

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of April 21, 2020

**SUBJECT: 1043 North Main Zoning (west side of North Main, north of Depot St.)
Project No. Z20-001.**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 1043 North Main R1D Zoning.

STAFF RECOMMENDATION

Staff recommends the proposed R1D zoning be **approved** because it is an appropriate zoning district for the proposed single-family land use, is consistent with the master plan recommendation, and is compatible with adjacent land uses.

LOCATION

This site is on the west side of North Main, north of Depot Street and in the Huron River watershed. The site is in Ward 1.

DESCRIPTION OF PETITION

This 6,255 square foot site is currently zoned AG (Agricultural). The minimum lot size for the AG district is 100,000 square feet which means that a new single-family home would be non-conforming for lot size. Additionally, AG requires a minimum of 50-foot rear setback which would make construction on the site impractical. The site is too small for any residential zoning district except single family. Since the minimum lot size of R1D is 5,000 square feet, the petitioner is proposing R1D zoning in order to construct a new single-family home. Access will be from North Main Street. The site backs up to Bluffs Nature Area.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Park	PL (Public Land)
EAST	Office	M2 (Heavy Industrial)
SOUTH	Single Family Residential	R4C (Multiple Family)
WEST	Park	PL (Public Land)

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED
Zoning	AG	R1D*	R1D

Gross Lot Area		6,255 sq/ft	6,255 sq/ft	5,000 square feet MIN
Setbacks	Front West North East South	House slightly encroaches into ROW	Not known	25 ft MIN
	Side(s)	Approximately 10 ft to north property line; Approximately 15 ft to south property line	Not known	3 ft MIN
	Rear	Approximately 35 ft	Not known	30 ft MIN
Height		20 ft	Not known	30 ft MAX
Parking - Automobiles		2 spaces	Not known	1 spaces MIN

* Requires Rezoning Approval.

HISTORY

An older, single-family home with direct access to North Main exists on the site. A small portion of the house encroaches into the MDOT right-of-way on the east side of the site. The petitioner does not believe the house is a condition that is worth preserving. Removing it will eliminate the problem of crossing the property line to the east.

PLANNING BACKGROUND

The Master Plan: Land Use Element recommends single and two family uses for this site. A new single-family home cannot accommodate more than 4 unrelated adults.

SERVICE UNIT COMMENTS

None.

Prepared by Jeff Kahan
Reviewed by Brett Lenart
mg/
4/14/20

Attachments: [Application Materials](#)

c: Petitioner/Owner: Zaki Alawi
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Systems Planning
Project Management
Project No. Z20-001