



Legislation Text

File #: 23-1160, **Version:** 1

An Ordinance to Amend the Zoning Map, Being a Part of Section 5.10.2 of Chapter 55 of Title V of The Code of The City of Ann Arbor, (2670 & 2690 Ann Arbor-Saline Road - Rezoning from R1C Single-Family Dwelling District to O Office District) (CPC Recommendation: Approval - 8 Yeas and 0 Nays) (ORD-23-27)

This petition was heard at the June 21, 2023, City Planning Commission Meeting, approval of this resolution rezones these two sites from Single-Family Dwelling to Office District. No changes are proposed to these sites to allow the existing office and personal storage to continue while bringing these sites closer to zoning compliance. Any future expansion of floor area or parking spaces requires site plan approval.

The City Planning Commission determined that the proposed rezoning is consistent with the adjacent zoning and the surrounding land uses, the City's Comprehensive Plan and Sustainability Framework Plan and recommended approval of this rezoning.

City Planning Commission was concerned with expansion of the nonconforming personal storage unit on the 2690 Ann Arbor-Saline site and could both sites possibly be used for short term rentals in the future. Staff's position is a nonconforming use cannot be changed to another nonconforming use, except, after approval of the Zoning Board of Appeals (ZBA). When granting such approval, the ZBA shall determine that such change in use will have a less detrimental effect on neighboring property than the existing nonconforming use. The Zoning Ordinance does allow short-term rental as a non-principal residence in the O District and must comply with both Rental Housing and Building code requirements. This includes receiving a Certificate of Compliance and Certificate of Occupancy.

Attachments: 6/21/23 Planning Staff Report
6/21/23 Planning Commission Minutes
Ordinance
Prepared by: Chris Cheng, City Planner
Reviewed by: Brett D. Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator
Approved by: Milton Dohoney Jr., City Administrator
(See Attached Ordinance)