

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of August 16, 2011

SUBJECT: SCIO TOWNSHIP ANNEXATIONS AND ZONINGS

**Andres Annexation and Zoning (305 Pinewood Street)
File Nos. A11-008 and Z11-008**

**Ellis Annexation and Zoning (3313 Dexter Road and vacant)
File Nos. A11-007 and Z11-007**

**French Annexation and Zoning (3225 Dexter Road)
File Nos. A11-005 and Z11-005**

**Morris Annexation and Zoning (427 Barber Avenue)
File Nos. A11-004 and Z11-004**

**Skelley Annexation and Zoning (545 Allison Drive)
File Nos. A11-003 and Z11-003**

**Zummer Annexation and Zoning (3249 Dexter Road)
File Nos. A11-006 and Z11-006**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Scio Township Annexations at 305 Pinewood Street, 3313 Dexter Road and adjacent, 3225 Dexter Road, 427 Barber Avenue, 545 Allison Drive, and 3249 Dexter Road, and R1C (Single-Family Dwelling District) Zonings.

STAFF RECOMMENDATION

Staff recommends that the petitions be **approved** because the parcels are within the City's water and sewer service area and the recommended zoning designations are consistent with the adjacent zoning designations, the surrounding land uses and the City's Master Plan.

LOCATION

All parcels are located in Scio Township on or off Dexter Road between North Maple Road and M-14. Specific site locations are indicated on the attached parcel and zoning maps.

DESCRIPTION OF PROJECT

The petitioners, each of whom has applied separately, request annexation from Scio Township and R1C single-family zoning designation. No new construction is proposed on any of the petition sites except for connection to public water and sanitary sewer mains.

The petitions have been combined into one staff report for economy and efficiency.

COMPARISON CHART

Site Name, Address	Existing Lot Area	Existing Lot Width	Proposed District	Min. Lot Area	Min Lot Width
Andres, 305 Pinewood	13,182 sq ft	107 ft	R1C	7,200 sq ft	60 ft
Ellis, 3313 Dexter	14,375 sq ft	143 ft	R1C	7,200 sq ft	60 ft
Ellis, Dexter Road vacant	34,848 sq ft	185 ft	R1C	7,200 sq ft	60 ft
French, 3225 Dexter	8,712 sq ft	58 ft	R1C	7,200 sq ft	60 ft
Morris, 427 Barber	9,000 sq ft	60 ft	R1C	7,200 sq ft	60 ft
Skelley, 545 Allison	11,761 sq ft	107 ft	R1C	7,200 sq ft	60 ft
Zummer, 3249 Dexter	17,424 sq ft	119 ft	R1C	7,200 sq ft	60 ft

SURROUNDING LAND USES AND ZONING

Site Name, Address	Surrounding Land Use	Surrounding Zoning Districts
Andres, 305 Pinewood	Single-family residential, public parkland	R1C, PL
Ellis, 3313 Dexter and vacant	Multiple-family residential, single-family residential	R4A, R1C
French, 3225 Dexter	Single-family residential	R1C, Township
Morris, 427 Barber	Single-family residential	R1C
Skelley, 545 Allison	Single-family residential	R1C
Zummer, 3249 Dexter	Single-family residential	R1C, Township

HISTORY AND PLANNING BACKGROUND

In March 2011, the Michigan Department of Natural Resources and Environment entered into a consent agreement with Pall Life Sciences to expand the well prohibition zone north of its current boundary into the Evergreen Subdivision. Each property is within the expanded well prohibition zone, created in response to groundwater contamination from the predecessor of the Pall Corporation facility located on Wagner Road. Background and resources for additional information about the 1,4 dioxane groundwater contamination can be found on the Washtenaw County website (direct link provided in footnote¹).

¹ http://www.ewashtenaw.org/government/departments/environmental_health/card

The Master Plan: Lane Use Element recommends continued single-family residential uses for each of the properties.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Planning – All petition filing fees as well as all connection and improvement charges for water and sanitary sewer service have been paid by Pall Corporation.

