PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of December 1, 2009

SUBJECT: UM Soccer Complex Annexation and Zoning (2323 South Main Street)
File Nos. A09-006 and Z09-027

PROPOSED CITY PLANNING COMMISSION MOTION
The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the UM Soccer Complex annexation and PL (Public Land) 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 PL zoning is appropriate to accommodate the University of Michigan use of the property and compatible with surrounding land uses.

LOCATION

This site is located on the east side of South Main Street, south of Ann Arbor Saline Road. This site is in the Huron River Watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a 12.5-acre site from Pittsfield Township and zoning to PL (Public Land). The petitioner wants to connect to City sanitary sewer and water.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	PL (Public Land)	PL (Public Land)
Gross Lot Area	12.5 acres	12.5 acres	None
Lot Width	390 ft	390 ft	None

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single-Family Dwellings Multiple-Family Dwellings	R1A (Single-Family Dwelling District) TWP (Township District) R4B (Multiple-Family Dwelling District)
EAST	UM Tennis Complex	O (Office District)
SOUTH	Multiple-Family Dwellings Office	R4B (Multiple-Family Dwelling District) O (Office District)
WEST	Woodland Plaza Shopping Center	C1B (Community Convenience Center)

HISTORY AND PLANNING BACKGROUND

The parcel was platted in Pittsfield Township. The current land use is two practice soccer fields and one competition field for the University of Michigan. The University desires to connect to City utilities in order to provide restrooms and other amenities to a soccer stadium to be constructed around the competition field. Chapter 10 of the City of Ann Arbor Master Plan: Land Use Element recommends single-family attached and multiple-family dwellings and neighborhood parkland to serve the residences. The soccer complex use is not consistent with the Master Plan recommendations, but the proposed zoning district, PL, is appropriate to accommodate this use.

STAFF COMMENTS

Systems Planning – This parcel would have water, sanitary sewer, and storm sewer improvement charges based on the Council-approved amounts in place at the time of active service. The 2009 amounts are $37,389 water improvement charge, $97,740 sewer improvement charge, and $14,000 local public improvement charge for storm sewer. The storm sewer charge is due upon annexation; the others are due at connection.

Planning – Staff supports the proposed PL zoning because it is compatible with the surrounding land uses and appropriate for the current land use.

Prepared by Jill Thacher
Reviewed by Wendy Rampson and Connie Pulcipher
jsj/11/25/09

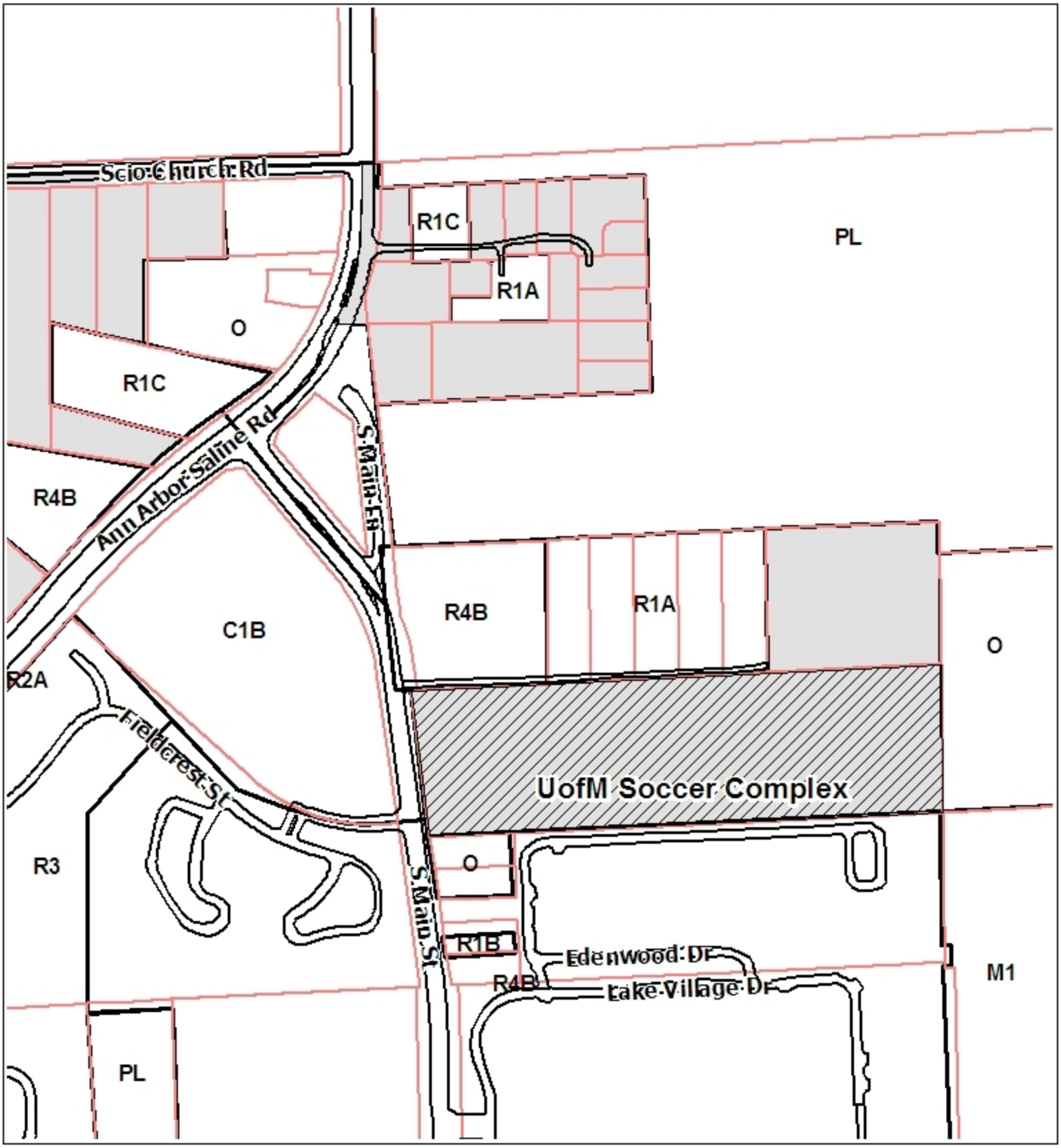
Attachments: Zoning/Location Maps
Aerial Photo

