

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of October 16, 2007

**SUBJECT: ANN ARBOR TOWNSHIP ANNEXATIONS AND ZONINGS:**

Dale Annexation and Zoning (3175 Glacier Way)  
File Nos. 9233A10.1 and .2

Rosenblum Annexation and Zoning (3451 Geddes Avenue)  
File Nos. 9264L5.1 and .2

Connellan Annexation and Zoning (3125 Geddes Avenue)  
File Nos. 9274A16.1 and .2

Porter/Crispell Annexation and Zoning (200 Orchard Hills Drive)  
File Nos. 9273W13.1 and .2

Whittington Annexation and Zoning (205 Orchard Hills Drive)  
File Nos. 9273U16.1 and .2

Gilpin Annexation and Zoning (402 Orchard Hills Drive)  
File Nos. 9273H13.1 and .2

Gobetti Annexation and Zoning (169 Barton Drive)  
File Nos. 9174G19.1 and .2

Cares Annexation and Zoning (505 Riverview Drive)  
File Nos. 9274H16.1 and .2

McNamara Annexation and Zoning (225 Pineview Court)  
File Nos. 9273U23.1 and .2

Salmeen Annexation and Zoning (186 Riverview Court)  
File Nos. 9273X13.1 and .2

Gates Annexation and Zoning (442 Huntington Place)  
File Nos. 9274E9.1 and .2

Gross/Ellsworth Annexation and Zoning (422 Huntington Place)  
File Nos. 9274E5.1 and .2

Dazy Annexation and Zoning (865 Arlington Boulevard)  
File Nos. 9341S5.1 and .2

Bonds/Mau Annexation and Zoning (370 Rock Creek Drive)  
File Nos. 9273J18.1

Lindsay Annexation and Zoning (1305 Chalmers Drive + adjacent parcel)  
File Nos. 9354S6.1 and .2

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**Jokelainen Annexation and Zoning (2930 Heatherway)**  
**File Nos. 9341F17.1 and .2**

**Bennett/Wahlman Annexation and Zoning (1575 Chalmers Drive)**  
**File Nos. 9354J1.1 and .2**

**Yocum Annexation and Zoning (2080 Newport Road)**  
**File Nos. 9184E13.1 and .2**

**Zelnik Annexation and Zoning (2060 Newport Road)**  
**File Nos. 9184D13.1 and .2**

**Bogdasarian Annexation and Zoning (2625 Newport Road)**  
**File Nos. 9181L6.1 and .2**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Ann Arbor Township Annexations (865 Arlington Boulevard, 2625 Newport Road, 2060 Newport Road, 2080 Newport Road, and 2930 Heatherway) and R1A (Single-Family Dwelling District) Zonings.

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Ann Arbor Township Annexations (3175 Glacier Way, 3451 Geddes Road, 3125 Geddes Avenue, 200 Orchard Hills Drive, 205 Orchard Hills Drive, 402 Orchard Hills Drive, 370 Rock Creek Drive, 422 Huntington Place, 442 Huntington Place, 186 Riverview Court, 225 Pineview Court, 505 Riverview Drive, 1575 Chalmers Drive, 1305 Chalmers Drive and adjacent vacant parcel) and R1B (Single-Family Dwelling District) Zonings.

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Ann Arbor Township Annexation (169 Barton Drive) and R1C (Single-Family Dwelling District) Zoning.

**STAFF RECOMMENDATION**

Staff recommends that the petitions be **approved** because the parcels are within the City's water and sewer service area and the recommended zonings are consistent with the adjacent zonings, the surrounding land uses and the City's Master Plan.

**LOCATION**

All parcels are located in Ann Arbor Township (Northeast Area, Huron River and Millers Creek Watersheds). Specific site locations are indicated on the attached parcel and zoning maps.

### DESCRIPTION OF PROJECT

The petitioners, each of whom has applied separately, request annexation from Ann Arbor Township and single-family zoning designation (R1A, R1B or R1C). All parcels comply with the minimum lot size of the zoning district proposed. Where an existing lot width does not meet the minimum lot width of the proposed zoning district, it is because the parcel is irregularly shaped or located at the end of a street. In that case, the parcel must (and does) widen to achieve the minimum lot width at the front setback line. All petitioners are requesting annexation to satisfy the terms of their individual Outside City Services Agreements, which were entered at the time of connection to a City utility. No new construction is proposed for any of the sites at this time. Each site contains a single-family home on a single tax parcel except for the vacant parcel adjacent to 1305 Chalmers Drive.

