

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of November 18, 2008

**SUBJECT: Westerman Annexation and Zoning (1612 White Street)
File Nos. A08-007 and Z08-008**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Westerman Annexation and R4C (Multiple-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 R4C zoning is consistent with the adjacent zoning, surrounding land uses and the adopted South Area Plan.

LOCATION

This site is located on the west side of White Street north of Stimson Street (South Area). This site is in the Malletts Creek Watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a 0.15-acre site from Ann Arbor Township and zoning to R4C (Multiple-Family Dwelling District). The petitioner wants to connect the existing home to City water and sewer.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R4C (Multiple-Family Dwelling District)	R4C
Gross Lot Area	0.15 acres* 6,534 sq ft	0.15 acres* 6,534 sq ft	8,500 sq ft MIN
Lot Width	70 ft	70 ft	60 ft MIN

*Existing nonconforming.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Residential	R4C (Multiple Family Residential)
EAST	Residential	R3 (Townhouse Dwelling)
SOUTH	Car Wash	C3 (Fringe Commercial)
WEST	Residential	R4C

HISTORY AND PLANNING BACKGROUND

The parcel was platted in Ann Arbor Township. The existing two-story home was constructed in 1950. The current South Area Plan recommends multiple-family use for this site.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Systems Planning – This property is active for both water and sanitary sewer. Staff agrees that the historic water and sewer improvement charges have been satisfied.

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

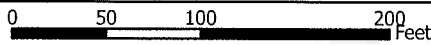
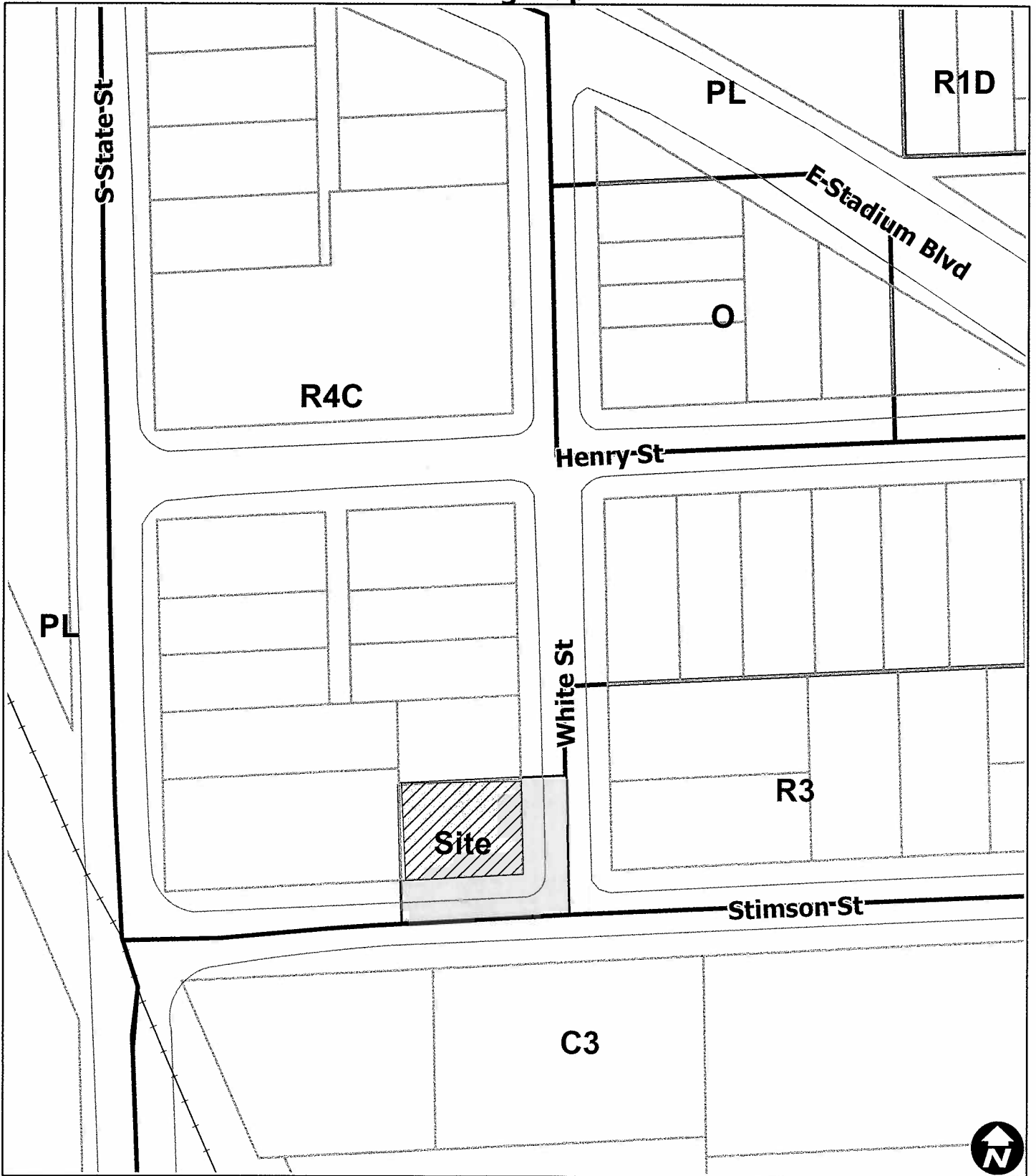
Prepared by Christopher Cheng
Reviewed by Connie Pulcifer and Mark Lloyd
jsj/11/13/08

Attachments: Zoning/Parcel Maps
Aerial Photo

c: Owner/Petitioner: John Westerman
612 Church Street
Ann Arbor, MI 48104

City Assessor
Systems Planning
File Nos. A08-007 and Z08-008

1612 White Street -Zoning Map-



Map Legend	
	Railroads
	Zoning
	Township
	Zoning Boundary



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



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1612 White Street -Zoning Map-



Map Legend
— Railroads



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