

## **PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of April 16, 2013**

**SUBJECT: Higgins Annexation and Zoning (2121 Victoria Circle)  
Project Nos. A13-002 and Z13-002**

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

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Higgins 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 west side of Victoria Circle between Springwood Court and Alexandra Boulevard (West Area). This site is in the Huron River Watershed.

### **DESCRIPTION OF PETITION**

The petitioner requests annexation of a 22,256-square foot site from Ann Arbor Township and zoning to R1A Single Family Dwelling district. The site is currently vacant. 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)	R1A	R1A
Gross Lot Area	22,256 SF	22,256 SF	20,000 sq ft MIN
Lot Width	137 ft	137 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, R1A
SOUTH	Single-Family Dwelling	TWP, R1A
WEST	Single-Family Dwelling	PUD (Riverwood PUD)

## **HISTORY AND PLANNING BACKGROUND**

Of the eight parcels on Victoria Circle, six are township islands. The other two have already been annexed into the city and zoned R1A. The proposed zoning meets the Land Use Element of the City Master Plan, which calls for single- and two-family residential.

The petitioner requested that he be allowed to start construction before the annexation and zoning are finalized. The City's Chief Development Official is currently waiting for a letter from the Director of Building Services for Ann Arbor Charter Township relinquishing authority to the City to enforce the City's zoning requirements and review and inspect a proposed dwelling on the parcel. At that time, building permit and grading applications (which have already been submitted to the city) will be reviewed. To date, the petitioner has entered into an agreement and paid for city services.

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

Public Services (Systems Planning Unit and Project Management Unit) – Comments pending.

Prepared by Jill Thacher  
Reviewed by Wendy Rampson, Planning Manager

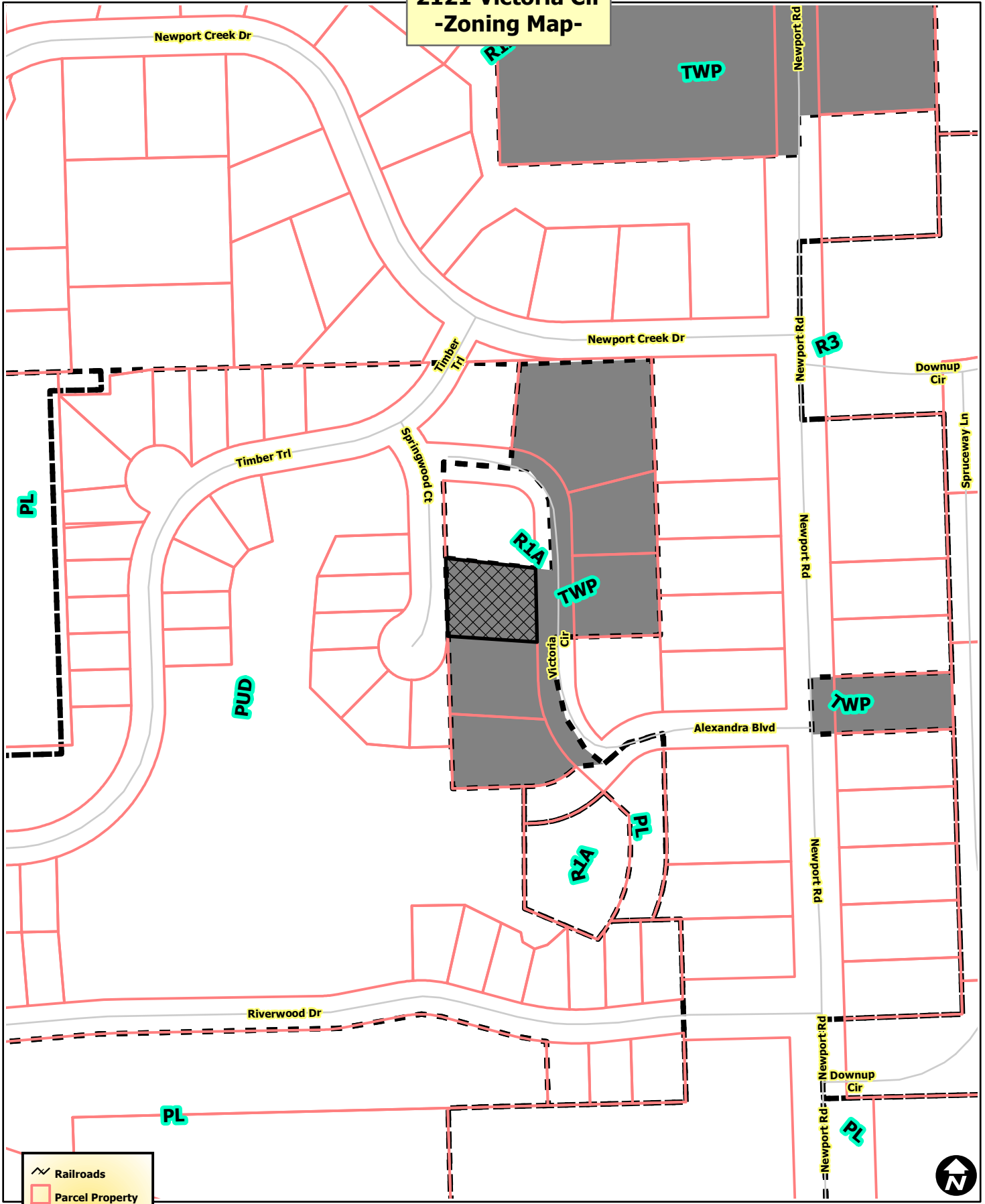
Attachments: Zoning/Parcel Maps  
Aerial Photo

c: Owner: William & Maura Higgins  
319 Cottonwood Lane  
Saline, MI 48176

Petitioner: Christopher John Robert Laycock, LLC  
350 Nichols Drive  
Saline, MI 48176

City Assessor  
Systems Planning  
Project Nos. A13-002 and Z13-002

# 2121 Victoria Cir -Zoning Map-



Railroads

Parcel Property

**Zoning**

Township Island

Zoning



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# 2121 Victoria Cir -Aerial Map-



-  Railroads
-  Parcel Property



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