

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of September 21, 2010

**SUBJECT: Gacek Annexation and Zoning (3011 Geddes Avenue)
Project Nos. A10-001 and Z10-009**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Gacek Annexation and R1B (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 R1B 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 north side of Geddes Avenue between Apple Way and Riverview Drive (Northeast Area). This site is in the Huron River Watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a 0.63-acre (27,443-square foot) site from Ann Arbor Township and zoning to R1B single-family residential. The site contains an existing single-family home and the petitioner would like to construct a new home connected to public water service, which is currently available, and public sanitary sewer service when available in the future.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1B	R1B
Gross Lot Area	0.63 ac (27,443 sq ft)	0.63 ac (27,443 sq ft)	10,000 sq ft MIN
Lot Width	180 ft	180 ft	70 ft MIN

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single-Family Dwelling	R1B Single-Family Dwelling District
EAST	Single-Family Dwelling	R1B
SOUTH	Single-Family Dwelling	R1A Single-Family Dwelling District
WEST	Single-Family Dwelling	R1B

HISTORY AND PLANNING BACKGROUND

At the request of the Planning Commission, staff analyzed the entire neighborhood north of Geddes Road between Awixa Road and the Huron River in 2000 to develop a consistent approach for annexation and zoning petitions in that area. Staff recommended and the Planning Commission supported designating all properties seeking annexation as R1B Single-Family Dwelling District. Dozens of properties in the neighborhood have since been annexed and zoned R1B.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Public Services (Systems Planning Unit and Project Management Unit) – Public water service is available to this site but sanitary sewer service is not. The petitioner has entered into an outside city service agreement to immediately connect the property to the existing public water service and is paying the fixed water improvement charge of \$14,129. Staff from the Project Management Unit is currently working with Geddes Avenue property owners to develop a design and timeline to install public sanitary sewer service. When available, the petitioner will be obligated to connect to the public sanitary sewer and pay the fixed sanitary sewer improvement charge in place at the time. (The 2010 fixed sanitary sewer improvement charge was \$21,930. The 2011 charge is not known yet.)

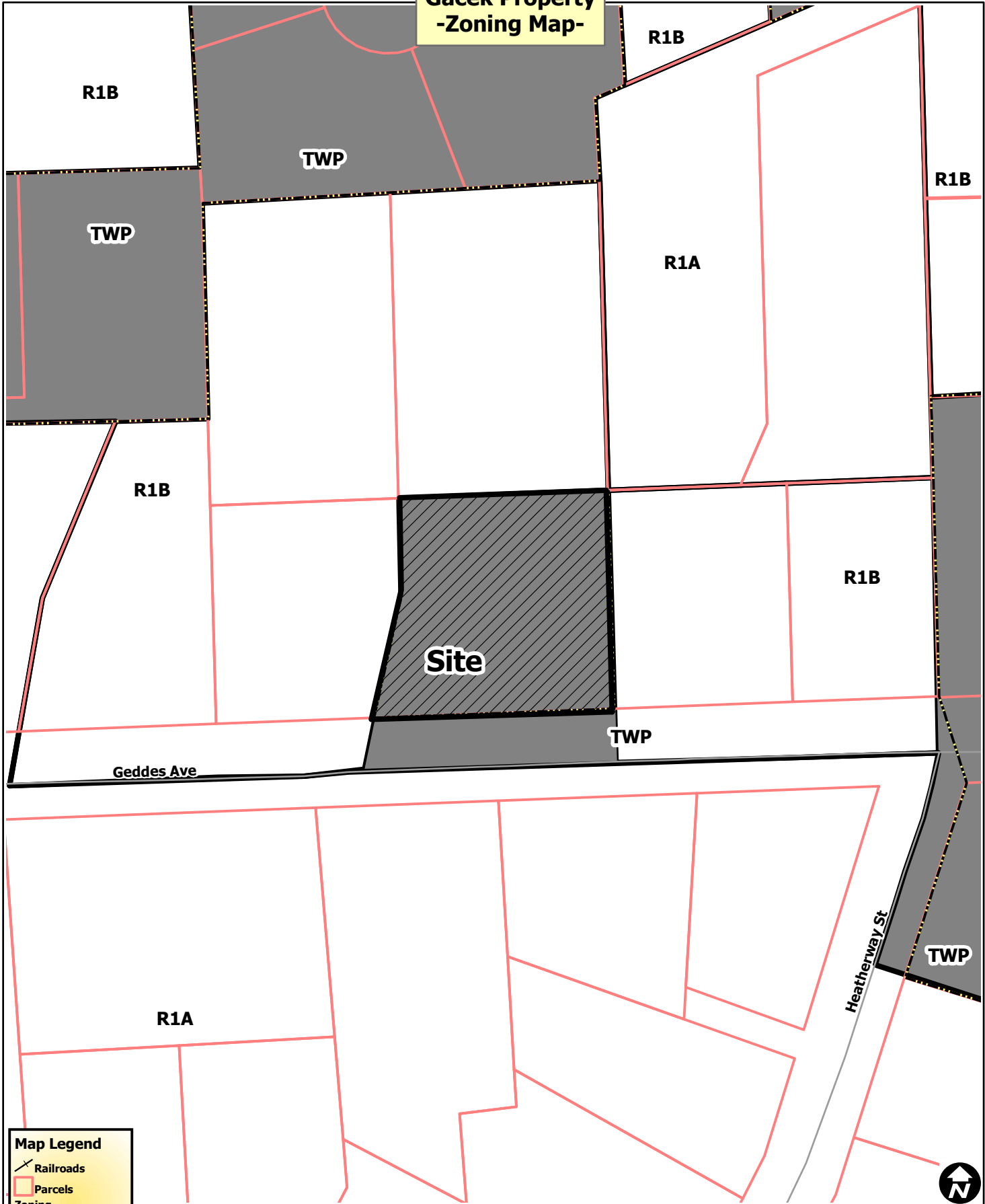
Prepared by Alexis DiLeo
Reviewed by Wendy Rampson, Planning Manager
jsj/9/9/08

