

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of December 4, 2012

**SUBJECT: Abdulsattar Annexation and Zoning (3355 Geddes Avenue)
Project Nos. A12-006 and Z12-020**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Abdulsattar 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 Master Plan: Future Land Use Element.

LOCATION

This site is located on the north side of Geddes Avenue, east of Windycrest Drive (Northeast Area). This site is in the Huron River Watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a 1.03-acre site from Ann Arbor Township and zoning to R1A Single-Family Dwelling District. The subject site contains a single-family home. The petitioners purchased the lot with the existing home and would like to connect to public water and sanitary sewer service.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1A (Single-Family Dwelling District)	R1A
Gross Lot Area	45,024 sq ft (1.03 ac)	45,024 sq ft (1.03 ac)	20,000 sq ft MIN
Lot Width	125 ft	125 ft	90 ft MIN

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single-Family Dwelling	TWP (Township)
EAST	Single-Family Dwelling	TWP
SOUTH	Single-Family Dwelling	R1A (Single-Family Dwelling District)
WEST	Single-Family Dwelling	R1A

HISTORY AND PLANNING BACKGROUND

The existing home was constructed in Ann Arbor Township. The Master Plan: Future Land Use Element recommends single- or two-family residential use for this parcel. The existing pattern of zoning and lot sizes supports an R1A zoning district.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Public Services (Systems Planning Unit and Project Management Unit) – Improvement charges must be paid upon connection to City utilities.

Public water service is available to this site but sanitary sewer service is not. The petitioner has entered into an outside city service agreement to immediately connect the property to the existing public water service. Staff from the Project Management Unit is currently working with Geddes Avenue property owners to develop a design and timeline to install public sanitary sewer service. When available, the petitioner will be obligated to connect to the public sanitary sewer and pay the fixed sanitary sewer improvement charge in place at the time.

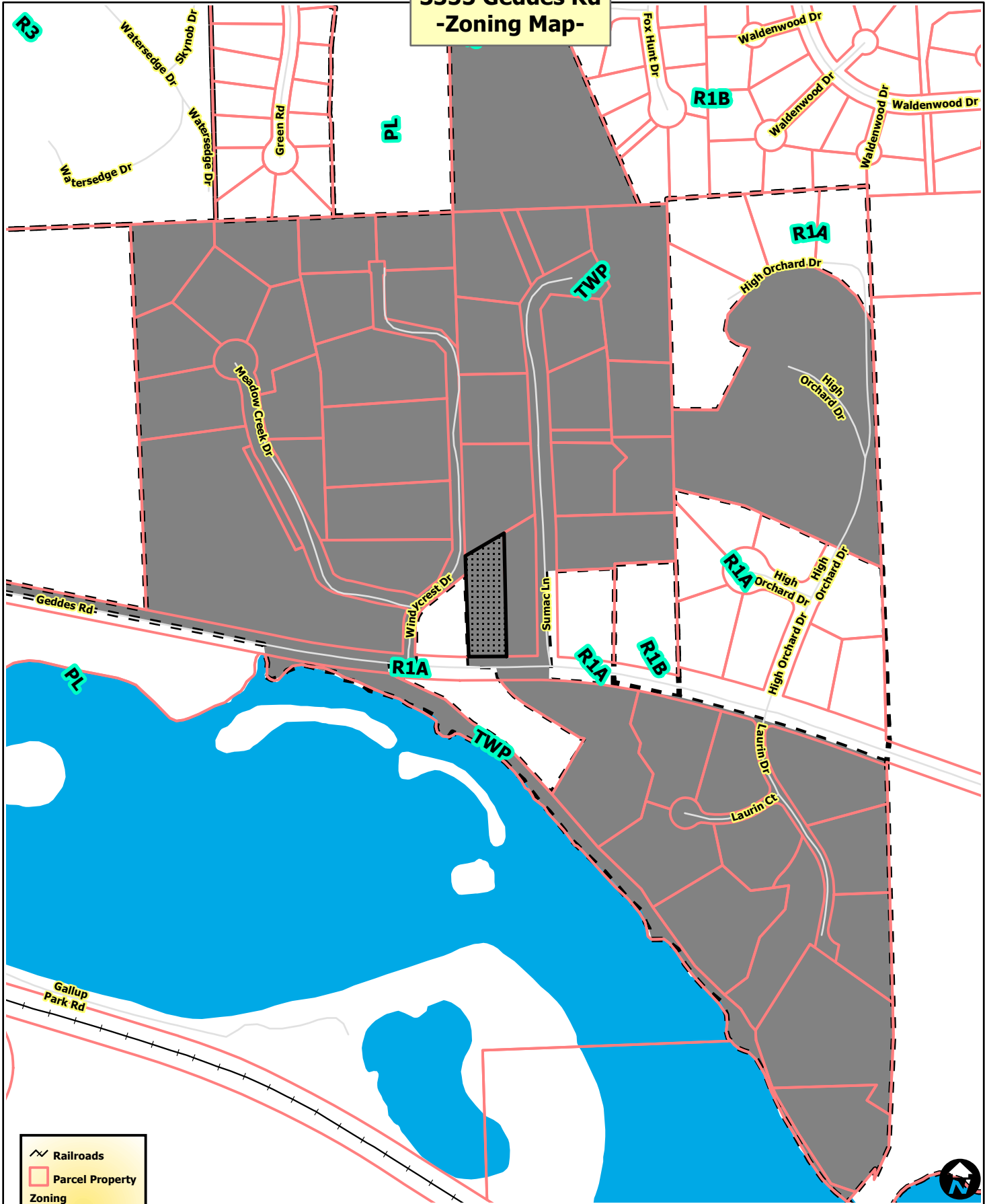
Prepared by Jeff Kahan
Reviewed by Wendy Rampson
rmg/11/27/12

Attachments: Zoning/Parcel Maps
Aerial Photo

c: Owner/Petitioner: Bashar Abdulsattar
3800 Packard Road, Suite 250
Ann Arbor, MI 48108

City Assessor
Systems Planning
Project Nos. A12-006 and Z12-020

3355 Geddes Rd -Zoning Map-



	Railroads
	Parcel Property
Zoning	
	Township
	Zoning
	Huron River



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3355 Geddes Rd -Aerial Map-



-  Railroads
-  Parcel Property



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