### COMPARISON CHART

Site Name, Address	Existing Lot Area	Existing Lot Width	Proposed District	Min. Lot Area	Min Lot Width
Dazy, 865 Arlington Boulevard	21,780 sq ft	148 ft	R1A	20,000 sq ft	90 ft
Bogdasarian, 2625 Newport Road	77,972 sq ft	160 ft	R1A	20,000 sq ft	90 ft
Zelnik, 2060 Newport Road	21,780 sq ft	101 ft	R1A	20,000 sq ft	90 ft
Jokelainen, 2930 Heatherway	21,870 sq ft	110 ft	R1A	20,000 sq ft	90 ft
Yocum, 2080 Newport Road	21,870 sq ft	101 ft	R1A	20,000 sq ft	90 ft
Dale, 3175 Glazier Way	85,378 sq ft	203 ft	R1B	10,000 sq ft	70 ft
Rosenblum, 3451 Geddes Avenue	74,052 sq ft	190 ft	R1B	10,000 sq ft	70 ft
Connellan, 3125 Geddes Avenue	22,651 sq ft	135 ft	R1B	10,000 sq ft	70 ft
Porter/Crispell, 200 Orchard Hills Drive	82,764 sq ft	219 ft	R1B	10,000 sq ft	70 ft
Whittington, 205 Orchard Hills Drive	43,996 sq ft	200 ft	R1B	10,000 sq ft	70 ft
Gilpin, 402 Orchard Hills Drive	31,351 sq ft	123 ft	R1B	10,000 sq ft	70 ft
Bennet/Wahlmann, 1575 Chalmers Drive	21,870 sq ft	132 ft	R1B	10,000 sq ft	70 ft
Cares, 505 Riverview Drive	31,799 sq ft	224 ft	R1B	10,000 sq ft	70 ft
McNamara, 225 Pineview Court	20,473 sq ft	42 ft at r.o.w.	R1B	10,000 sq ft	70 ft
Salmeen, 186 Riverview Court	30,492 sq ft	46 ft at r.o.w.	R1B	10,000 sq ft	70 ft
Gates, 442 Huntington Place	27,007 sq ft	112 ft	R1B	10,000 sq ft	70 ft
Gross/Ellsworth, 422 Huntington Place	46,174 sq ft	100 ft	R1B	10,000 sq ft	70 ft
Bonds/Mau, 370 Rock Creek Drive	27,878 sq ft	66 ft at r.o.w.	R1B	10,000 sq ft	70 ft
Lindsay, 1305 Chalmers Dr + vacant	66,375 sq ft + 22,571 sq ft	271 ft + 160 ft	R1B	10,000 sq ft	70 ft
Gobetti, 169 Barton Drive	19,166 sq ft	105 ft	R1C	7,200 sq ft	60 ft

Note: "At r.o.w" means the lot width measured where the parcel abuts the public right-of-way line.

### SURROUNDING LAND USES AND ZONING

All parcels are surrounded by either single and/or two-family residential uses or land zoned for residential or park uses.

### HISTORY AND PLANNING BACKGROUND

In April 2007, the City's Public Services Area sent letters to single and two-family residentially developed township parcels within the City's ultimate sewer and water service boundary. The intent of the letter was to inform township property owners to begin the annexation process into the City of Ann Arbor before the deadline date of December 31, 2007.

The City's South Area Plan and Northeast Area Plan recommends continued single-family residential uses for each of the properties.

**COMMENTS PENDING, DISMISSED OR UNRESOLVED**

Systems Planning (Engineering) – Typical annexation petition staff reports include a detailed comment regarding the availability of public utilities, which of these utilities the property is currently connected to, and the status of improvement charges and any signed agreements. Due to the volume of annexation petitions received in the past several weeks, staff has been unable to complete research on this typical information. While very useful, this background information is not required to act upon an annexation petition. Therefore, staff ask that the Commission move forward with these annexation petitions in accordance with the Outside City Service Agreements already entered between the individual property owners and the City. Staff will make every effort to have a complete background report for these 20 annexation petitions within one month and will report the findings back to the Commission through written correspondence.

Planning - The petitions have been combined into one staff report to save staff and Commission time and to reduce copying expenses.

Prepared by Chris Cheng, Alexis Dileo and Jill Thacher  
Reviewed by Mark Lloyd  
jsj/10/9/07

