

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of August 7, 2007

SUBJECT: ANN ARBOR TOWNSHIP ANNEXATIONS AND ZONINGS:

**Sader/Goldstein Annexation and Zoning (448 Huntington Place)
File Nos. 9274F11.1 and .2**

**Gadway Annexation and Zoning (310 Huntington Drive)
File Nos. 9274P2.1 and .2**

**Faylor Annexation and Zoning (580 Rock Creek Drive)
File Nos. 9273B18.1 and .2**

**Schieb Annexation and Zoning (1400 Warrington Drive)
File Nos. 9181H16.1 and .2**

**Dec Annexation and Zoning (135 Barton Drive)
File Nos. 9174H18.1 and .2**

**Ellis/Lawton Annexation and Zoning (2930 Glazier Way)
File Nos. 9271Y17.1 and .2**

**Fagan/Foerster Annexation and Zoning (3081 Dover Place)
File Nos. 9274D13.1 and .2**

**Bird Annexation and Zoning (213 Pineview Court)
File Nos. 9273V22.1 and .2**

**Johnson Annexation and Zoning (192 Riverview Court)
File Nos. 9273W20.1 and .2**

**Delcamp Annexation and Zoning (3671 Riverside Drive)
File Nos. 9354X10.1 and .2**

PITTSFIELD TOWNSHIP ANNEXATION AND ZONING:

**Angelos Annexation and Zoning (2950 Shady Lane)
File Nos. 12033A3.1 and .2**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Ann Arbor Township Annexation (1400 Warrington Drive) and R1A (Single-Family Dwelling District) Zoning.

8a

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Ann Arbor Township Annexations (3671 Riverside Drive, 192 Riverview Court, 213 Pineview Court, 3081 Dover Place, 2930 Glazier Way, 580 Rock Creek Drive, 310 Huntington Drive, 448 Huntington Place) and R1B (Single-Family Dwelling District) Zonings.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Ann Arbor Township Annexation (135 Barton Drive) and R1C (Single-Family Dwelling District) Zoning.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Pittsfield Township Annexation (2950 Shady Lane) and R1D (Single-Family Dwelling District) Zoning.

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 zonings are consistent with the adjacent zonings, the surrounding land uses and the City's Master Plan.

LOCATION

All parcels are located in Ann Arbor Township (Northeast Area, Huron River and Millers Creek Watersheds) and Pittsfield Township (South Area and Malletts Creek Watershed). 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 Ann Arbor Township or Pittsfield Township and either R1A, R1B, R1C or R1D zoning designation. All parcels comply with the minimum lot size of the zoning district they requested and all but one complies with the minimum lot width of the zoning district they requested. The petitioners are requesting annexation to connect to City utilities. No new construction is proposed for any of the sites at this time. Each site contains a single-family home on a single tax parcel, and each site requests single-family zoning.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED
ZONING	TWP (Township District)	R1A (Single-Family Dwelling District) R1B (Single-Family Dwelling District) R1C (Single-Family Dwelling District) R1D (Single-Family Dwelling District)	R1A (Single-Family Dwelling District) R1B (Single-Family Dwelling District) R1C (Single-Family Dwelling District) R1D (Single-Family Dwelling District)
GROSS LOT AREA	51,400 sq ft (1400 Warrington Drive) - R1A 16,988 sq ft (448 Huntington Place) - R1B 43,500 sq ft (310 Huntington Place) - R1B 13,068 sq ft (580 Rock Creek Drive) - R1B 15,264 sq ft (3081 Dover Place) - R1B 19,967 sq ft (213 Pineview Court) - R1B 21,780 sq ft (192 Riverview Court) - R1B 81,892 sq ft (3671 Riverside Drive) - R1B 43,124 sq ft (2930 Glazier Way) - R1B 25,265 sq ft (135 Barton Drive) - R1C 5,332 sq ft (2950 Shady Lane)- R1D	No Changes	20,000 sq ft MIN (R1A) 10,000 sq ft MIN (R1B) 7,200 sq ft MIN (R1C) 5,000 sq ft MIN (R1D)
LOT WIDTH	332 ft (1400 Warrington Drive) - R1A 200 ft (448 Huntington Place) - R1B 150 ft (310 Huntington Place) - R1B 83 ft (580 Rock Creek Drive) - R1B 105 ft (3081 Dover Place) - R1B 123 ft (213 Pineview Court) - R1B 50 ft (192 Riverview Court) - R1B * 269 ft (3671 Riverside Drive) - R1B 163 ft (2930 Glazier Way) - R1B 104 ft (135 Barton Drive) - R1C 62 ft (2950 Shady Lane) - R1D	No Changes	90 ft MIN (R1A) 70 ft MIN (R1B) 60 ft MIN (R1C) 40 ft MIN (R1D)

* Nonconforming lot width.

SURROUNDING LAND USES AND ZONING

All parcels are surrounded by either single and/or two-family residential uses or land zoned for residential or park uses.

HISTORY AND PLANNING BACKGROUND

In April 2007, the City's Public Services Area sent letters to single and two-family residentially developed township parcels within the City's ultimate sewer and water service boundary. The intent of the letter was to inform township property owners to begin the annexation process into the City of Ann Arbor before the deadline date of December 31, 2007.

The City's South Area Plan and Northeast Area Plan recommends continued single-family residential uses for each of the properties.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Systems Planning (Engineering):

3081 Dover - This parcel is currently being serviced by the city sanitary sewer system under the terms of an Outside City Services Agreement. There is currently no city water main or storm sewer available to service the parcel. There is not currently a specific project included in the

City's Capital Improvements Plan (CIP) to extend water main or storm sewer utilities that would service this parcel. There is a general project titled *Water Main Service Extensions* (Project UT-WS-01-02), which programs future anticipated funding for water mains to be constructed to service township areas within the city service area that do not currently have water mains available to service them. Specific extension projects are programmed when a request is received from a property owner in the city or annexing into the city, and at this time we have not yet received a request for a water main extension in this area. The property owner has already paid in full the historic improvement charges for this parcel. There are no further improvement charges due for this property at this time.

3671 Riverside Drive – There are city utilities available to service this parcel, including a 36-inch sanitary sewer in East Huron River Drive. There is not currently a specific project included in the City's Capital Improvements Plan (CIP) to extend water main or storm sewer utilities that would service this parcel. There is a general project titled *Water Main Service Extensions* (Project UT-WS-01-02), which programs future anticipated funding for water mains to be constructed to service township areas within the city service area that do not currently have water mains available to service them. Specific extension projects are programmed when a request is received from a property owner in the city or annexing into the city, and at this time we have not yet received a request for a water main extension in this area. This property has already connected to the city sanitary sewer system, under the terms of an Outside City Services Agreement. The property owner has already paid in full the historic improvement charges for this parcel. There are no further improvement charges due for this property at this time.

213 Pineview Court - There is a 36-inch sanitary sewer available to service this parcel. There is not currently a specific project included in the City's Capital Improvements Plan (CIP) to extend water main or storm sewer utilities that would service this parcel. There is a general project titled *Water Main Service Extensions* (Project UT-WS-01-02), which programs future anticipated funding for water mains to be constructed to service township areas within the city service area that do not currently have water mains available to service them. Specific extension projects are programmed when a request is received from a property owner in the city or annexing into the city, and at this time we have not yet received a request for a water main extension in this area. This property has already connected to the city sanitary sewer system, under the terms of an Outside City Services Agreement. The property owner has already paid in full the historic improvement charges for this parcel. There are no further improvement charges due for this property at this time.

