PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of April 18, 2017

SUBJECT: Bibby Annexation and Zoning (465 Clarendon Drive) File Nos. A17-003 and Z17-007

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Bibby Annexation and R1C (Single-Family Dwelling District) Zoning (465 Clarendon Drive).

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 adopted <u>West Area Plan</u>.

LOCATION

This site is located on the south side of Dexter Road west of N. Maple Rd. This site is in the Allen Creek Watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a vacant .32-acre site from Scio Township and zoning to R1C (Single-Family Dwelling District). The petitioner is requesting annexation of this parcel since it is within the contiguous bounded limits of the City.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1C (Single-Family Dwelling District)	R1C
Gross Lot Area	.32 acres 13,939 sq ft	.32 acres 13,939 sq ft	7,200 sq ft MIN
Lot Width	60 ft	60 ft	60 ft MIN

SURROUNDING LAND USES AND ZONING

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

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HISTORY AND PLANNING BACKGROUND

The parcel was platted in Scio Township. The <u>West Area Plan</u> recommends residential use for this site.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

<u>Systems Planning</u> – There are city utilities available to service this parcel, including a 6" water main and an 8" sanitary sewer. Storm main is not available. Connection to sewers may require detailed design by an engineer. No representation is made as to ability to connect. Detailed provisions for addressing stormwater must be presented to Planning and Development for review and approval prior to any construction.

At the time of connection to the city water and sewer mains, Water and Sanitary Capital Cost Recovery Charges are due. Fire hydrant coverage meets city standards for a single family home.

<u>Planning</u> – The proposed R1C zoning would restrict the use to single-family residential. Staff supports the proposed R1C zoning because it is consistent with the surrounding land uses and the recommendations of the <u>West Area Plan</u>.

Prepared by Christopher Cheng Reviewed by Brett Lenart mg/4/14/17

Attachments: Zoning/Parcel Maps Aerial Photo

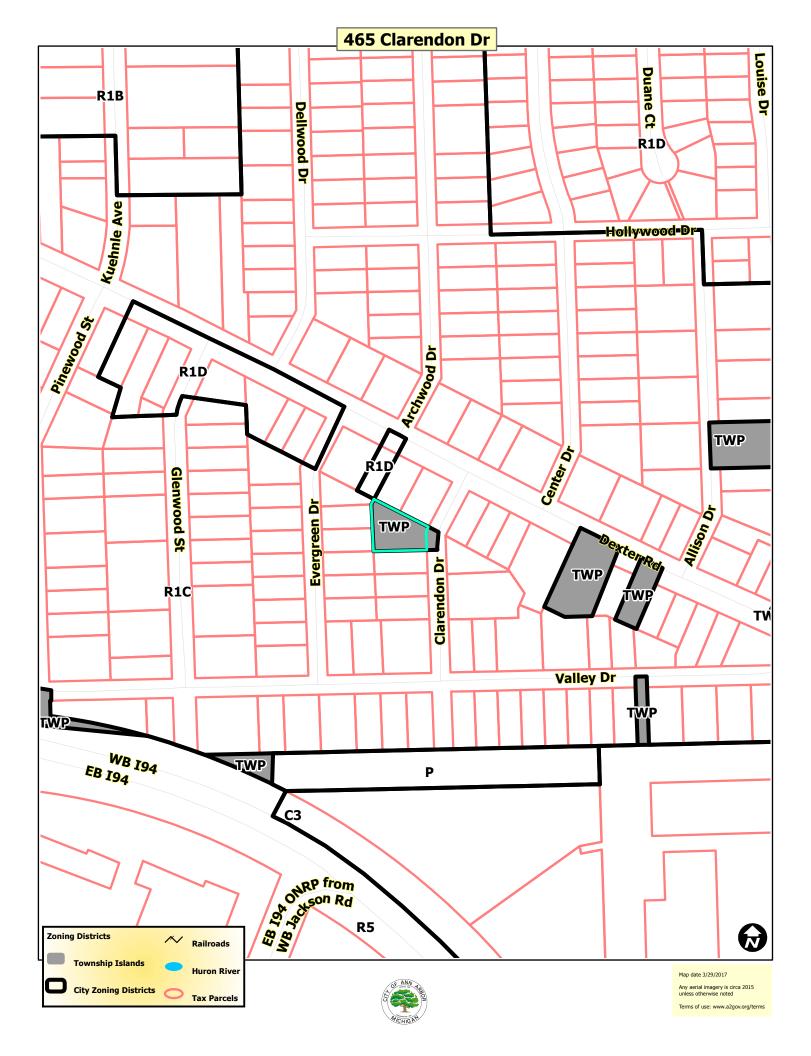
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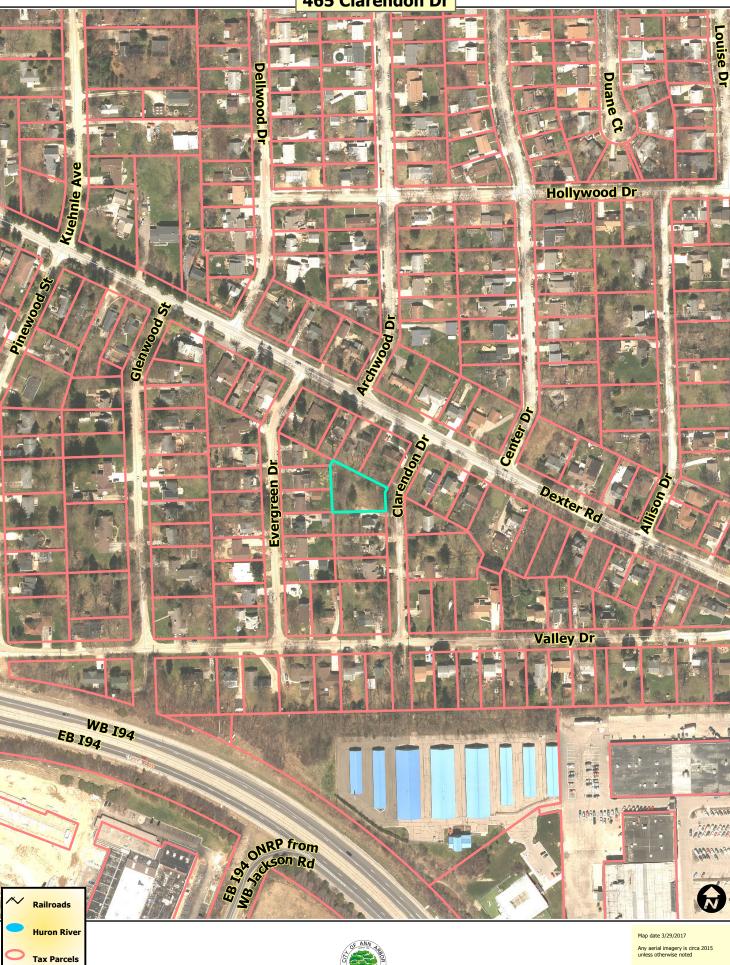
Jason & Andrea Bibby 54807 Brentwood Drive South Lyon, MI 48178

City Assessor Systems Planning File Nos. A17-003 and Z17-007

Petitioner:







CHIG

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465 Clarendon Dr



Huron River

Tax Parcels



Map date 3/29/2017 Any aerial imagery is circa 2015 unless otherwise noted Terms of use: www.a2gov.org/terms