Attachments: Zoning/Parcel Maps  
Aerial Photos

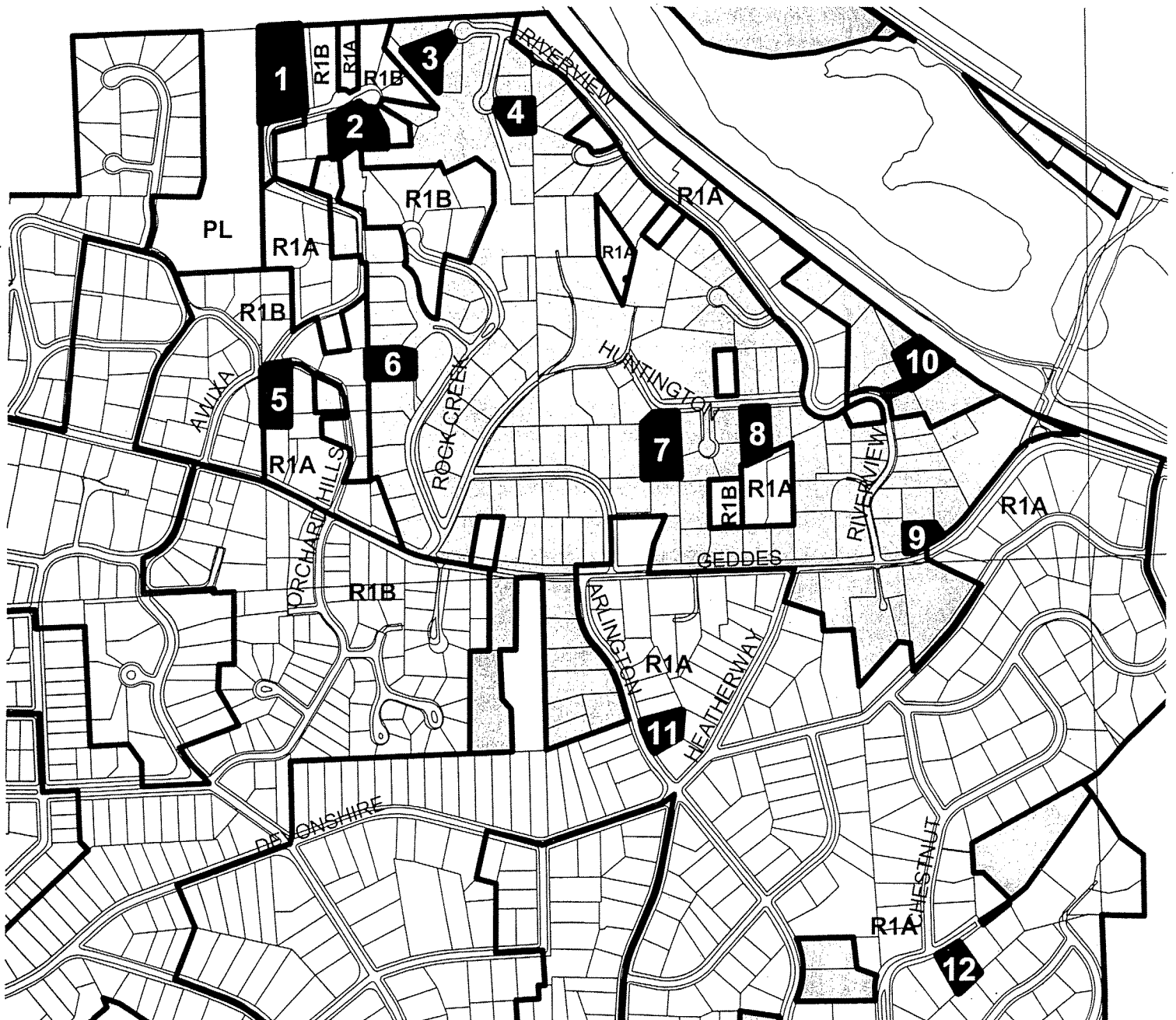
c: Petitioners/Owners: Elizabeth J. Dale, 808 S. Clinton Street, Stockbridge, MI 49285  
Robert & Joan Rosenblum, 3451 Geddes Road, Ann Arbor, MI 48105  
Sandra S. Connellan, 3125 Geddes Ave, Ann Arbor, MI 48104  
Thomas S. Porter & Kathleen J. Crispell, 200 Orchard Hills Drive, Ann Arbor, MI 48104  
Melissa F. Whittington, Mgr; Orchard Place, LLC; P.O. Box 1110, Alexandria, LA 71309  
Rhonda L. Gilpin, 402 Orchard Hills Drive, Ann Arbor, MI 48105  
John P. and Amalia E. Gobetti, 169 Barton Drive, Ann Arbor, MI 48105  
Samuel R. Gross & Phoebe Ellsworth, 422 Huntington Place, Ann Arbor, MI 48104  
John S. and Livia Dazy, 865 Arlington Boulevard, Ann Arbor, MI 48104  
David M. Gates, Trustee, Marian P. Gates Revocable Trust,  
442 Huntington Place, Ann Arbor, MI 48104  
Gertrude Salmeen Trust & Irving T. Salmeen Trust,  
186 Riverview Court, Ann Arbor, MI 48104  
Kathleen Bonds and Mark Mau, 370 Rock Creek Drive, Ann Arbor, MI 48104  
Charles W. Cares, 505 Riverview Drive, Ann Arbor, MI 48104  
Charlene B. McNamara Amended Trust, 225 Pineview Court, Ann Arbor, MI 48104  
Ronald S. and Mary L. Bogdasarian, 2625 Newport Road, Ann Arbor, MI 48103  
Thomas C. and Karen Zelnik, 2060 Newport Road, Ann Arbor, MI 48103  
Conrad S. and Mary V. Yocum, 2080 Newport Road, Ann Arbor, MI 48103  
Carole Bennett and Tony Wahlman, 1575 Chalmers Drive, Ann Arbor, MI 48104  
Pentti T. Jokelainen, 2930 Heatherway, Ann Arbor, MI 48104  
Robert K. Lindsay Trust, 1305 Chalmers Drive, Ann Arbor, MI 48104