192 Riverview Court - There is a 36-inch sanitary sewer available to service this parcel. There is not currently a specific project included in the City's Capital Improvements Plan (CIP) to extend water main or storm sewer utilities that would service this parcel. There is a general project titled *Water Main Service Extensions* (Project UT-WS-01-02), which programs future anticipated funding for water mains to be constructed to service township areas within the city service area that do not currently have water mains available to service them. Specific extension projects are programmed when a request is received from a property owner in the city or annexing into the city, and at this time we have not yet received a request for a water main extension in this area. This property has already connected to the city sanitary sewer system, under the terms of an Outside City Services Agreement. The property owner has already paid in full the historic improvement charges for this parcel. There are no further improvement charges due for this property at this time.

580 Rock Creek Drive - There are city utilities available to service this parcel, including a 6-inch and a 16-inch water main in Geddes Avenue, an 8-inch sanitary sewer in Geddes Avenue, and a 12-inch sanitary sewer crossing this parcel.

This property has already connected to the city water and sanitary sewer systems, under the terms of an Outside City Services Agreement. The property owner has already paid in full the historic improvement charges for this parcel. There are no further improvement charges due for this property at this time.

448 Huntington Place - There are city utilities available to service this parcel, including two 8-inch sanitary sewers. There is not currently a specific project included in the City's Capital Improvements Plan (CIP) to extend water main or storm sewer utilities that would service this parcel. There is a general project titled *Water Main Service Extensions* (Project UT-WS-01-02), which programs future anticipated funding for water mains to be constructed to service township areas within the city service area that do not currently have water mains available to service them. Specific extension projects are programmed when a request is received from a property owner in the city or annexing into the city, and at this time we have not yet received a request for a water main extension in this area. This property has already connected to the city sanitary sewer system, under the terms of an Outside City Services Agreement. The property owner has already paid in full the historic improvement charges for this parcel. There are no further improvement charges due for this property at this time.

310 Huntington Drive – This parcel is currently serviced by an 8-inch crosslots sanitary sewer under the terms of an Outside City Services Agreement. This sewer is currently not included in the city's sanitary sewer system because an easement was never granted to the city, which is necessary to enable the city to maintain and operate this sewer. However, the city would be willing to incorporate this sewer into its system provided the necessary easement is granted. The Systems Planning Unit is currently working through the owner of 314 Huntington Drive (immediately to the west of this parcel) to obtain this easement. It is anticipated that this dedication will occur soon and that this sewer will be incorporated in the city's sanitary sewer system. There is not currently a specific project included in the City's Capital Improvements Plan (CIP) to extend water main or storm sewer utilities that would service this parcel. There is a general project titled *Water Main Service Extensions* (Project UT-WS-01-02), which programs future anticipated funding for water mains to be constructed to service township areas within the city service area that do not currently have water mains available to service them. Specific extension projects are programmed when a request is received from a property owner in the city or annexing into the city, and at this time we have not yet received a request for a water main extension in this area. The property owner has already paid in full the historic improvement charges for this parcel. There are no further improvement charges due for this property at this time.

1400 Warrington Drive - There are city utilities available to service this parcel, including an 8-inch water main, 8-inch sanitary sewer and a 15/18-inch storm sewer in Lowell Road, as well as a 6-inch water main, 8-inch sanitary sewer and an 18-inch storm sewer in Warrington Drive. This property has already connected to the city water distribution and sanitary sewer systems, under the terms of an Outside City Services Agreement. The property owner has already paid in full the historic improvement charges for this parcel. There are no further improvement charges due for this property at this time.

2930 Glazier Way - There are city utilities available to service this parcel, including a 16-inch water main and an 8-inch sanitary sewer in Glazier Way. This property has already connected to the city water distribution and sanitary sewer systems, under the terms of an Outside City Services Agreement. The property owner has already paid in full the historic improvement charges for this parcel. There are no further improvement charges due for this property at this time.

135 Barton Drive - There is a 20-inch water main in Barton Drive. There is not currently a specific project included in the City's Capital Improvements Plan (CIP) to extend sanitary sewer or storm sewer utilities that would service this parcel. There is a general project titled *Water Main Service Extensions* (Project UT-WS-01-02), which programs future anticipated funding for water mains to be constructed to service township areas within the city service area that do not currently have water mains available to service them. Specific extension projects are programmed when a request is received from a property owner in the city or annexing into the city, and at this time we have not yet received a request for a water main extension in this area. This property has already connected to the city water distribution system, under the terms of an Outside City Services Agreement. The property owner has already paid in full the historic improvement charges for this parcel. There are no further improvement charges due for this property at this time.

2950 Shady Lane – There are city utilities available to service this parcel, including an 8-inch water main and an 8-inch sanitary sewer in Shady Lane. Once the property annexed, if the property has not yet connected to the city water main and sanitary sewer systems, the city will notify the owner that these connections will need to be completed within the subsequent 90 days. At the time of connection to the city water and sewer mains and the services becoming active (i.e., when the water meter is set), the current fixed improvement charges in effect at that time will be due. The following are the current fixed improvement charges: water main: \$11,194 and sanitary sewer: \$17,877. In addition, there is a "future recoverable tap charge" of \$1,095 due. The property owner may elect to have the payment of the improvement charges spread out over several years as a single-lot special assessment. If the petitioner desires to pursue this option, they should contact Beverly Selvig in Public Services Area Administration Unit to coordinate the implementation of this single-lot assessment.

Planning - The petitions have been combined into one staff report to save staff and Commission time and to reduce copying expenses.

Prepared by Chris Cheng
Reviewed by Alexis DiLeo and Mark Lloyd
jsj/7/30/07



Attachments: Zoning/Parcel Maps
Aerial Photos

- c: Petitioners/Owners: Ruth Schieb
1400 Warrington Place
Ann Arbor, MI 48103
- Laura Sader and Ira Goldstein
448 Huntington Place
Ann Arbor, MI 48104
- Keith and Elizabeth Gadway
310 Huntington
Ann Arbor, MI 48104
- Barton and Sarah Faylor
580 Rock Creek Drive
Ann Arbor, MI 48104



Jeffrey and Karen Dec
135 Barton Drive
Ann Arbor, MI 48105

James Ellis and Jean Lawton
2930 Glazier Way
Ann Arbor, MI 48105

William Fagan and David Foerster
3081 Dover Place
Ann Arbor, MI 48104

Richard and Roswitha Bird
213 Pineview Court
Ann Arbor, MI 48104

Oliver and Rosalind Johnson Revocable Trust
192 Riverview Court
Ann Arbor, MI 48104