Attachments: Zoning/Parcel Maps
Aerial Photo

c: Owner/Petitioner: Adam Gacek
3011 Geddes Avenue
Ann Arbor, MI 48104

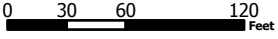
City Assessor
Systems Planning
Project Nos. A10-001 and Z10-009

**Gacek Property
-Zoning Map-**



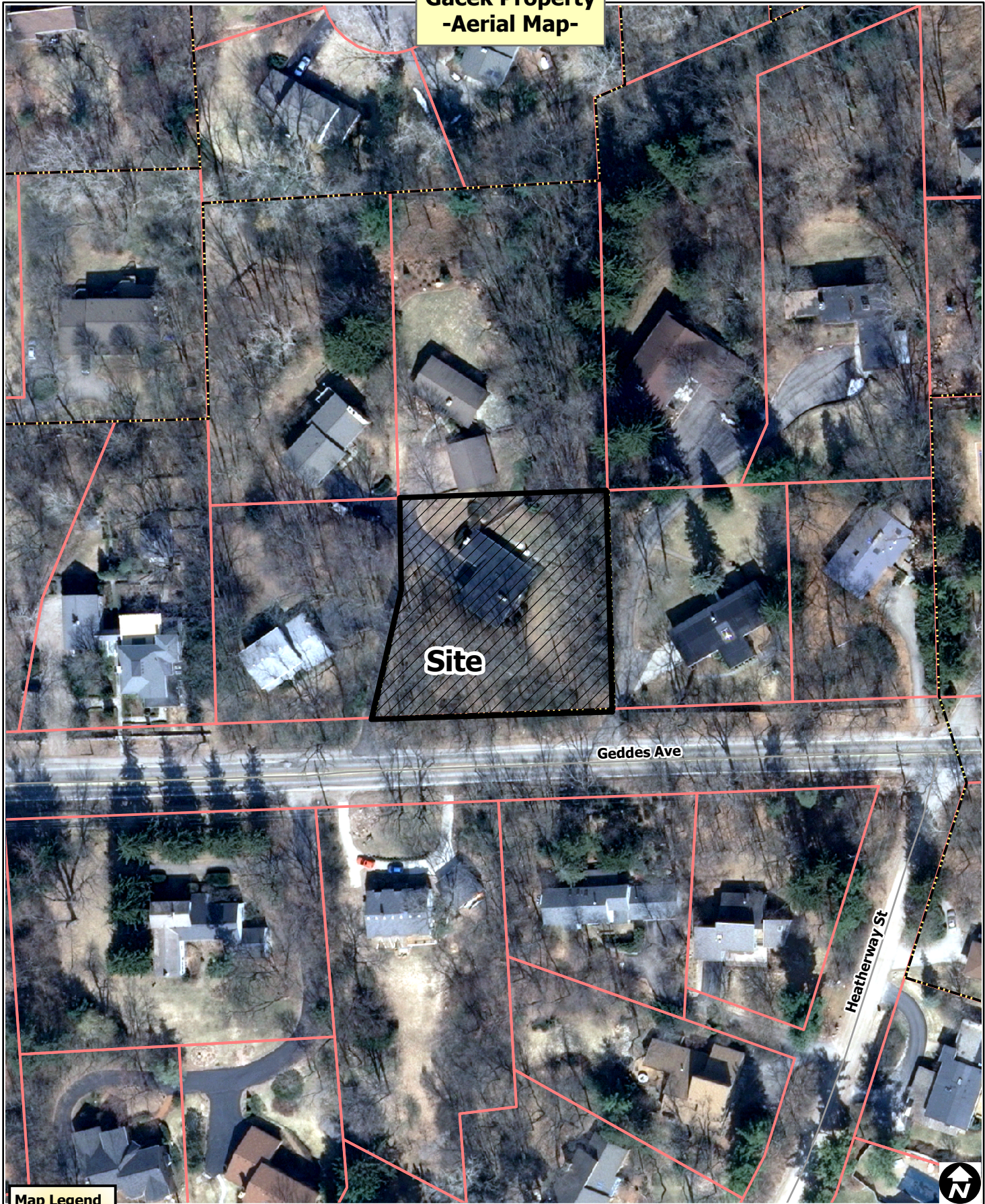
Map Legend

- Railroads
- Parcels
- Zoning**
- Township
- City of Ann Arbor
- City Boundary



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Map Created: 9/1/2010

**Gacek Property
-Aerial Map-**






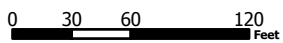
Site

Geddes Ave

Heatherway St

Map Legend

-  Railroads
-  Parcels
-  City Boundary



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