Assessor  
Systems Planning  
File Nos. 9233A10.1 and .2  
File Nos. 9264L5.1 and .2  
File Nos. 9274A16.1 and .2  
File Nos. 9273W13.1 and .2

File Nos. 9273U16.1 and .2  
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File Nos. 9273U23.1 and .2  
File Nos. 9273X13.1 and .2  
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File Nos. 9341F17.1 and .2  
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File Nos. 9184D13.1 and .2  
File Nos. 9181L6.1 and .2

# October 2007 Annexations and Zonings 1

## Parcel and Zoning Map 1



1. Porter/Crispell (200 Orchard Hills)
2. Whittington (205 Orchard Hills)
3. Salmeen (186 Riverview Ct)
4. McNamara (225 Pineview Ct)
5. Gilpin (402 Orchard Hills Dr)
6. Bonds/Mau (370 Rock Creek Dr)

7. Gross/Ellsworth (422 Huntington Pl)
8. Gates (442 Huntington Pl)
9. Connellan (3125 Geddes Ave)
10. Cares (505 Riverview Dr)
11. Dazy (865 Arlington Blvd)
12. Jokelainen (2930 Heatherway)

200 0 200 400 Feet



# October 2007 Annexations and Zonings

## Parcel and Zoning Map 2



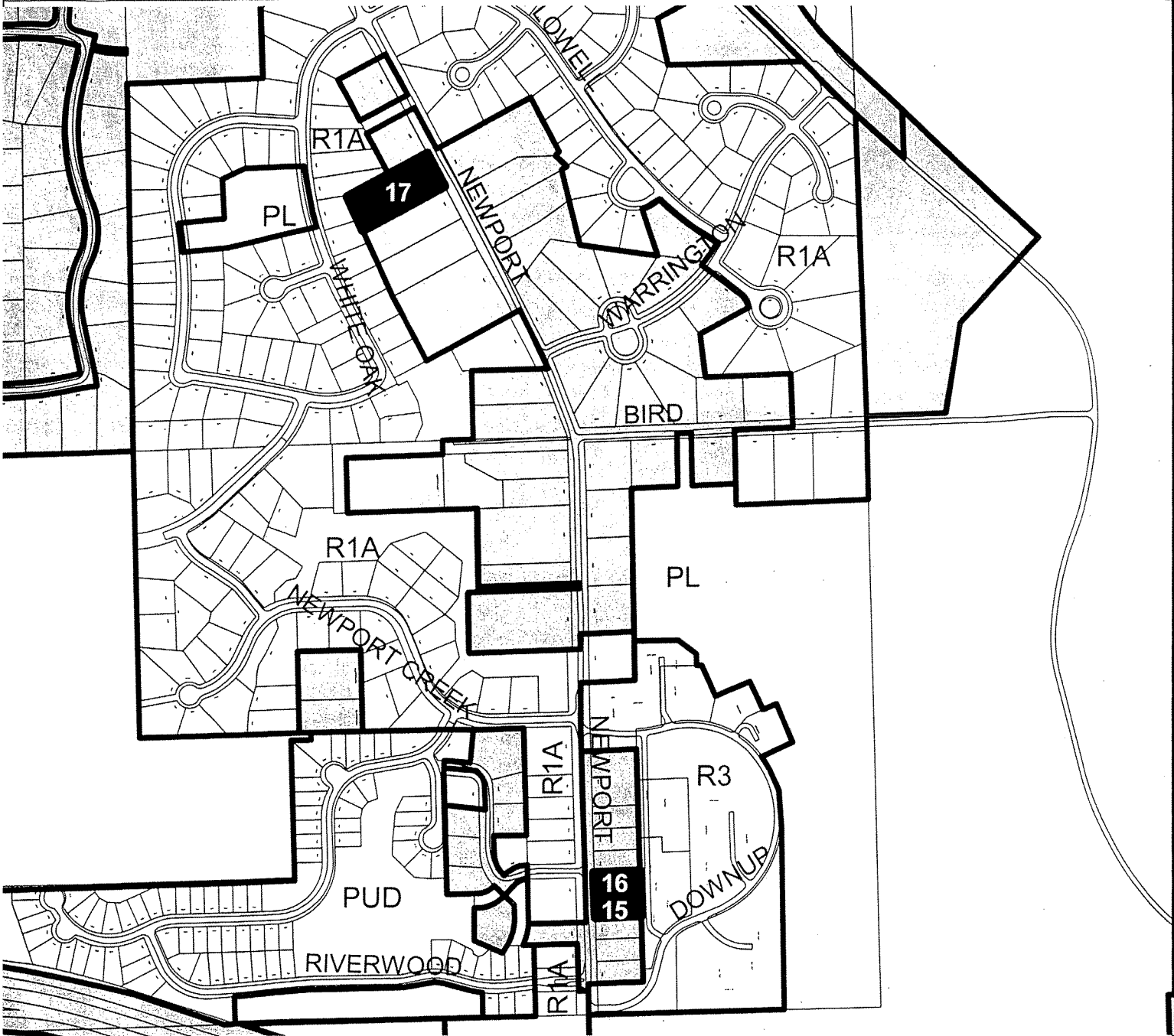
- 13. Lindsay (1305 Chalmers Dr)
- 14. Bennett/Wahlman (1575 Chalmers Dr)