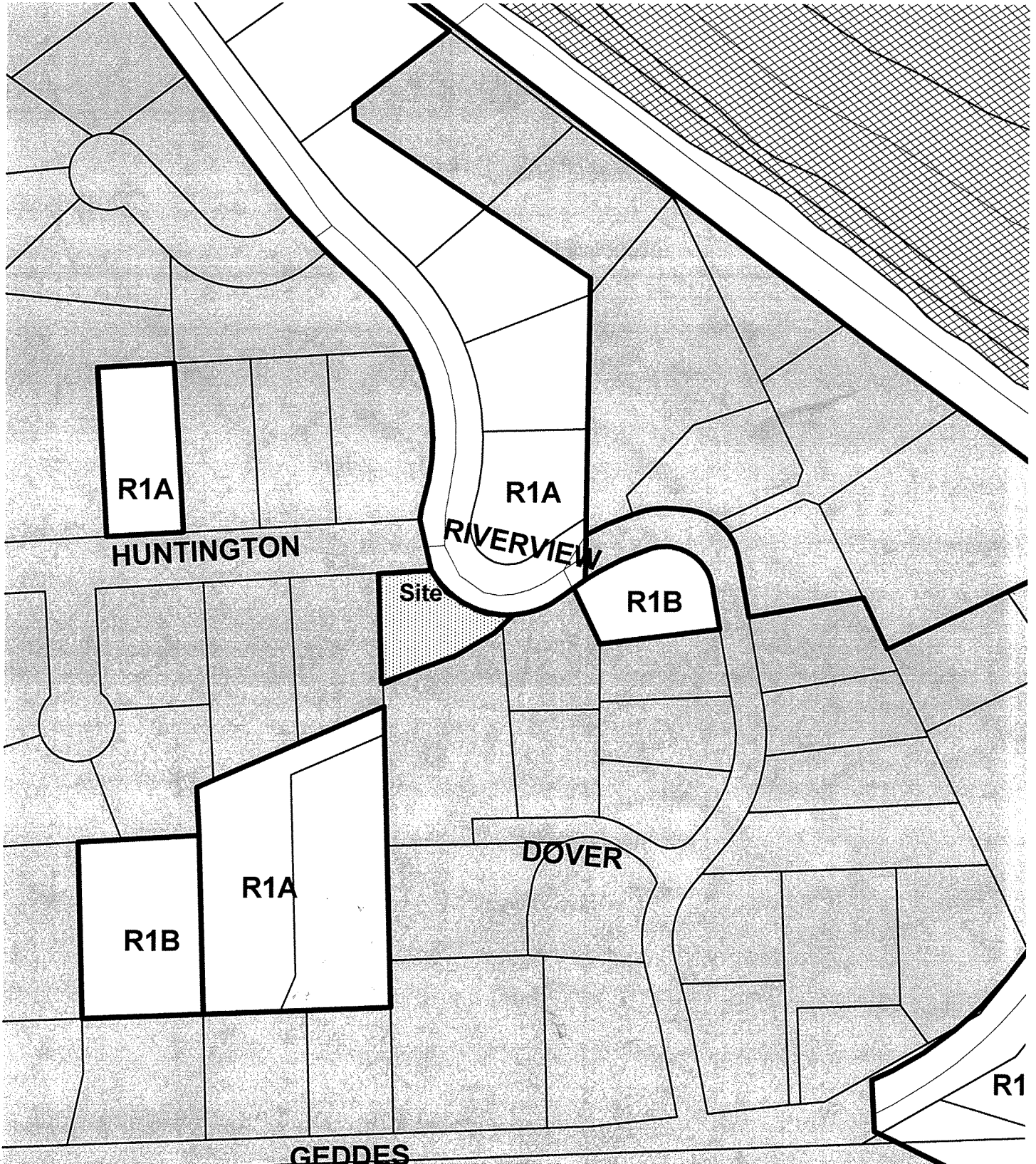
Richard and Ora Lee Delcamp
3671 Riverside Drive
Ann Arbor, MI 48104

Unitex Financial Group, Inc.
Peggy Angelos
26873 Inverness
Woodhaven, MI 48183

Assessor
Systems Planning
File Nos. 9181H16.1 and .2
File Nos. 9274F11.1 and .2
File Nos. 9274P2.1 and .2
File Nos. 9273B18.1 and .2
File Nos. 9174H18.1 and .2
File Nos. 9271Y17.1 and .2
File Nos. 9274D13.1 and .2
File Nos. 9273V22.1 and .2
File Nos. 9273W20.1 and .2
File Nos. 9354X10.1 and .2
File Nos. 12033A3.1 and .2

