

The 8" sanitary "lead" shown on the area plan is not permissible to serve the site with sanitary sewer. A public sanitary main may be constructed on the site within an easement with service leads connected to it. Alternatively, individual leads may connect to the main in Platt Road.

Floodplain Coordinator –The proposed structures are currently shown outside of the floodplain. During the building permit application, review will be necessary to ensure the structures meet all floodplain regulations before approval is granted.

Planning – As part of this proposal, an administrative land transfer will be required for each lot to meet the minimum width.

Public/semi-public uses are recommended by the Master Plan: Land Use Element for these two sites. This proposal shows a density (minus right-of-way) of approximately 2 dwelling units per acre, whereas, the current R1C zoning allows for approximately 6 dwelling units per acre. Staff feels this density and rezoning is reasonable as this site is located near bus stops, existing utilities, and public parks.

Neighborhood Concerns – The petitioner contacted neighbors and did not receive objections to the proposed rezoning and duplex proposal. Minutes of the Citizen’s Participation Meeting are attached.

Prepared by Chris Cheng  
Reviewed by Brett Lenart  
mg/11/02/18

Attachment: [Zoning Map](#)  
[Aerial Map](#)  
[Area Plan](#)  
[Zoning Application](#)  
[July 2016 Citizen’s Participation Minutes](#)

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Building  
Engineering - Private Development  
File Nos. AP17-001 & Z16-004