200 0 200 400 Feet



# October 2007 Annexations and Zonings

## Parcel and Zoning Map 3



- 15. Zelnik (2060 Newport)
- 16. Yocum (2080 Newport)
- 17. Bogdasarian (2625 Newport)

200 0 200 400 Feet





# 3175 Glazier Way

## Parcel & Zoning Map



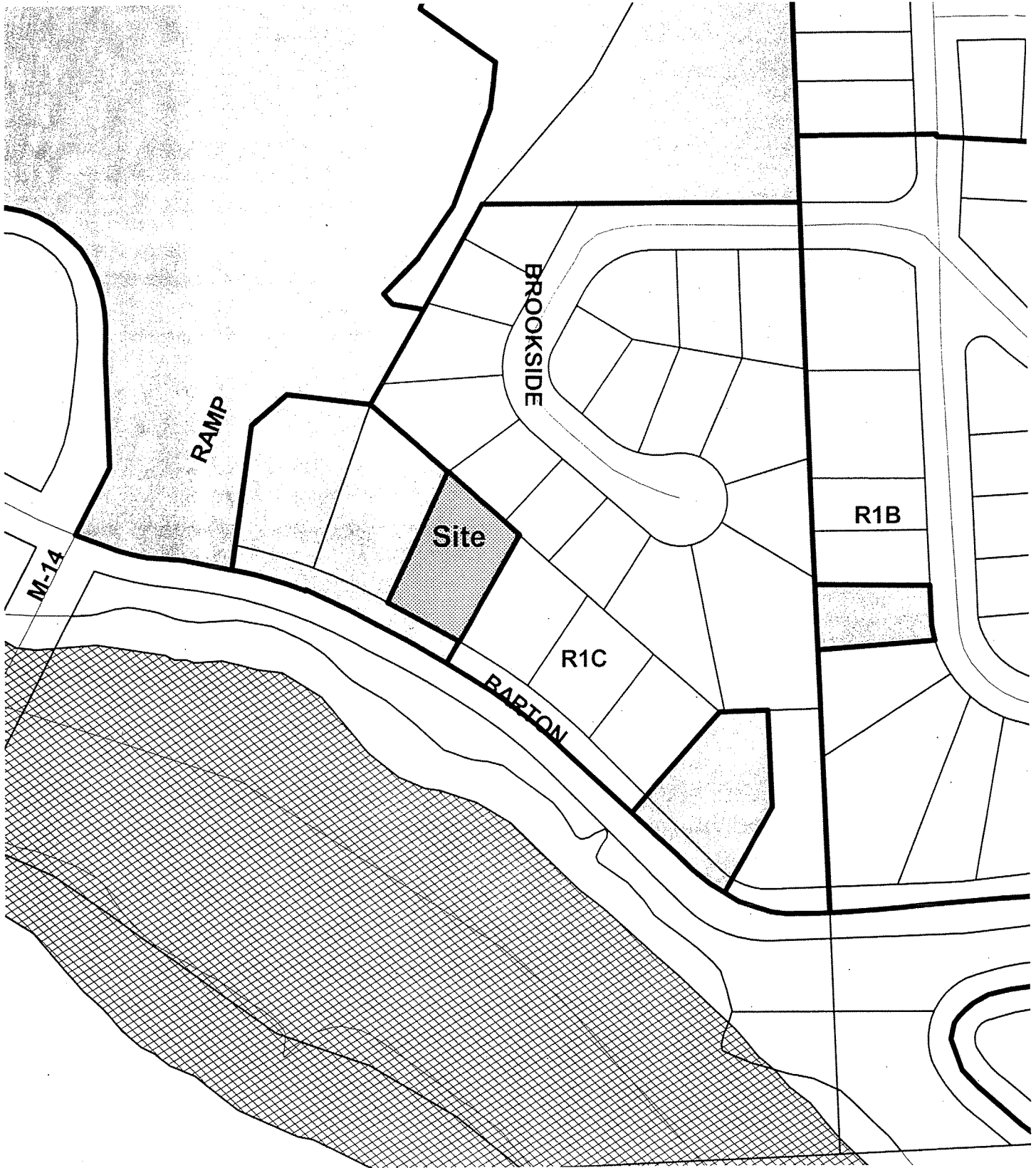
200 0 200 400 Feet

 Township



# 169 Barton

## Parcel and Zoning Map



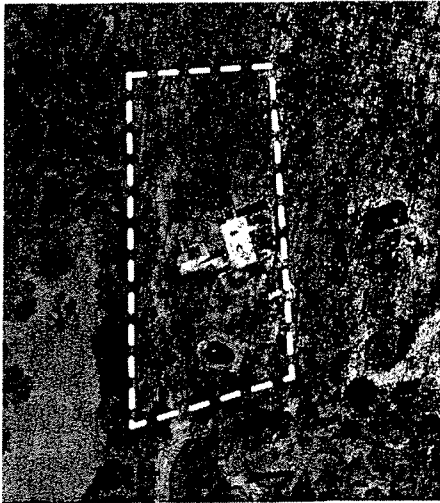
200 0 200 400 Feet

 Township  
 Floodway  
 Floodplain