448 Huntington Place

Parcel and Zoning Map



200 0 200 400 Feet

-  Floodway
-  Floodplain
-  Township

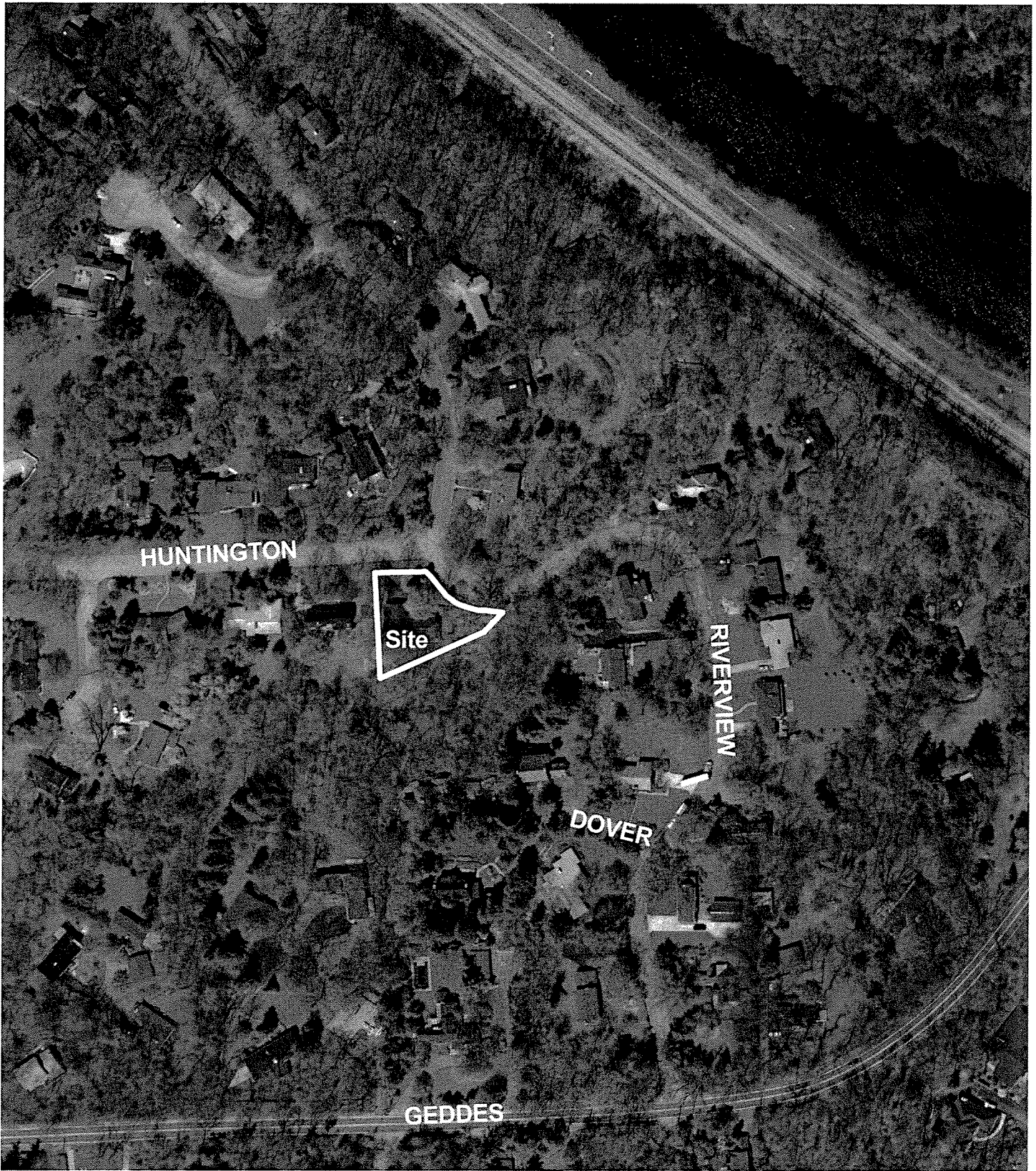




448 Huntington Place



Aerial Photo



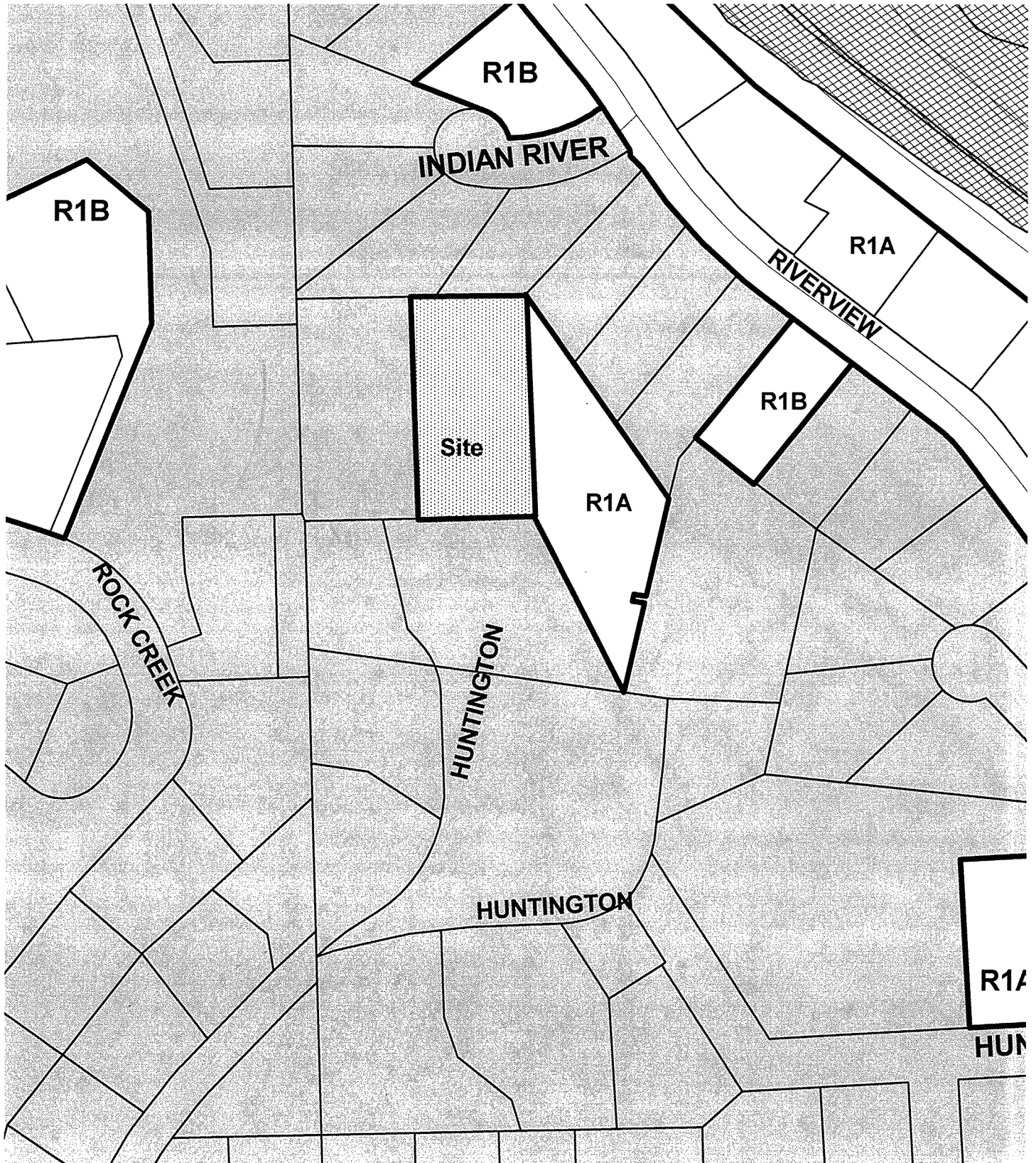
250 0 250 Feet

2002 Aerial Photo



310 Huntington Drive

Parcel and Zoning Map



200 0 200 400 Feet

-  Floodway
-  Floodplain
-  Township



310 Huntington Drive

Aerial Photo



