

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of April 16, 2013

**SUBJECT: Higgins Annexation and Zoning (2121 Victoria Circle)
Project Nos. A13-002 and Z13-002**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Higgins Annexation and R1A (Single-Family Dwelling District) Zoning.

STAFF RECOMMENDATION

Staff recommends this petition be **approved** because the property is within the City's water and sewer service area and the proposed R1A zoning is consistent with the adjacent zoning, surrounding land uses and the Master Plan Future Land Use Element.

LOCATION

This site is located on the west side of Victoria Circle between Springwood Court and Alexandra Boulevard (West Area). This site is in the Huron River Watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a 22,256-square foot site from Ann Arbor Township and zoning to R1A Single Family Dwelling district. The site is currently vacant. The petitioner has already entered into a city service agreement for public water and sanitary sewer.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1A	R1A
Gross Lot Area	22,256 SF	22,256 SF	20,000 sq ft MIN
Lot Width	137 ft	137 ft	90 ft MIN

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single-Family Dwelling	R1A Single-Family Dwelling District
EAST	Single-Family Dwelling	TWP, R1A
SOUTH	Single-Family Dwelling	TWP, R1A
WEST	Single-Family Dwelling	PUD (Riverwood PUD)

HISTORY AND PLANNING BACKGROUND

Of the eight parcels on Victoria Circle, six are township islands. The other two have already been annexed into the city and zoned R1A. The proposed zoning meets the Land Use Element of the City Master Plan, which calls for single- and two-family residential.

The petitioner requested that he be allowed to start construction before the annexation and zoning are finalized. The City's Chief Development Official is currently waiting for a letter from the Director of Building Services for Ann Arbor Charter Township relinquishing authority to the City to enforce the City's zoning requirements and review and inspect a proposed dwelling on the parcel. At that time, building permit and grading applications (which have already been submitted to the city) will be reviewed. To date, the petitioner has entered into an agreement and paid for city services.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Public Services (Systems Planning Unit and Project Management Unit) – There are city utilities available to service this parcel in Springwood Court, including a 6" water main and an 8" sanitary sewer. Storm sewer is not available. Connection to sewer may require detailed design by an engineer. No representation is made as to ability to connect.

Prepared by Jill Thacher
Reviewed by Wendy Rampson, Planning Manager

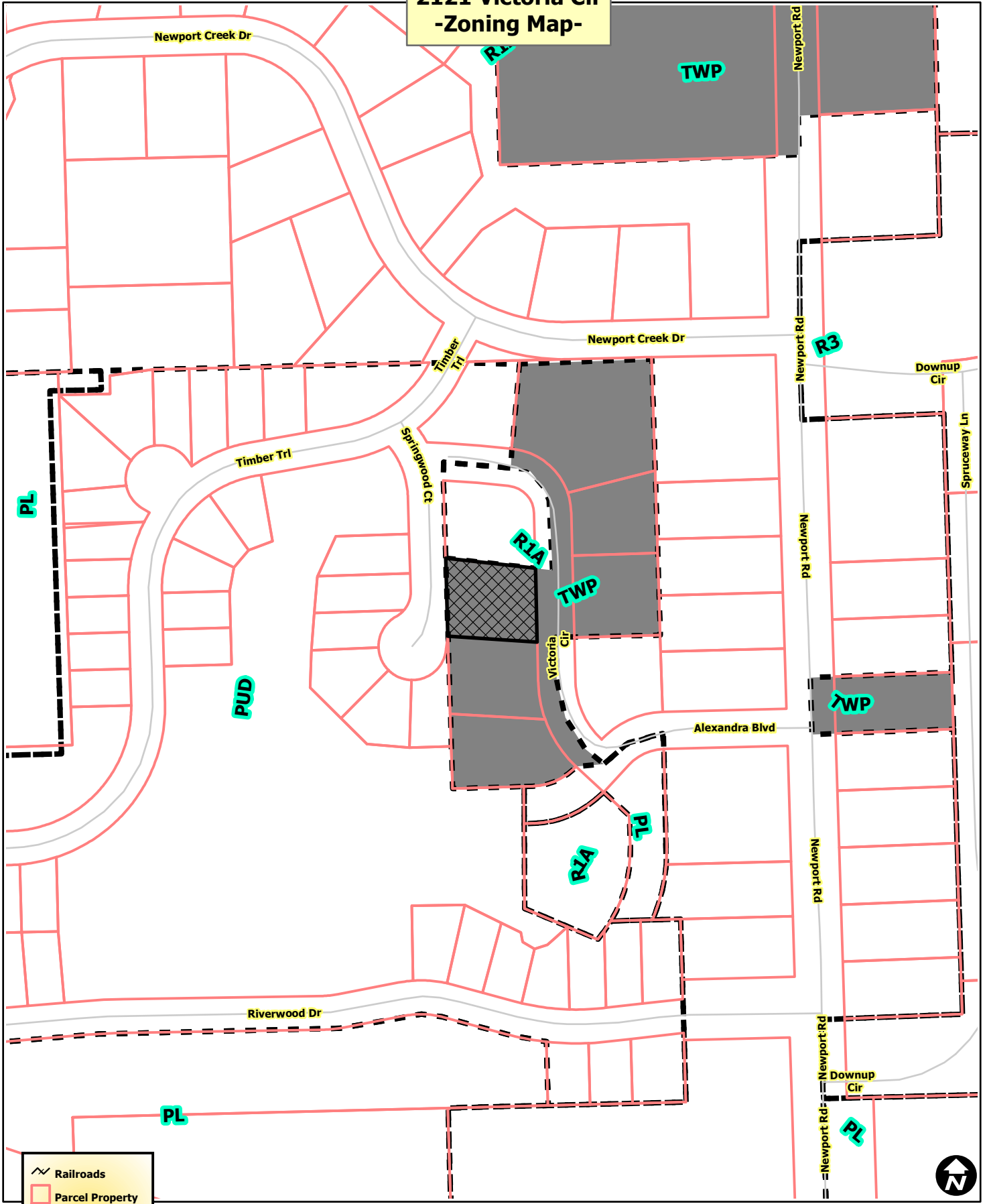
Attachments: Zoning/Parcel Maps
Aerial Photo

c: Owner: William & Maura Higgins
319 Cottonwood Lane
Saline, MI 48176

Petitioner: Christopher John Robert Laycock, LLC
350 Nichols Drive
Saline, MI 48176

City Assessor
Systems Planning
Project Nos. A13-002 and Z13-002

2121 Victoria Cir -Zoning Map-





- Railroads
- Parcel Property
- Zoning**
- Township Island
- Zoning



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2121 Victoria Cir -Aerial Map-



 Railroads
 Parcel Property



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