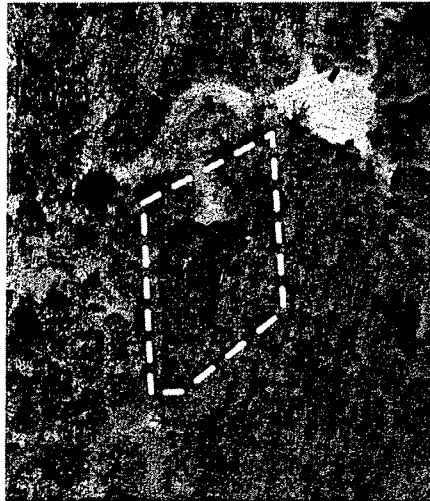


# October 2007 Annexation and Zonings 1

## AERIAL PHOTO



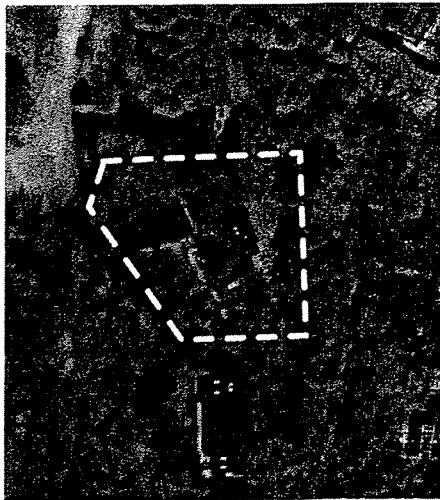
Porter/Crispell (200 Orchard Hills)



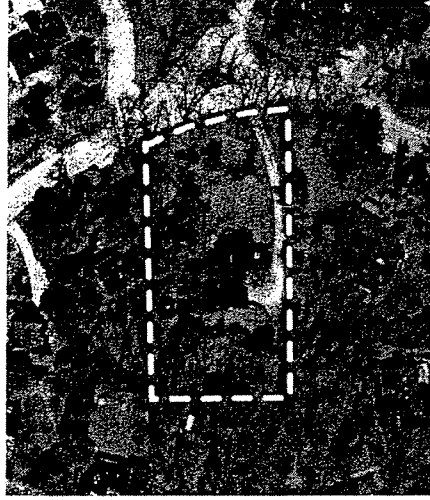
Whittington (205 Orchard Hills)



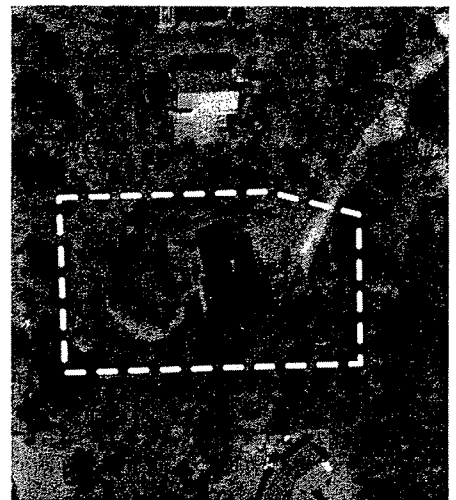
Salmeen (186 Riverview Ct)



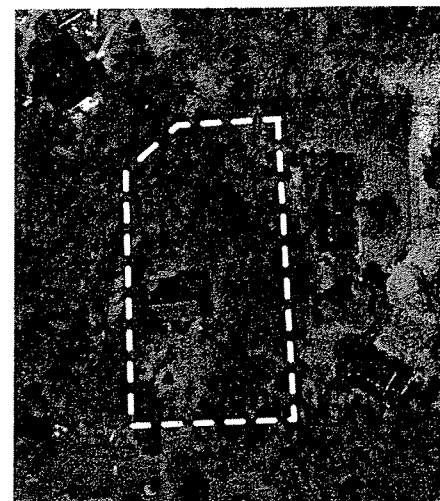
McNamara (225 Pineview Ct)



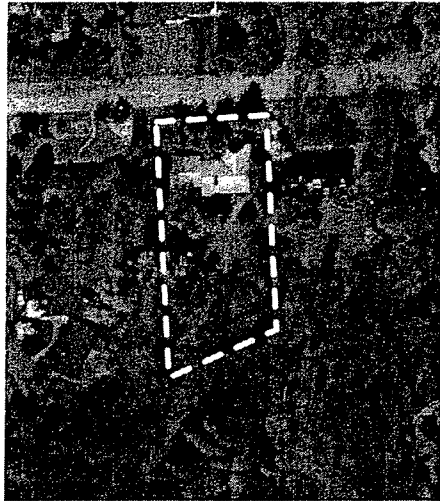
Gilpin (402 Orchard Hills Dr)