Prepared by Alexis DiLeo
Reviewed by Wendy Rampson
8/11/11

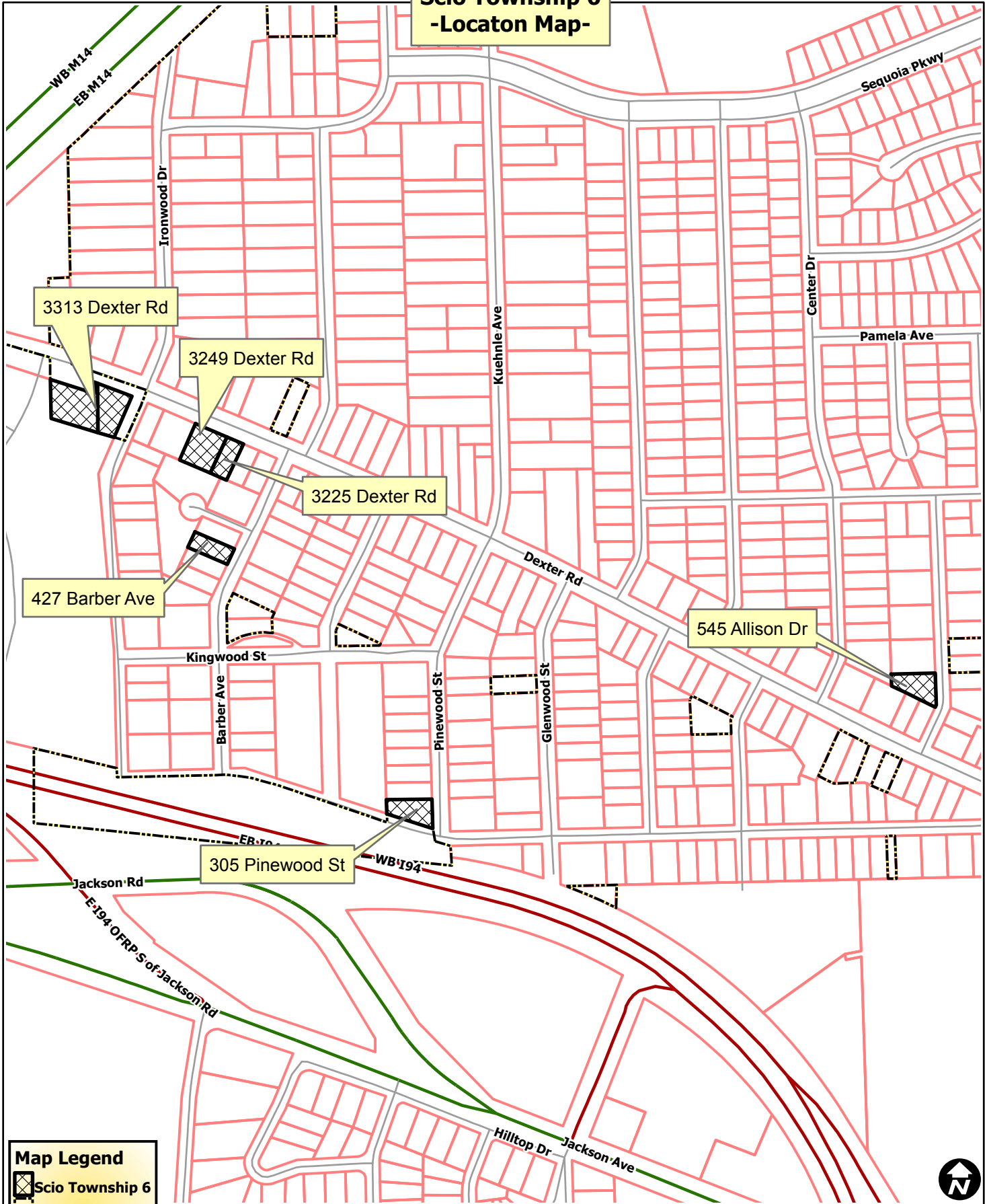
Attachments: Zoning/Parcel Maps

c: Petitioners/Owners:





Carolyn B. Andres, 305 Pinewood Street, Ann Arbor, MI 48103
Robert B. Ellis, 3313 Dexter Road, Ann Arbor, MI 48103
Richard K. and Betty Ann French, 3225 Dexter Road, MI 48103
Lawrence R. Morris, 2420 Gladstone Avenue, Ann Arbor, MI 48104
Stephen V. Skelley, 545 Allison Drive, Ann Arbor, MI 48103
Robert and Patricia Zummer, 3249 Dexter Road, Ann Arbor, MI 48103
Laurel Beyer, Pall Corp. Life Sciences, 600 S. Wagner Rd., Ann Arbor, MI 48103-9019

Assessor
Systems Planning
File Nos. A11-003 and Z11-003 [Skelley]
File Nos. A11-004 and Z11-004 [Morris]
File Nos. A11-005 and Z11-005 [French]
File Nos. A11-006 and Z11-006 [Zummer]
File Nos. A11-007 and Z11-007 [Ellis]
File Nos. A11-008 and Z11-008 [Andres]

Scio Township 6 -Locaton Map-



Map Legend

-  Scio Township 6
-  City Boundary
-  Railroads
-  Parcel Property







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Scio Township 6 -Aerial Map-



Map Legend

-  Scio Township 6
-  City Boundary
-  Railroads
-  Parcel Property



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