

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of March 15, 2011**

**SUBJECT: Mill Creek Property Annexation and Zoning (L-12-10-253-018, -19, -20)  
File Nos. A11-001 and Z11-002**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Mill Creek Property Annexation and R3 (Townhouse 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 R3 zoning is consistent with the adjacent zoning, surrounding land uses and the adopted Master Plan Land Use Element.

**LOCATION**

This site is located on the east side of Stone School Road north and south of Birch Hollow Drive. This site is in the Malletts Creek Watershed.

**DESCRIPTION OF PETITION**

The petitioner requests annexation of three parcels totaling 1.17 acres located on the west end of Mill Creek Townhouses from Pittsfield Township and zoning to R3 (Townhouse Dwelling District). The petitioner seeks to consolidate these parcels into one taxing authority.

**SURROUNDING LAND USES AND ZONING**

	LAND USE	ZONING
NORTH	Townhomes	R3 (Townhouse Dwelling District)
EAST	Multiple-Family Dwellings	R3
SOUTH	Single-Family Dwelling	R3 (Township District)
WEST	Apartments and Single-Family Dwellings	R4A and R1C

## **HISTORY AND PLANNING BACKGROUND**

The parent parcel, Mill Creek Townhomes, was annexed into the City in 1976. Because most of Mill Creek Townhouses were developed, no zoning was placed on this parcel until 1991. The three parcels were not annexed in 1976 because the developer would have created a large township island. The Master Plan Land Use Element recommends small lot single-family uses and or clustered condominium layout for this area.

## **STAFF COMMENTS**

Systems Planning – The legal descriptions provided create an overlap of parcel lines. This overlap is to be corrected before City Council approval.

Project Management – Staff continues to research when or if Birch Hollow Drive was dedicated as public-right-of-way to the City. This issue will be resolved before City Council approval.

Planning – Staff supports the proposed R3 zoning because it is consistent with the surrounding land uses and the recommendations of the Master Plan Land Use Element.

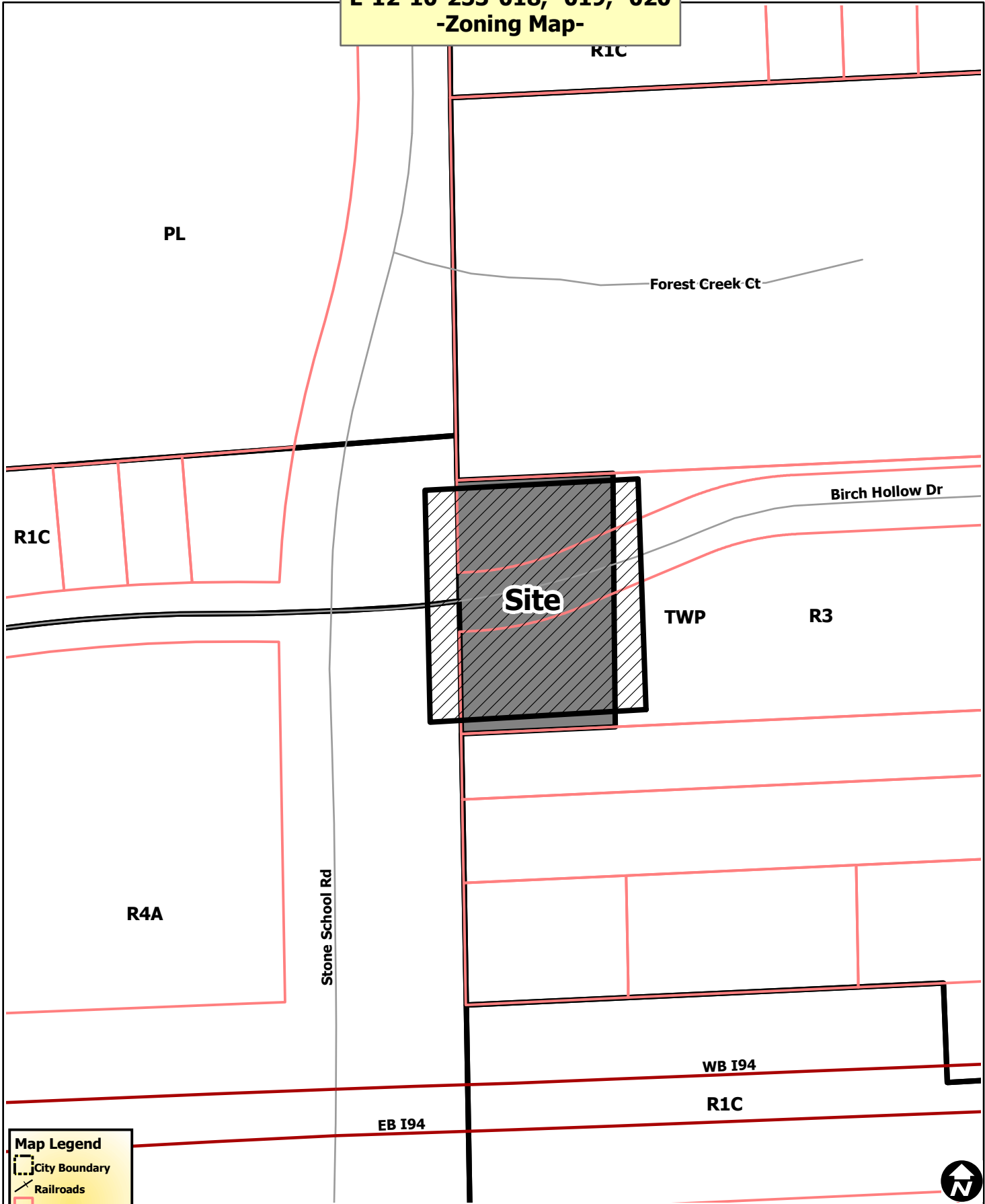
Prepared by Christopher Cheng  
Reviewed by Wendy Rampson  
mg/3/9/11

Attachments: Zoning/Parcel Maps  
Aerial Photo

c: Owner/Petitioner: Chris Grant  
First Martin Corp.  
115 Depot Street  
Ann Arbor, MI 48104

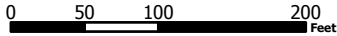
City Assessor  
Systems Planning  
File Nos. A11-001 and Z11-001

**L-12-10-253-018, -019, -020  
-Zoning Map-**



**Map Legend**

- City Boundary
- Railroads
- Parcel Property
- Zoning**
- Township
- City of Ann Arbor



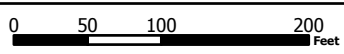
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**L-12-10-253-018, -019, -020  
-Aerial Map-**



**Map Legend**

- City Boundary
- Railroads
- Parcel Property



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