

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of December 4, 2012

**SUBJECT: McMullen Annexation and Zoning (3100 Geddes Avenue)
Project Nos. A12-005 and Z12-017**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the McMullen 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: Land Use Element.

LOCATION

This site is located on the south of Geddes Avenue and north of Devonshire Road, between Heatherway Street and Hickory Lane (Northeast Area). This site is in the Huron River Watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a 0.46-acre (20,000-square foot) site from Ann Arbor Township and zoning to R1A Single-Family Dwelling District. The petitioners purchased the lot with the existing home and would like to make some improvements, including connections to public water and sanitary sewer mains.

The site was part of a larger parcel that was subdivided into four lots, approved by Ann Arbor Township earlier this year. The subject site contains a single-family home; the other three parcels created are vacant and under separate ownership. As a result of the land division, the subject site no longer has direct frontage on Geddes Avenue but has recorded easements for access and utilities to both Geddes Avenue and Devonshire Road.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1A	R1A
Gross Lot Area	20,000 sq ft (0.46 ac)	20,000 sq ft (0.46 ac)	20,000 sq ft MIN
Lot Width	95 ft	95 ft	90 ft MIN

SURROUNDING LAND USES AND ZONING

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

HISTORY AND PLANNING BACKGROUND

At the request of the Planning Commission, staff analyzed the entire neighborhood north of Geddes Road between Awixa Road and the Huron River in 2000 to develop a consistent approach for annexation and zoning petitions in that area. Staff recommended and the Planning Commission supported designating all properties seeking annexation as R1B Single-Family Dwelling District. Dozens of properties in the neighborhood have since been annexed and zoned R1B.

No such study has been done for the area south of Geddes Road. For any properties seeking annexation, staff recommends the same zoning district as the immediately surrounding City properties.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Systems Planning – The existing access easement is less than 30 feet wide along its entire length and therefore it will be considered a nonconforming access easement. The easement language only references the ability to place a driveway, not the ability to place private utility service leads. Public utilities are available to service this parcel in Devonshire Road as long as appropriate access via the easement is provided. But, due to the topography of the site, connection to the sewers may require detailed designs by an engineer and no representation is made by city staff as to ability to connect. It is noted that fire hydrant coverage does not meet city standards for the existing home.

At the time of connection to the city water and sewer mains and the services becoming active, the current fixed improvement charges in effect at that time will be due.

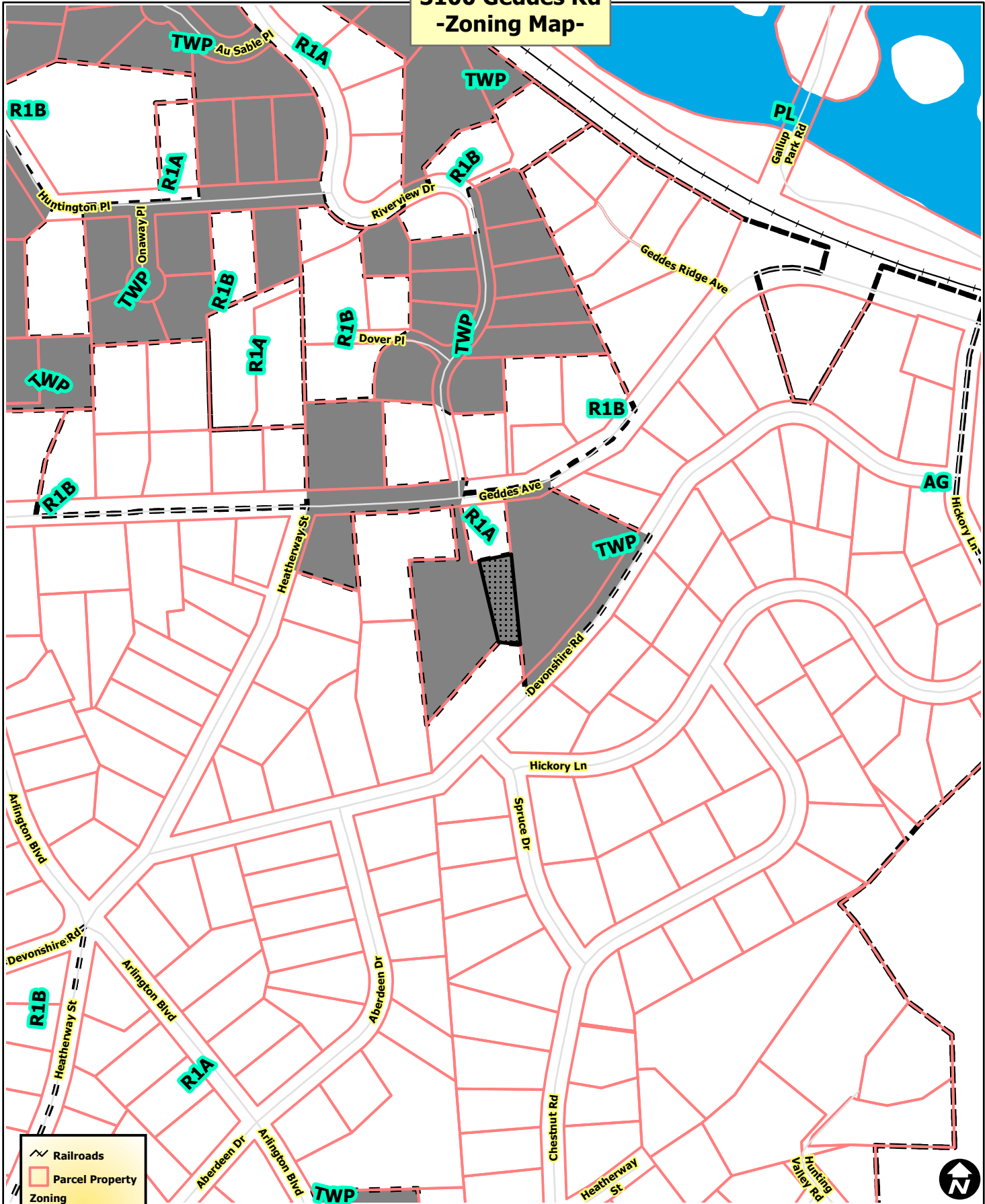
Prepared by Alexis DiLeo
Reviewed by Wendy Rampson
11/29/12

Attachments: Zoning/Parcel Maps
Aerial Photo

c: Owner/Petitioner: Mike and Deb McMullen
12728 North Lakeshore Drive
LaSalle, Michigan 48145

City Assessor
Systems Planning
Project Nos. A12-005 and Z12-017

3100 Geddes Rd -Zoning Map-



	Railroads
	Parcel Property
	Township
	Zoning
	Huron River



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3100 Geddes Rd -Aerial Map-



-  Railroads
-  Parcel Property



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