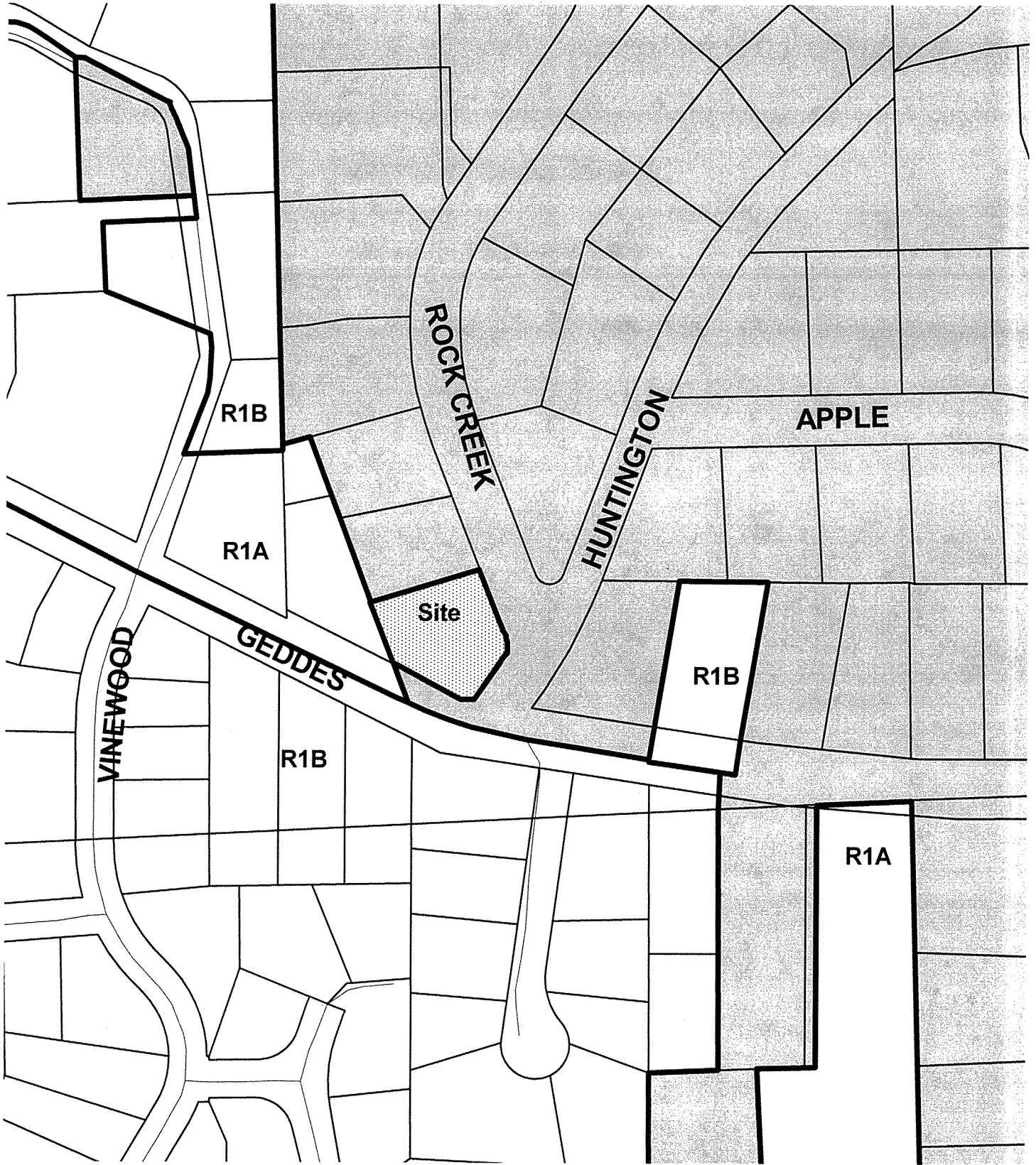
250 0 250 Feet

2002 Aerial Photo



580 Rock Creek Drive

Parcel and Zoning Map



200 0 200 400 Feet

-  Floodway
-  Floodplain
-  Township



580 Rock Creek Drive

Aerial Photo



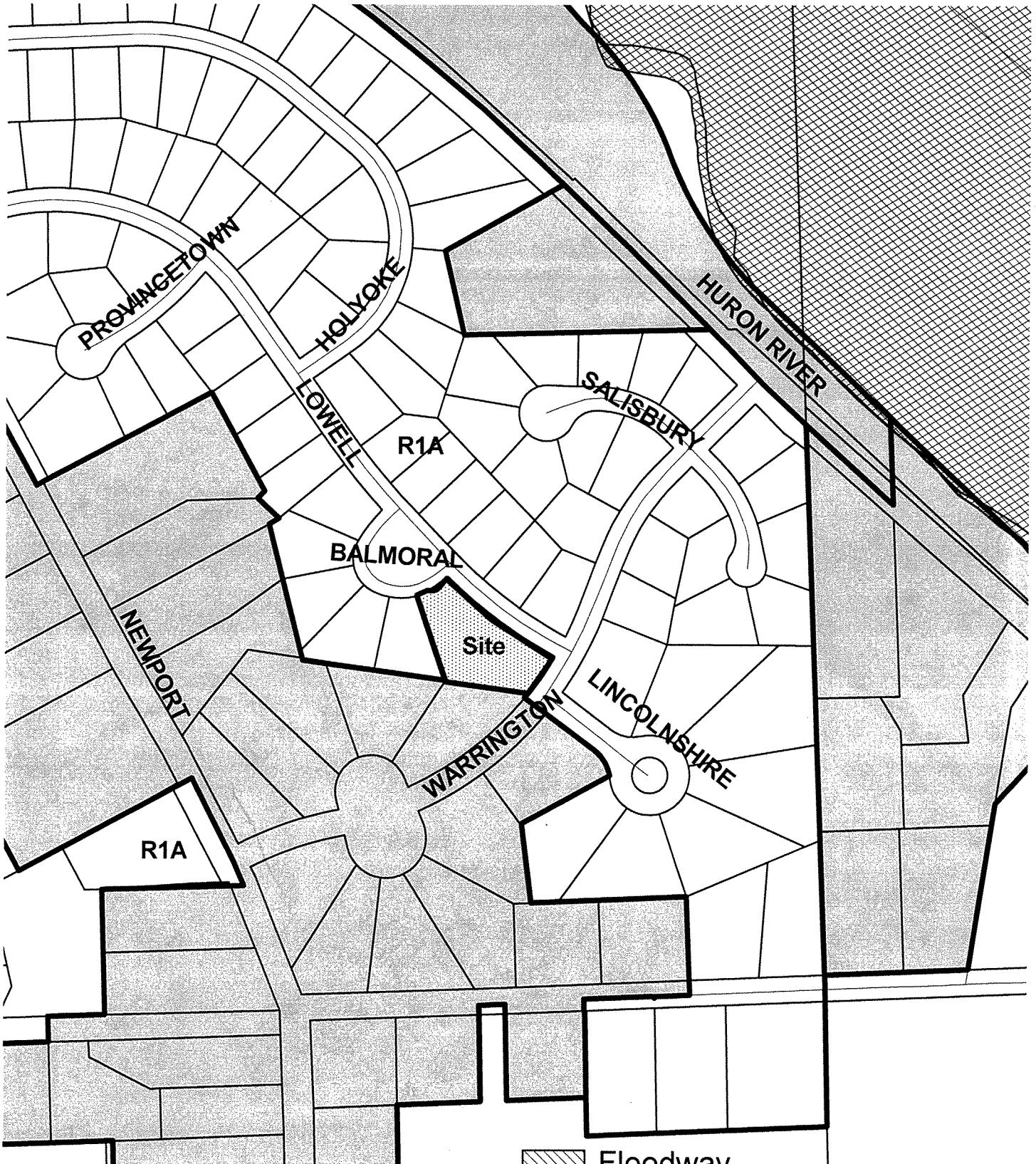
250 0 250 Feet

2002 Aerial Photo



1400 Warrington Drive

Parcel and Zoning Map



200 0 200 400 Feet

- Floodway
- Floodplain
- Township





1400 Warrington Driv



