



City of Ann Arbor

301 E. Huron St.
Ann Arbor, MI 48104
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Legislation Text

File #: 21-1545, **Version:** 1

An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 1.24 Acres from TWP (Township District) to R2A (Two-Family District), Issa Property, 201 Scio Church (CPC Recommendation: Approval - 9 Yeas and 0 Nays) (ORD-21-31)

This ordinance will zone this property (R2A District), now that the property has been officially annexed into the City. The Secretary of State recently notified the City Clerk that this boundary change became effective on April 5, 2021.

The proposed zoning is consistent with the adjacent zoning, the surrounding land uses, and the City's Master Plan. The City Planning Commission, at its meeting of February 2, 2021, recommended approval of the request.

A Site Plan or Area Plan is required when an amendment to the City Zoning Map is proposed per the Unified Development Code (5.29.7) and the zoning could permit more than one primary structure. In this case, the petitioner has proposed amending the City Zoning Map from Township to R2A, Two-family Dwelling District.

Consistent with section 5.29.7.B of the Unified Development Code, the Planning Commission waived the Area Plan requirement upon the determination that no new construction is proposed and a survey of the existing improvements on the Site has been provided. In the future, the petitioner would like to pursue a project containing duplexes like the adjacent land uses and consistent with the Master Plan.

Attachments: 02/02/21 Planning Staff Report
02/02/21 Planning Commission Minutes
Prepared by: Matt Kowalski, City Planner
Reviewed by: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator
Approved by: John Fournier, Assistant City Administrator
(See attached ordinance)