c: Owner: The Regents of the University of Michigan
326 E Hoover
Ann Arbor, MI 48109

Petitioner's Agent: Mark M. Eboch
326 E Hoover
Ann Arbor, MI 48109
City Assessor
Systems Planning

File Nos. A09-006 and Z09-027

Zoning Map:
UofM Soccer Complex Annexation



Map Legend

- Edge Of Pavement
- Parcels

Zoning

- <all other values>

MinorCivilDivision

- 005 (City of Ann Arbor)

0 260 520 1,040 Feet

Maps available online:
http://gisweb.ewashtenaw.org/website/mapwashtenaw/

This map complies with National Map Accuracy Standards for mapping at 1 Inch = 100 Feet. The City of Ann Arbor and its mapping contractors assume no legal representation for the content and/or inappropriate use of information on this map.

Aerial Photo:
UofM Soccer Complex Annexation

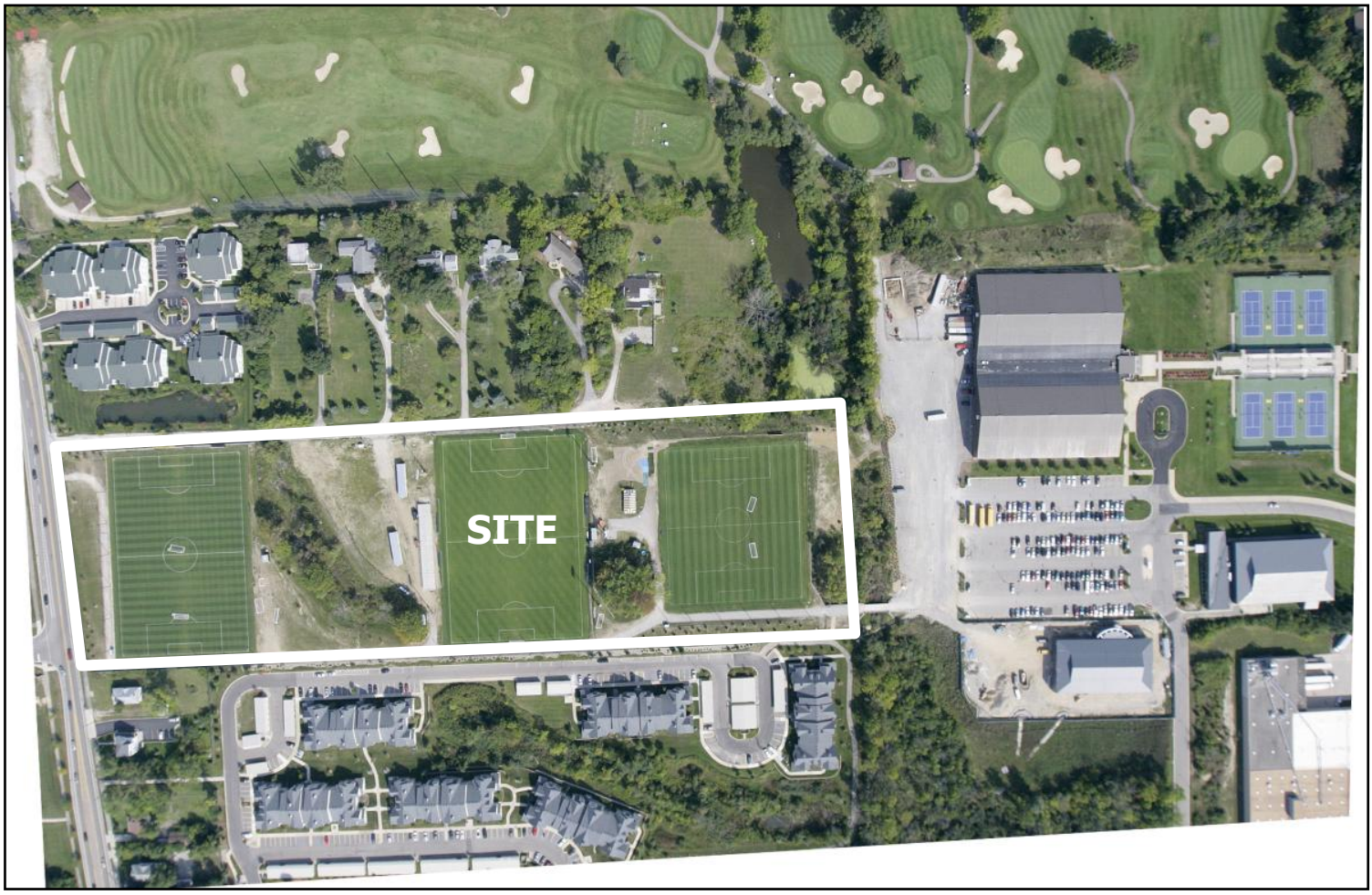


Image courtesy of the University of Michigan
November, 2009