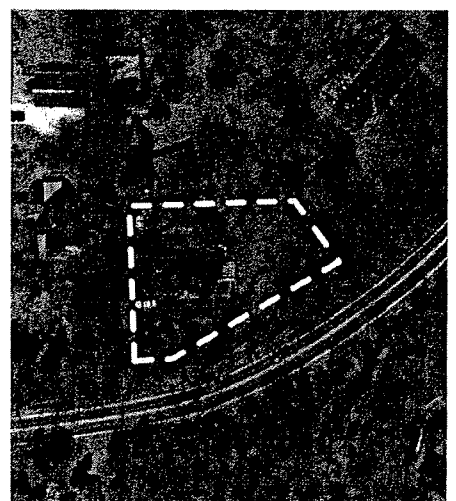
Bonds/Mau (370 Rock Creek Dr)



Gross/Ellsworth (422 Huntington Pl)



Gates (442 Huntington Pl)



Connellan (3125 Geddes Ave)

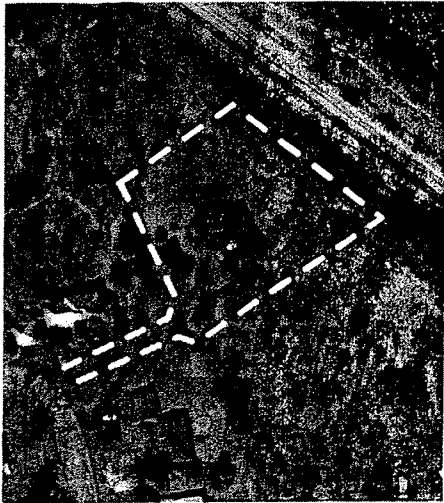
200 0 200 Feet

2002 Aerial Photo

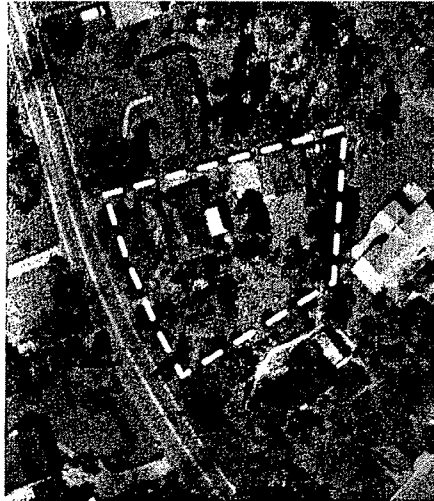


# October 2007 Annexation and Zonings 2

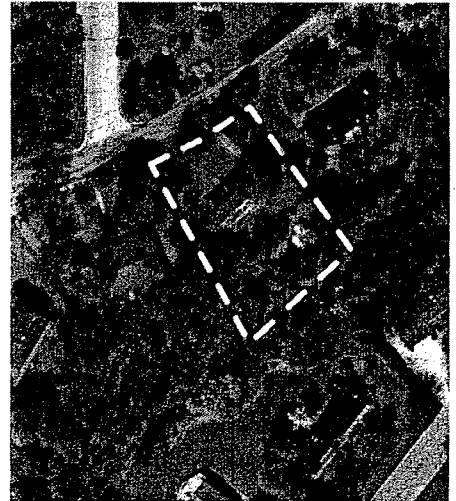
## AERIAL PHOTO



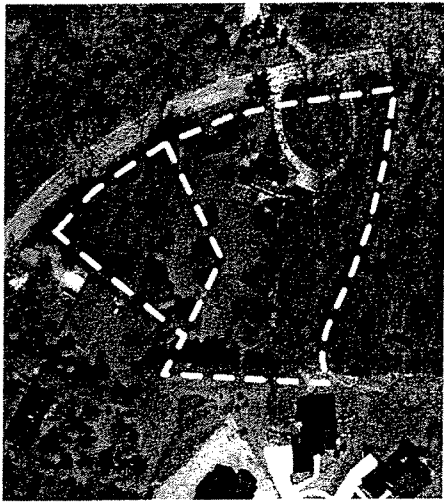
Cares (505 Riverview Dr)



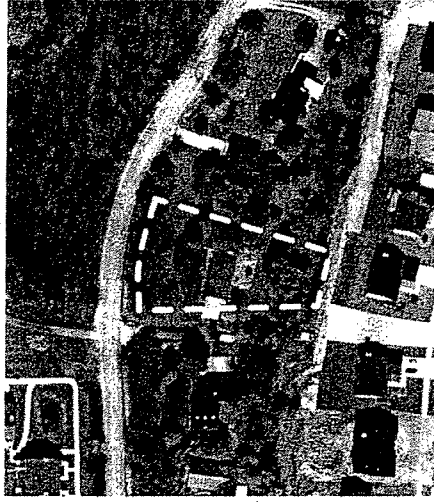
Dazy (865 Arlington Blvd)



