

## PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of November 18, 2008

**SUBJECT: Clark Annexation and Zoning (1710 South State Street)  
File Nos. A08-008 and Z08-009**

### **PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Clark Annexation and O (Office 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 O 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 South State Street south of Stimson Street (South Area). This site is in the Malletts Creek Watershed.

### **DESCRIPTION OF PETITION**

The petitioner requests annexation of a 0.13-acre site from Ann Arbor Township and zoning to O (Office District). The petitioner wants to connect the existing home to City water and sewer.

### **COMPARISON CHART**

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	O (Office District)	O
Gross Lot Area	0.13 acres* 5,663 sq ft	0.13 acres* 5,663 sq ft	6,000 sq ft MIN
Lot Width	40 ft*	40 ft*	50 ft MIN

\*Existing nonconforming.

### **SURROUNDING LAND USES AND ZONING**

	LAND USE	ZONING
NORTH	Office	O (Office District)
EAST	Commercial/Industrial	TWP (Township District)
SOUTH	Single-Family Dwelling	TWP
WEST	Single-Family Dwelling	TWP

## **HISTORY AND PLANNING BACKGROUND**

The parcel was platted in Ann Arbor Township. The existing two-story home was constructed in 1920. The current South Area Plan recommends office use for this site.

## **COMMENTS PENDING, DISMISSED OR UNRESOLVED**

Systems Planning – This property is active for water only and staff found no authorization for this service. Sewer was available. The City offered that the petitioner pay the historic water improvement charge (which has been paid). The petitioner is deferring connection to sanitary sewer and has 90 days from annexation to connect to sewer and still allow historic sewer improvement charges.

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

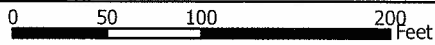
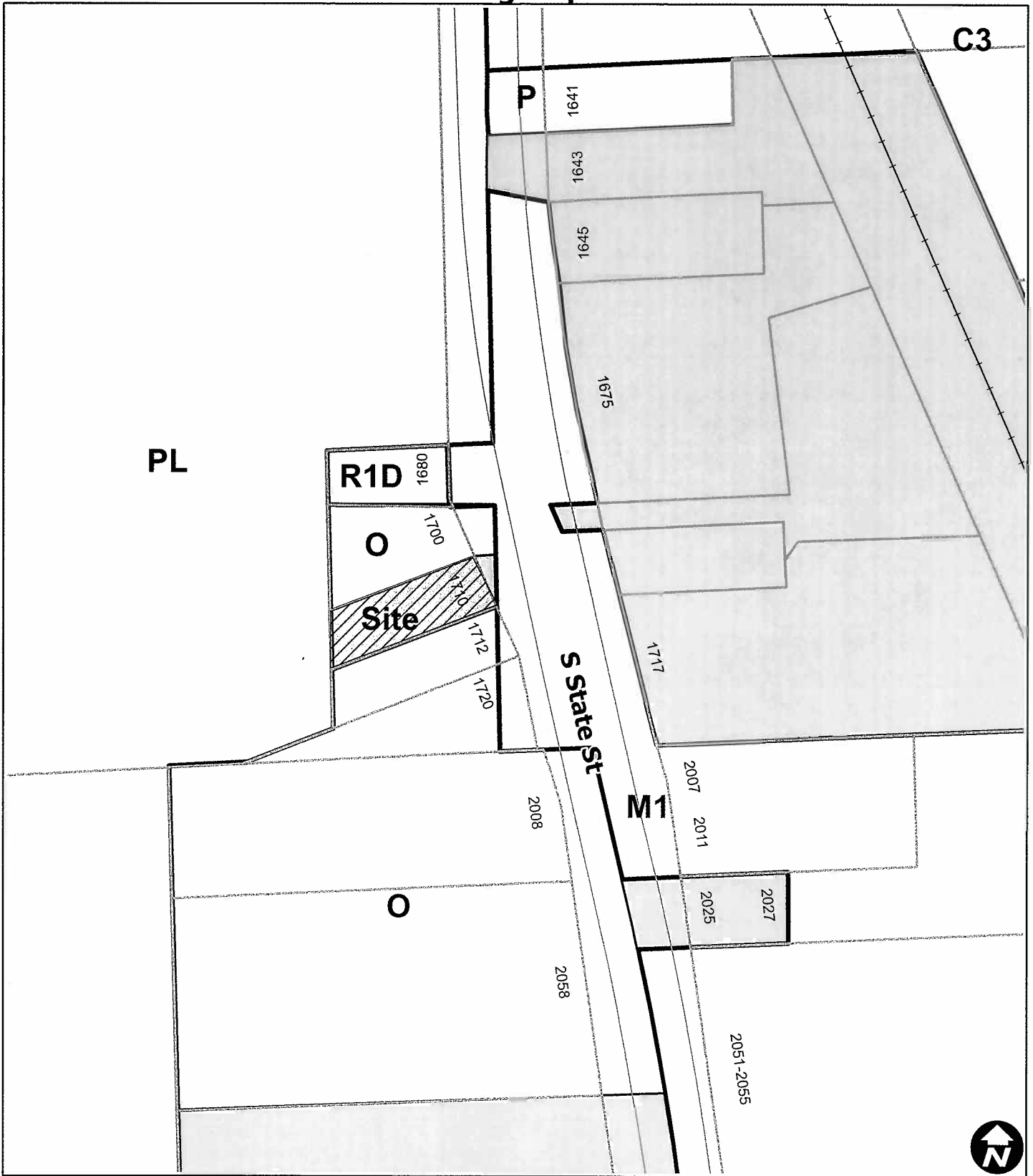
Prepared by Christopher Cheng  
Reviewed by Connie Pulcifer and Mark Lloyd  
jsj/11/13/08

Attachments: Zoning/Parcel Maps  
Aerial Photo

c: Owner/Petitioner: Francis Clark  
2008 South State Street  
Ann Arbor, MI 48104

City Assessor  
Systems Planning  
File Nos. A08-008 and Z08-009

# 1710 South State Street -Zoning Map-



Map Legend	
	Railroads
	Zoning
	Township
	Zoning Boundary



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

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# 1710 South State Street -Aerial Map-



0 50 100 200 Feet

**Map Legend**  
→ Railroads



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