Aerial Photo



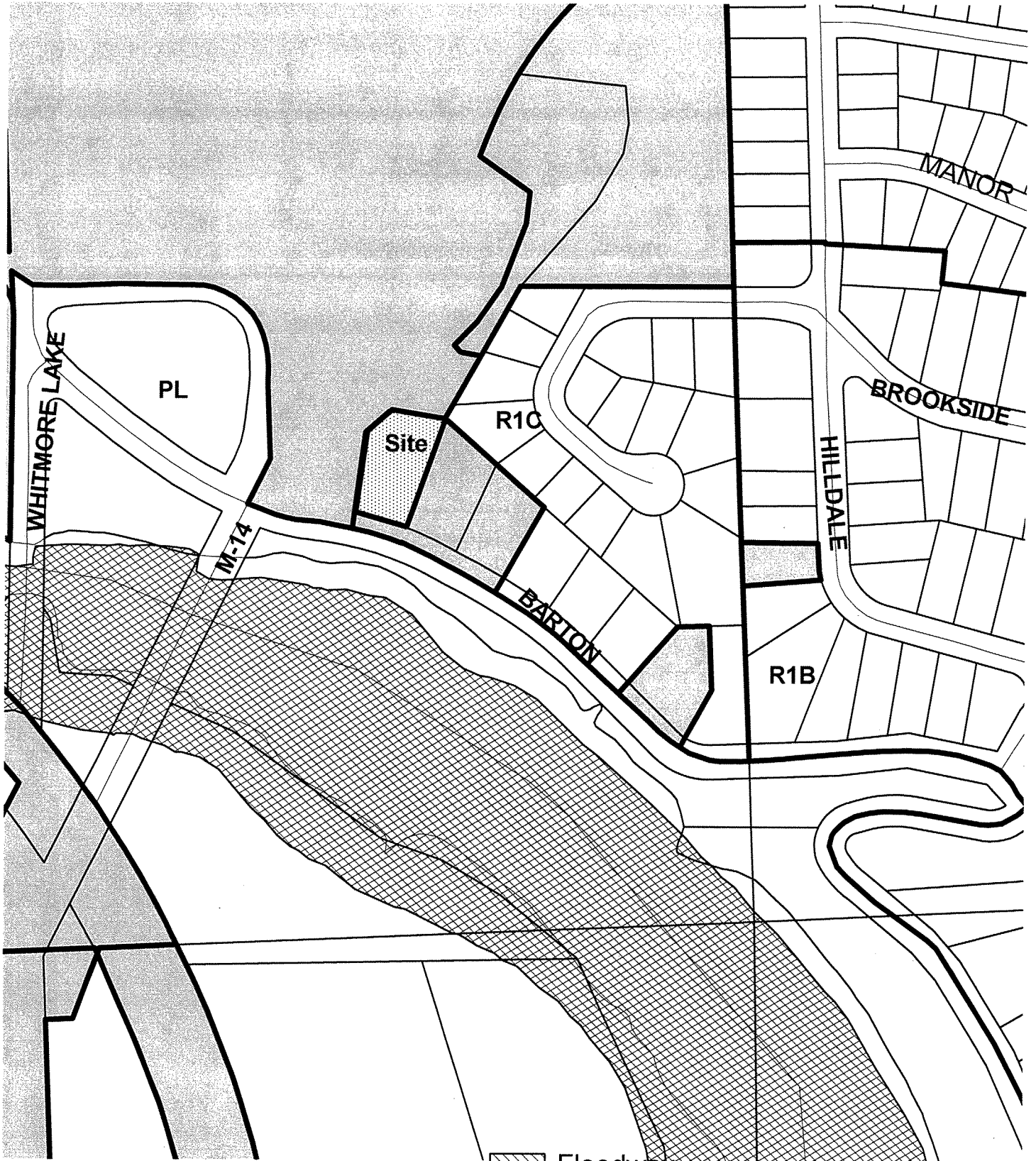
250 0 250 Feet

2002 Aerial Photo






135 Barton Drive

Parcel and Zoning Map



200 0 200 400 Feet

-  Floodway
-  Floodplain
-  Township



135 Barton Drive

Aerial Photo



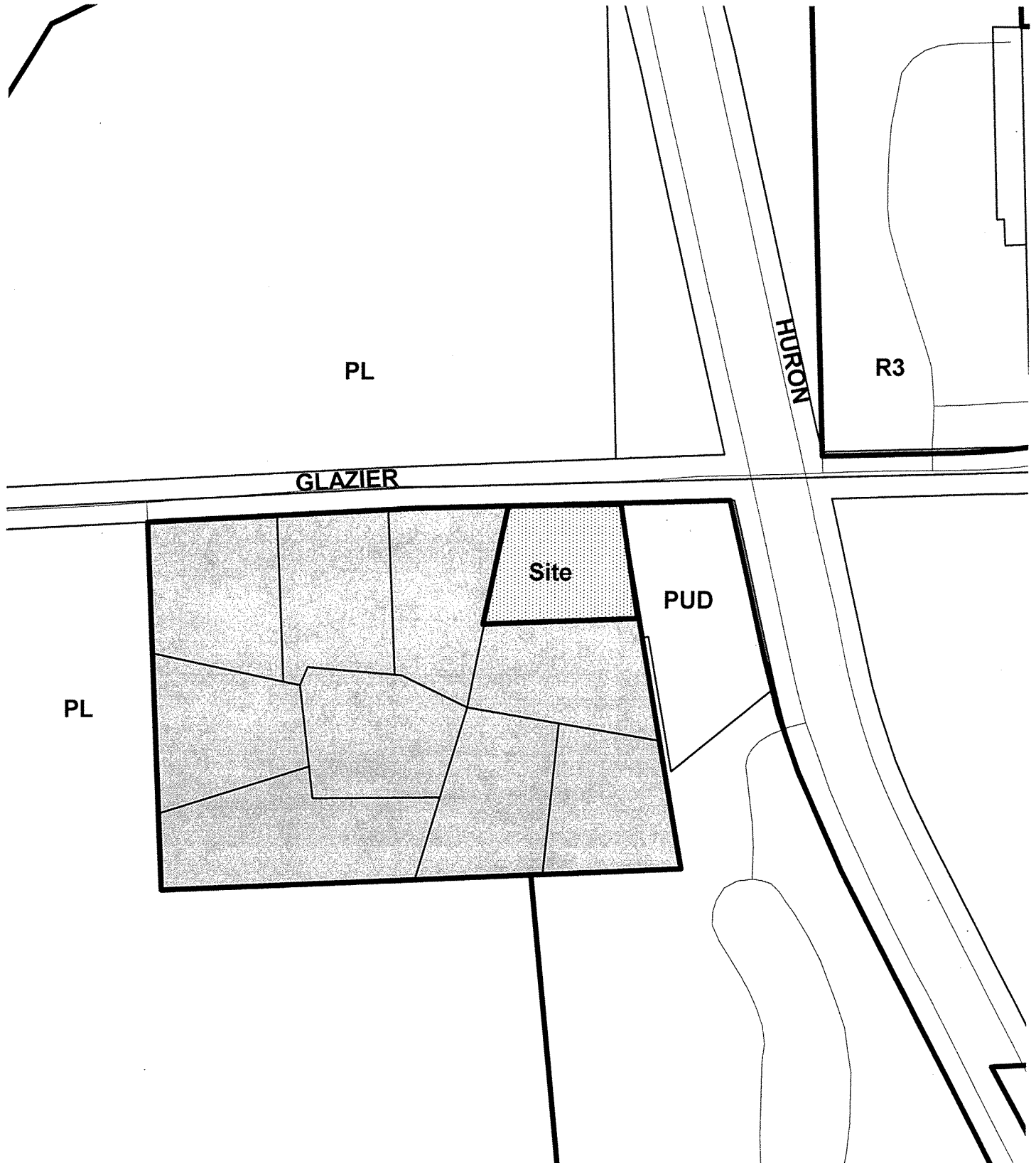
250 0 250 Feet

2002 Aerial Photo



2930 Glazier Way

Parcel and Zoning Map



200 0 200 400 Feet

 Township



2930 Glazier Way

