

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of November 1, 2016**

**SUBJECT: 2501 Victoria Avenue Annexation and Zoning  
File Nos. A16-007 and Z16-010**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 2501 Victoria Avenue 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 future land use recommendation of the Master Plan Land Use Element.

**LOCATION**

This site is located on the east side of Victoria Avenue, south of Independence Boulevard in a neighborhood generally south of West Stadium Boulevard, and north and east of Packard Road. South planning area. Ward 3.

**DESCRIPTION OF PETITION**

The petitioner requests annexation of a vacant 7,579-square foot lot from Ann Arbor Township and zoning to R1C (Single-Family Dwelling District). The petitioner, who owns the adjacent lot at 1902 Independence Boulevard, 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	0.17 ac (7,579 sq ft)	0.17 ac (7,579 sq ft)	7,200 sq ft MIN
Lot Width	80 ft	80 ft	600 ft MIN

### SURROUNDING LAND USES AND ZONING

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

### HISTORY AND PLANNING BACKGROUND

The parcel was platted in Pittsfield Township. The Master Plan Future Land Use Element recommends residential use for this site.

### COMMENTS PENDING, DISMISSED OR UNRESOLVED

Systems Planning – There are water and sewer mains available to serve the parcel. Storm sewer is not available. Existing fire hydrant coverage meets city standards for single family home construction on this parcel.

Planning – Staff understands the vacant parcel has been and will continue to be used by the petitioner, owner of the adjacent site at 1902 Independence Boulevard, as their backyard.

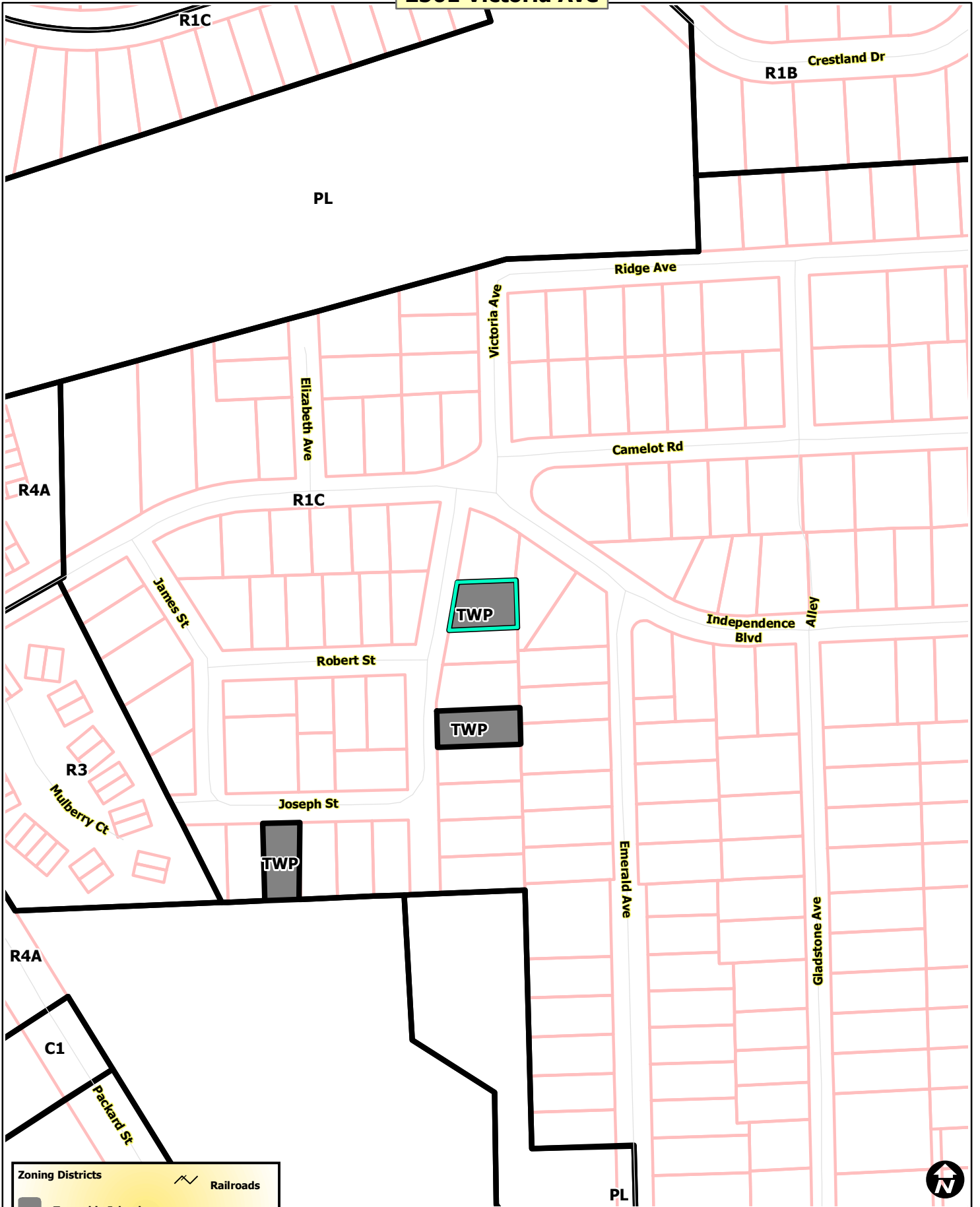
Prepared by Alexis DiLeo  
Reviewed by Brett Lenart  
10/28/16

