

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of November 17, 2009

**SUBJECT: Cronin Annexation and Zoning (3612 East Huron River Drive)
File Nos. A09-005 and Z09-019**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Cronin 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 adopted Northeast Area Plan.

LOCATION

This site is located on the south side of East Huron Parkway west of Chalmers Drive. This site is in the Huron River Watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a single-family 1.52-acre site from Ann Arbor Township and zoning to R1A (Single-Family Dwelling District). The petitioner wants to connect to City sanitary sewer.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1A (Single-Family Dwelling District)	R1A
Gross Lot Area	1.52 acres 66,211 sq ft	1.52 acres 66,211 sq ft	20,000 sq ft MIN
Lot Width	227 ft	227 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	R1A
SOUTH	Single-Family Dwelling	TWP (Township District)
WEST	Single-Family Dwelling	R1A

HISTORY AND PLANNING BACKGROUND

The parcel was platted in Ann Arbor Township. The Northeast Area Plan recommends residential use for this site.

STAFF COMMENTS

Systems Planning – This parcel would have fixed water and sanitary sewer improvement charges based on the Council-approved amounts in place at the time of "active" service. The 2009 amounts are \$12,559 fixed Water Improvement Charge (when available) and \$20,987 Sewer Improvement Charge. There is not a water main or storm sewer directly fronting and available to this parcel at this time. There is not a project included in the City's Capital Improvements Plan (CIP) to extend these utilities to this parcel at this time nor plans to improve/pave Woodland Road, which is currently gravel.

Planning – Staff supports the proposed R1A zoning because it is consistent with the surrounding land uses and the recommendations of the Northeast Area Plan.

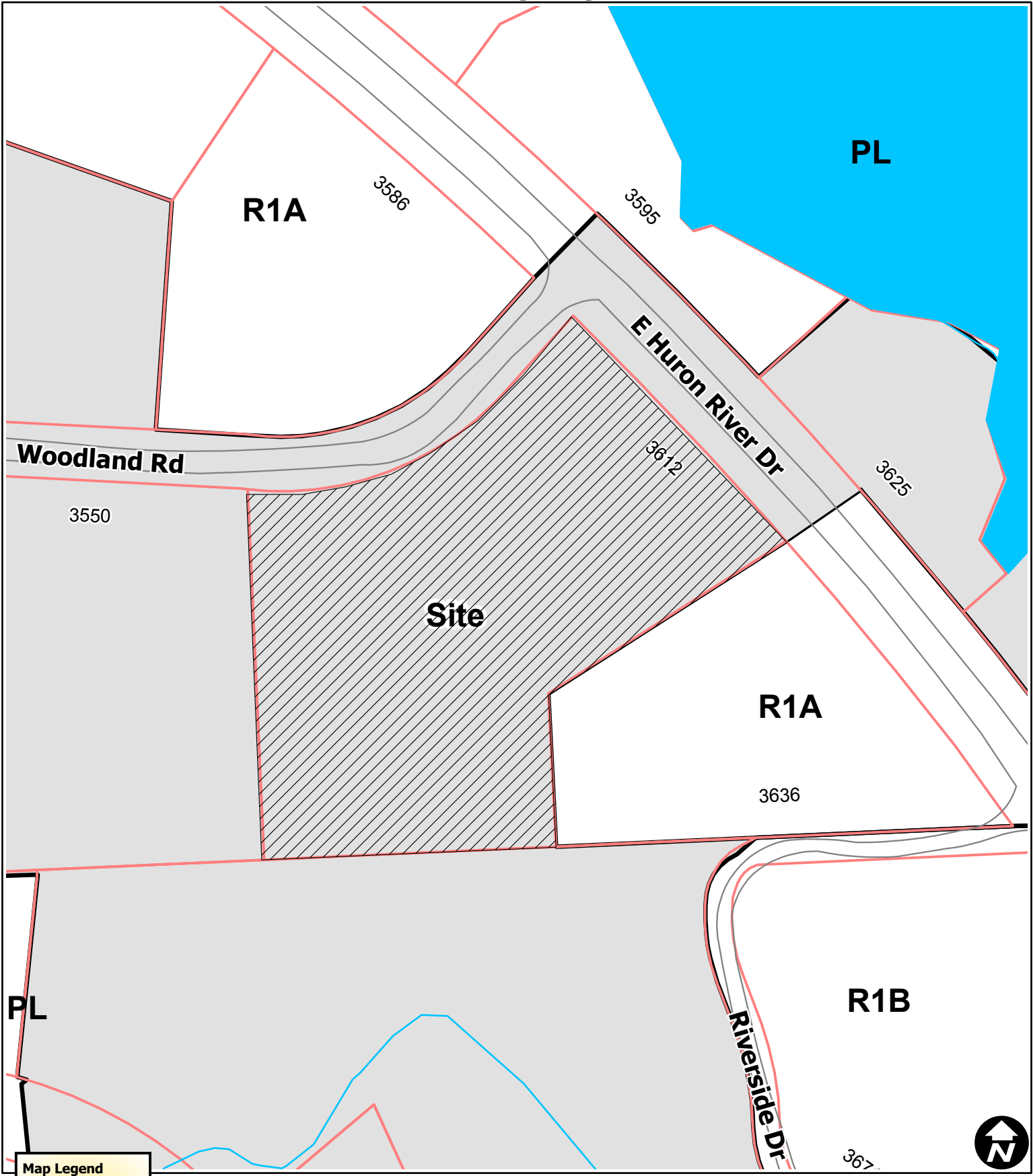
Prepared by Christopher Cheng
Reviewed by Wendy Rampson and Connie Pulcifer
jsj/11/13/09

Attachments: Zoning/Parcel Maps
Aerial Photo

c: Owner/Petitioner: Jack D. and Brenda M. Cronin
3612 East Huron River Drive
Ann Arbor, MI 48104

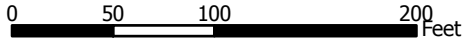
City Assessor
Systems Planning
File Nos. A09-005 and Z09-019

3612 E Huron River Drive -Zoning Map-



Map Legend

- Railroads
- Parcels
- Zoning**
- Minor Civil Division
- Township



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

Copyright 2009 City of Ann Arbor, Michigan
 No part of this product shall be reproduced or transmitted in any form or by any means, electronic or mechanical, for any purpose, without prior written permission from the City of Ann Arbor.
 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.



3612 E Huron River Drive -Aerial Map-



Map Legend

— Railroads

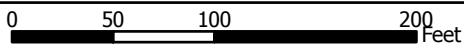
▭ Parcels

2009 Aerial Imagery
RGB

■ Red: Band_1

■ Green: Band_2

■ Blue: Band_3



Maps available online:

<http://gisweb.ewashtenaw.org/website/mapwashtenaw/>

Copyright 2009 City of Ann Arbor, Michigan

No part of this product shall be reproduced or transmitted in any form or by any means, electronic or mechanical, for any purpose, without prior written permission from the City of Ann Arbor.

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.