

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of August 19, 2008

**SUBJECT: Willing Annexation and Zoning (1545 Chalmers Drive)
File Nos. A08-002 and Z08-003**

PROPOSED CITY PLANNING COMMISSION MOTION
The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Willing 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 adopted Northeast Area Plan.

LOCATION

This site is located on the east side of Chalmers Drive north of Washtenaw Avenue (Northeast Area). This site is in the Malletts Creek Watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a 0.47-acre site from Ann Arbor Township and zoning to R1B single-family residential zoning designation.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1B	R1B
Gross Lot Area	0.47 acres 20,473 sq ft	0.47 acres 20,473 sq ft	10,000 sq ft MIN
Lot Width	103 ft	103 ft	70 ft MIN

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single-Family Dwelling	TWP (Township District)
EAST	Single-Family Dwelling	R1B
SOUTH	Multiple-Family Dwelling	TWP
WEST	Parkland	PL (Public Land District)

HISTORY AND PLANNING BACKGROUND

The parcel was platted in Ann Arbor Township. The home was constructed in 1976. The current Northeast Area Plan recommends single-family residential use for this site.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Systems Planning – This property has already connected to the City's sanitary sewer system. Improvement charges related to the sanitary sewer system have been paid in full. There currently is not a project included in the City's Capital Improvements Plan (CIP) to extend water main or storm sewer utilities in a specific location which would serve this parcel.

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

Prepared by Christopher Cheng
Reviewed by Connie Pulcifer and Mark Lloyd
jsj/8/12/08

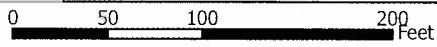
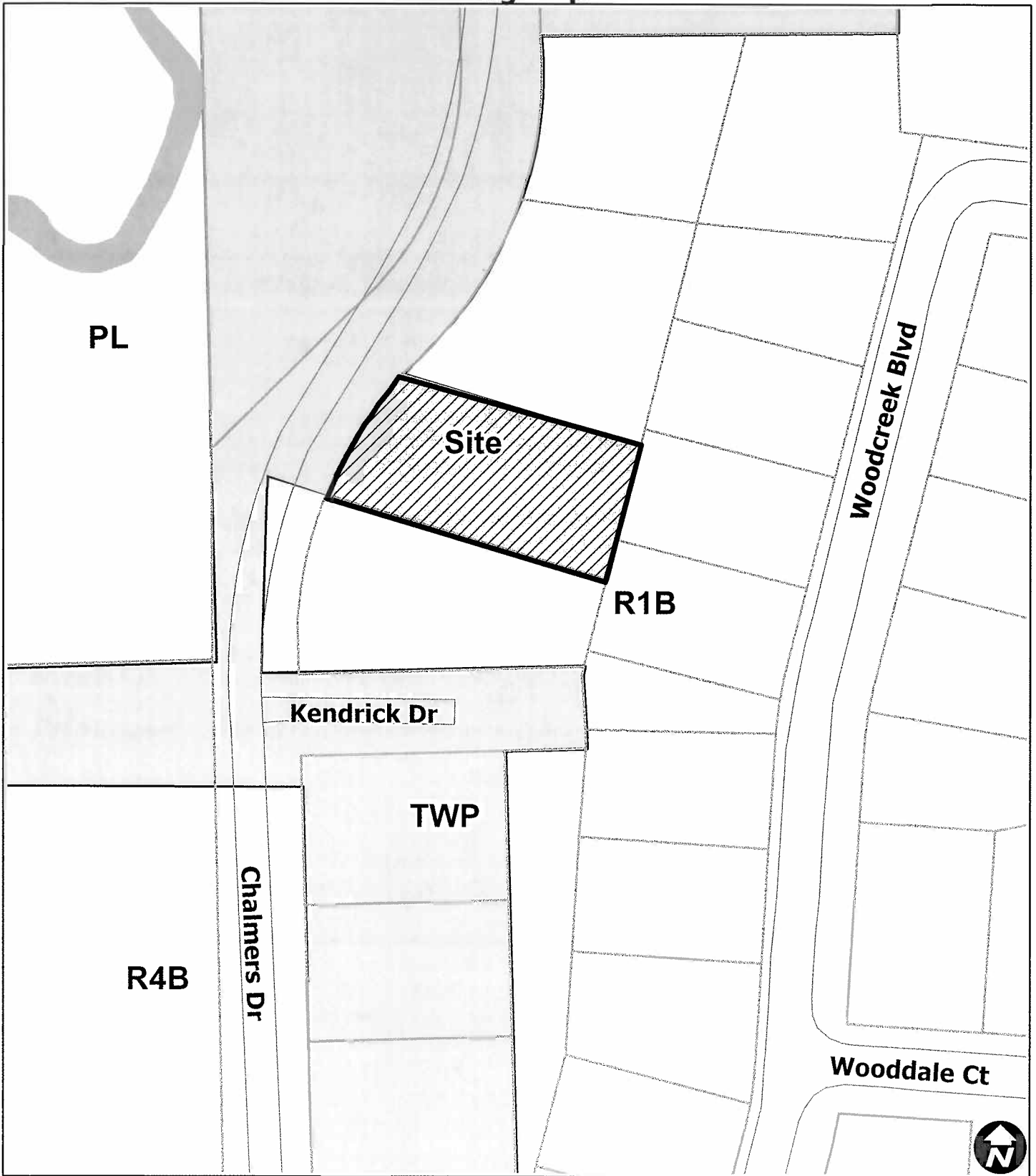


Attachments: Zoning/Parcel Maps
Aerial Photo

c: Owner/Petitioner: Frances D. Willing
1545 Chalmers Dr.
Ann Arbor, MI 48104

City Assessor
Systems Planning
File Nos. A08-002 and Z08-003

1545 Chalmers Drive -Zoning Map-



Map Legend
— Railroads



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

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1545 Chalmers Drive -Aerial Map-



0 50 100 200 Feet



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