Attachments: Zoning/Parcel Maps  
Aerial Photo

c: Owner/Petitioner: Jean Carlberg and Bunyan Bryant  
1902 Independence Boulevard  
Ann Arbor, MI 48104

City Assessor  
Systems Planning  
File Nos. A16-007 and Z16-010

# 2501 Victoria Ave



**Zoning Districts**

- Township Islands
- City Zoning Districts

**Railroads**

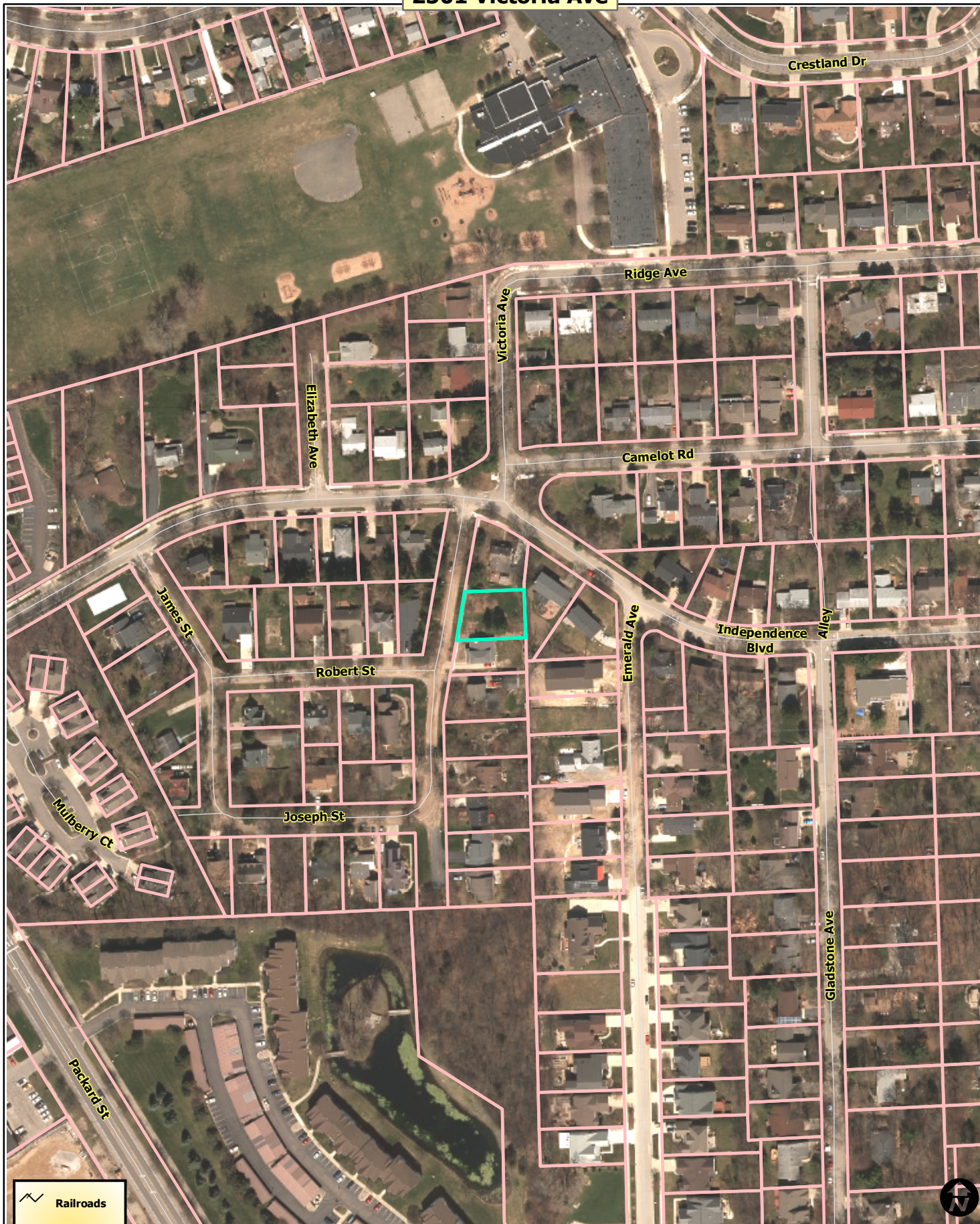
- Parcels
- Huron River






Map date 10/5/2016  
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# 2501 Victoria Ave



-  Railroads
-  Parcels
-  Huron River



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