Aerial Photo

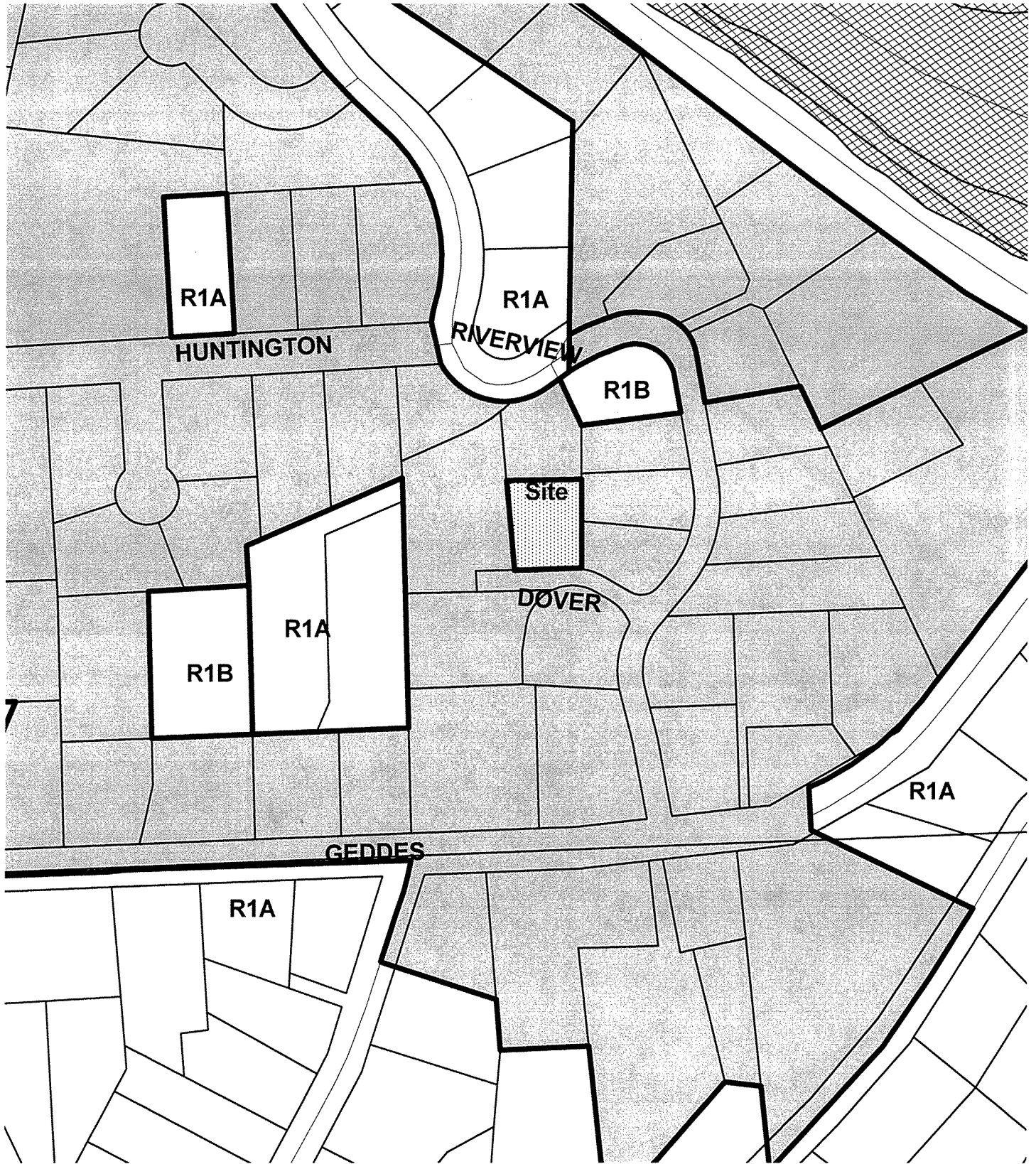


250 0 250 Feet

2002 Aerial Photo



Parcel and Zoning Map





3081 Dover Place



Aerial Photo



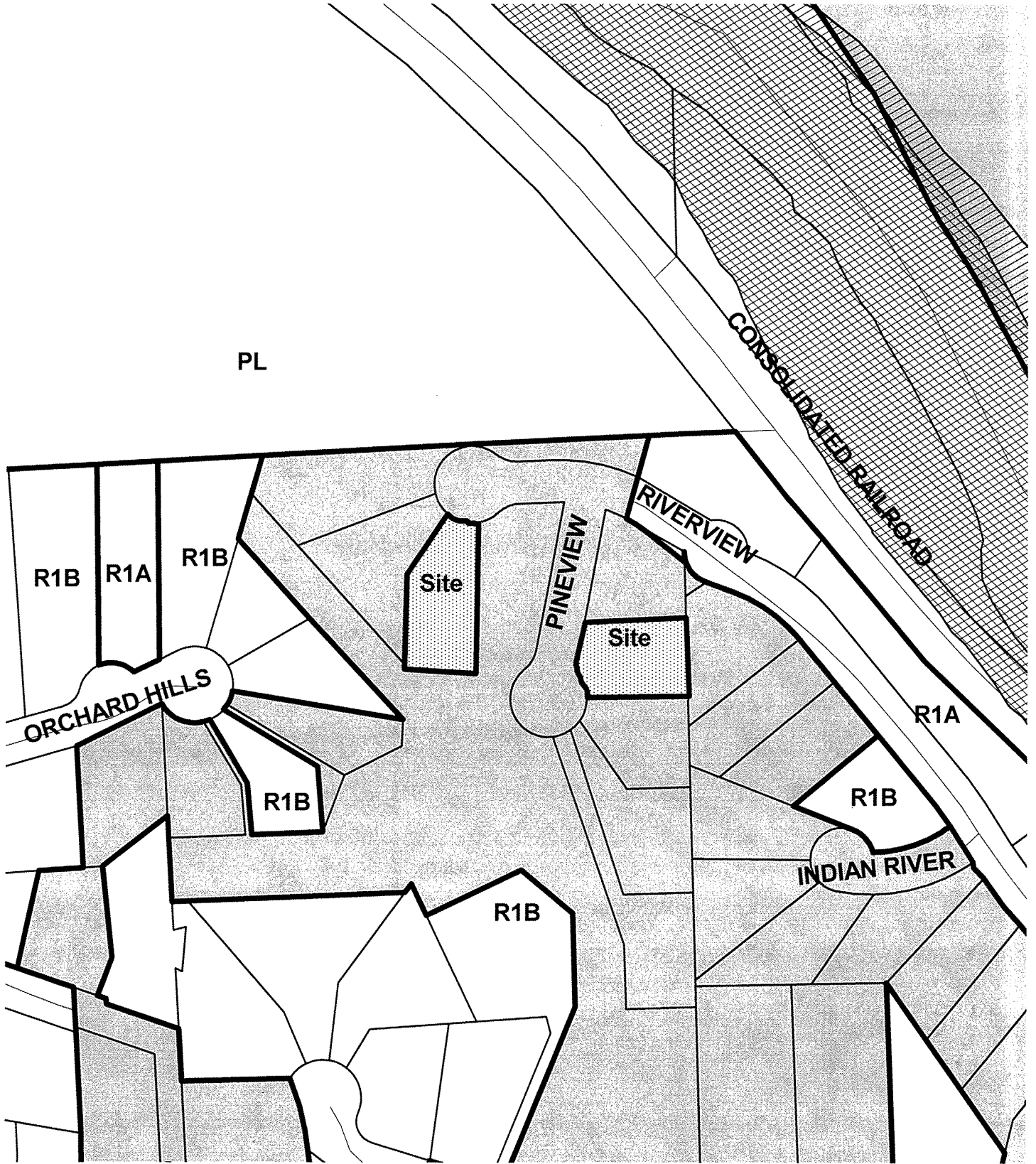
250 0 250 Feet

2002 Aerial Photo



19 Riverview & 213 Pineview Court

Parcel and Zoning Map



200 0 200 400 Feet

-  Floodway
-  Floodplain
-  Township



19 Riverview & 213 Pineview Court

Aerial Photo