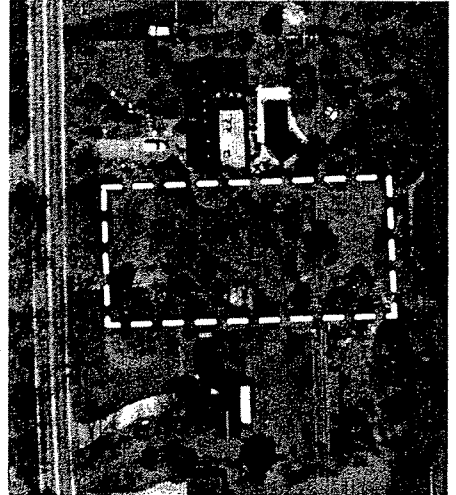
Jokelainen (2930 Heatherway)



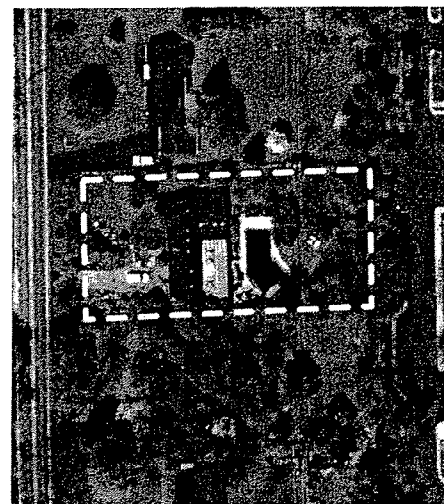
Lindsay (1305 Chalmers Dr + adj. vacant)



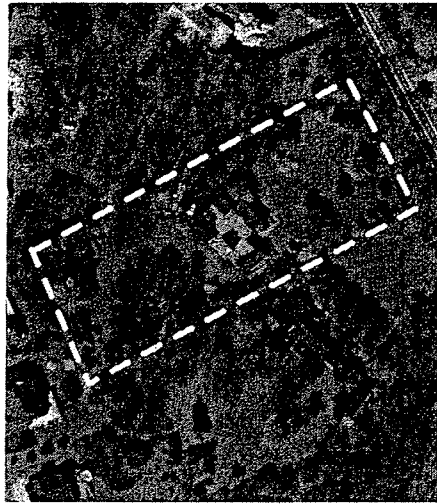
Bennett/Wahlman (1575 Chalmers Dr)



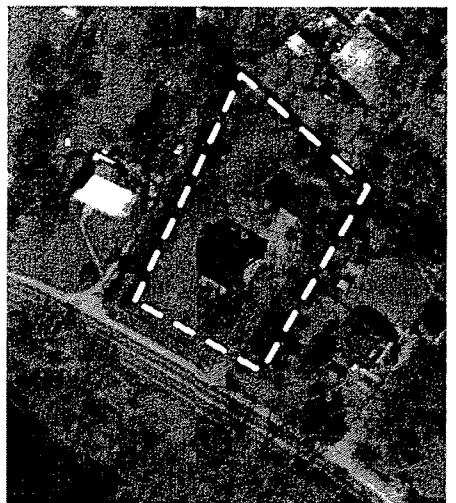
Zelnik (2060 Newport Rd)



Yocum (2080 Newport Rd)



Bogdasarian (2625 Newport Rd)



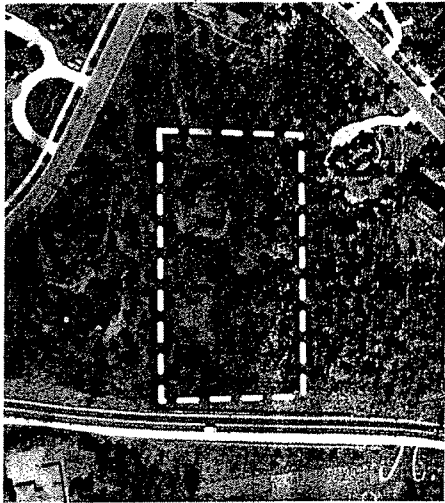
Gobetti (169 Barton Drive)

200 0 200 Feet

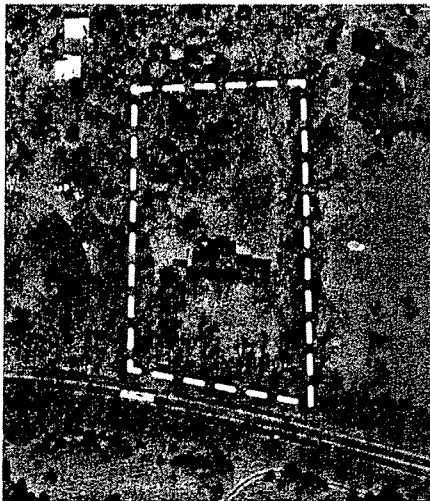
A scale bar with markings at 200, 0, and 200 feet.

# October 2007 Annexation and Zonings 3

## AERIAL PHOTO



Dale (3175 Glazier Way)



Rosenblum (3451 Geddes Ave)

200 0 200 Feet



2002 Aerial Photo

