

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of November 7, 2012

**SUBJECT: Max Annexation and Zoning (2503 Victoria Avenue)
Project Nos. A12-002 and Z12-009**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Max Annexation and R1C (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 R1C zoning is consistent with the adjacent zoning, surrounding land uses and the Master Plan Land Use Element.

LOCATION

This site is located on the east side of Victoria Avenue between Independence Boulevard and Robert Street (South Area). This site is in the Mallets Creek Watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a 6,628 square foot site from Pittsfield Township and zoning to R1C single-family residential. The site contained until recently an old garage, which was torn down a few weeks ago to make way for a new single-family home. The petitioner has already entered into a city service agreement for public water and sanitary sewer.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1C	R1C
Gross Lot Area	6,628 sq ft	6,628 sq ft	7,200 sq ft MIN
Lot Width	57 ft	57 ft	60 ft MIN

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single-Family Dwelling	R1C Single-Family Dwelling District
EAST	Single-Family Dwelling	R1C
SOUTH	Single-Family Dwelling	R1C
WEST	Single-Family Dwelling	R1C

HISTORY AND PLANNING BACKGROUND

This parcel is one of a dozen remaining township islands in the large area bordered by Washtenaw Avenue, Packard Road, and Platt Road. Five of those parcels are clustered within a block of each other, including the Max property. This parcel is slightly too small to meet R1C zoning requirements for lot width and minimum lot area, but all surrounding parcels are zoned R1C. Even though the parcel will be non-conforming to the R1C lot width and size requirements, it is considered a lot of record and can be used as a single-family dwelling site.

The petitioner requested that she be allowed to start construction before the annexation and zoning were finalized. On September 10, 2012, the Director of Building Services for Pittsfield Charter Township wrote a letter to the City of Ann Arbor Chief Development Official relinquishing authority to the City to enforce the City's zoning requirements and review and inspect a proposed dwelling on the parcel.

To date, the petitioner has paid for connections to city services, and soil erosion and building permits have been issued for a new single-family house. The house meets all R1C setback requirements.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Public Services (Systems Planning Unit and Project Management Unit) – Sidewalk must be extended across the entire frontage of the parcel prior to issuance of a certificate of occupancy.

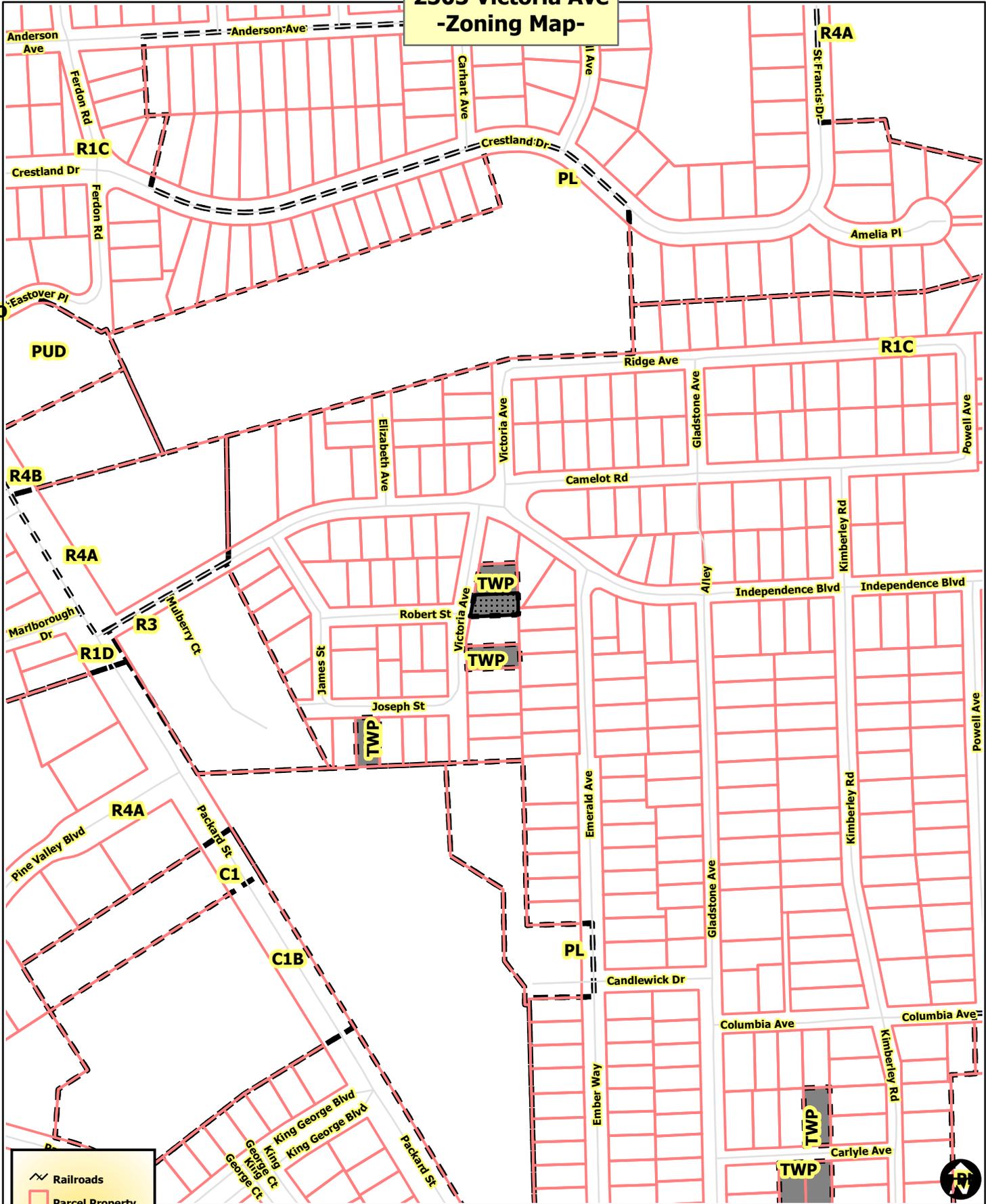
Prepared by Jill Thacher
Reviewed by Wendy Rampson, Planning Manager
MG10/12/12

Attachments: Zoning/Parcel Maps
Aerial Photo

c: Owner/Petitioner: Janet Max
2946 Birch Hollow Dr, #2A
Ann Arbor, MI 48108

City Assessor
Systems Planning
Project Nos. A12-002 and Z12-009

2503 Victoria Ave -Zoning Map-



Legend

- Railroads
- Parcel Property
- Zoning**
- Township
- Zoning



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2503 Victoria Ave -Aerial Map-



-  Railroads
-  Parcel Property



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