



# CITY OF ANN ARBOR, MICHIGAN

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6265

## Meeting Summary

Date: August 24, 2010

Time: 6:00 pm to 8:00 pm

Location: Washtenaw County Building, 200 North Main Street, Ann Arbor, MI 48104

Re: R4C/R2A Zoning Study – Advisory Committee Meeting 6

Advisory Committee – Bonnie Bona (for Jean Carlberg), Wendy Carman, Chuck Carver, Anya Dale, Tony Derezhinski, Carl Luckenbach, Ethel Potts, Ellen Rambo, Irene Tyler, Julie Weatherbee

City of Ann Arbor—Matt Kowalski, Wendy Rampson

## Project Update:

- Staff anticipates 2-3 more meetings of the Advisory Committee. Staff presented revised project schedule.

## R2A Districts:

- Lack of overall concerns with existing R2A districts.
- Committee concerns about enforcement of existing codes and definition of duplex.
- Non-conforming lot size still an issue, would prefer ability to build back non-conforming structures similar to proposal for R4C district.
- May have to re-visit R2A standards in more depth depending on changes to R4C district

## Non-conforming Structures:

- Advisory Committee supports allowing non-conforming structures to be re-built to pre-destruction standards. The structures would be permitted to be re-built in order to match the previous building setbacks and density.
- There should be a limit on the length of time during which a property owners has the ability to re-build structures back according to the previous conditions.
- Same mass and scale is important, but not necessarily same materials.

*If this summary does not agree with your records or understanding of this meeting please advise the City of Ann Arbor in writing within seven days of issuance; otherwise, we will assume this document is accurate.*

### Zoning Tools discussion:

- Down zoning or up zoning of areas should be included as optional zoning tools
- Form-based codes might address design issues; however the process would be very time-consuming and require much deeper analysis of existing conditions.
- Need to address minimum lot size as a priority.
- The overall consensus is that a smaller lot size is needed to bring more properties into conformance in order to: allow for increased flexibility in the use of properties; help prevent demolition of existing houses; and help prevent combination of lots to construct out-of-scale developments.
- Don't necessarily prevent all lot combinations, but have tools in place that will require construction on neighborhood friendly scale even if lots are combined.
- If reducing the minimum lot size we need to re-calculate unit/lot area or develop a different way of calculation density (ex: beds/lot area)
- Current zoning encourages six bedroom units, these units are harder to rent to non-students.
- Density not a primary concern if setbacks, open space and parking are addressed.
- Explore alternative parking methods- ex: parking permits, satellite parking lots
- R4C area represents many different types of neighborhoods. Different tools may be appropriate for different neighborhoods; it will be difficult to create one solution for all R4C properties.