

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of January 20, 2011

**SUBJECT: Sander Annexation and Zoning (1575 Alexandra Boulevard)
Project Nos. A10-005 and Z10-013**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Sander 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 south side of Alexandra, just west of Newport (West Area). This site is in the Huron River Watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a .82-acre site from Ann Arbor Township and zoning to R1A single-family residential. The site is currently vacant. The petitioner would like to construct a single-family home and connect to public water service and sanitary sewer service after construction.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1A	R1A
Gross Lot Area	.82 ac (35,719 sq ft)	.82 ac (35,719 sq ft)	20,000 sq ft MIN
Lot Width	105 ft (at front setback)	105 ft	90 ft MIN

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single-Family Dwelling	Township
EAST	Riverwood Nature Area	PL
SOUTH	Single-Family Dwelling	PUD
WEST	Natural Area	PUD

HISTORY AND PLANNING BACKGROUND

This Ann Arbor Township parcel is surrounded by Riverwood Nature Area, a City park, on the north and east sides and the natural area belonging to the Riverwood Homeowners Association on the west side. The parcel has been granted a 30-foot wide easement across City parkland to provide access and utility connections to Alexandra. The Master Plan Land Use Element recommends single-family residential use for this site.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Public Services (Systems Planning Unit and Project Management Unit) – Public water and sanitary service are available to this site. Based on the date of active service, there is a Water Improvement Charge of \$25,539 and a Sanitary Improvement Charge of \$22,530 that is due upon construction of the house and connection to city utilities.

Parks and Recreation – The easement was granted by City Council on November 4, 2010. The easement has been recorded for access and utility connections only and any grading or alteration of natural features within the easement area is subject to prior approval of the Parks and Recreation Services Unit. Petitioner is limited to a 14-foot wide driveway with no parking, fences, signs or other structures allowed in easement area.

Prepared by Matthew Kowalski
Reviewed by Wendy Rampson

Attachments: Zoning/Parcel Maps
Aerial Photo

c: Owner/Petitioner: Jeff Sander
10 Church Street
Milan, MI 48160

City Assessor
Systems Planning
Field Operations
Project Nos. A10-005 and Z10-013

1575 Alexandria Blvd -Zoning Map-



Map Legend

- Railroads
- Parcel Property
- Zoning**
- Township
- City of Ann Arbor
- City Boundary



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1575 Alexandria Blvd -Aerial Map-



Map Legend

- Railroads
- Parcel Property
- City Boundary



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