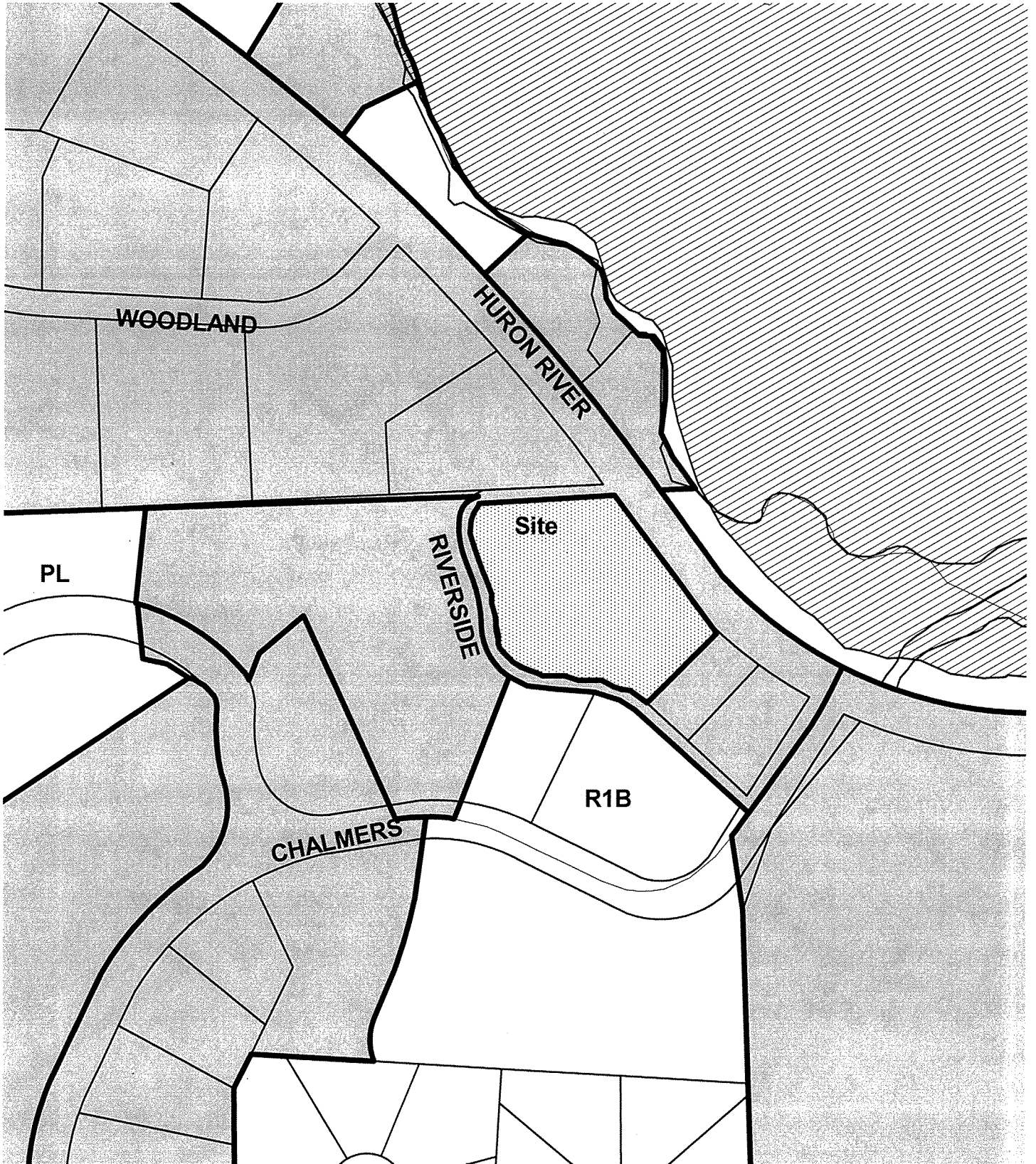
250 0 250 Feet

2002 Aerial Photo



3671 Riverside Drive

Parcel and Zoning Map



200 0 200 400 Feet

-  Floodway
-  Floodplain
-  Township



3671 Riverside Driv

Aerial Photo



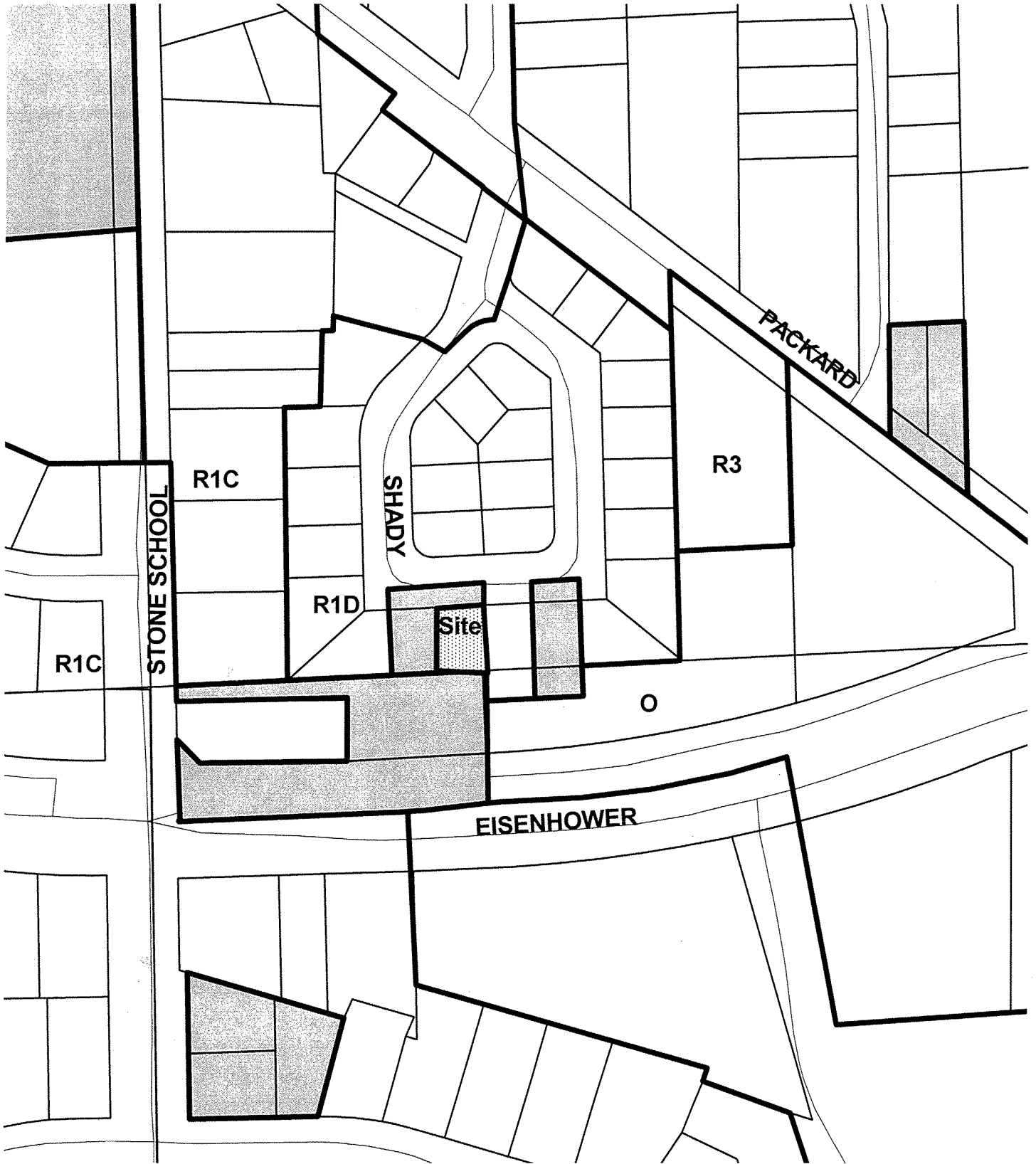
250 0 250 Feet

2002 Aerial Photo



2950 Shady Lane

Parcel and Zoning Map



200 0 200 400 Feet





2950 Shady Lane



Aerial Photo



250 0 250 Feet

2002 Aerial Photo

