

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of May 6, 2014

**SUBJECT: Anderson-Pebbles Annexation and Zoning
(375 Glenwood Street)
Project Nos. A14-002 and Z14-014**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Anderson-Pebbles 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 Master Plan: Land Use Element.

LOCATION

This site is located on the west side of Glenwood Street, south of Dexter Road. It falls on the boundary between the Honey Creek and Allen Creek watersheds. The lot directly south of the site, 345 Glenwood Street, is also owned by the petitioner.

DESCRIPTION OF PETITION

The petitioner requests annexation of a 0.22-acre (approx. 9,580-square feet) parcel from Scio Township and zoning to R1C Single-Family Dwelling District. Petitioners wish to build a house on the currently vacant lot. Annexation will enable this future residence to connect to City water and utility services.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1C	R1C
Gross Lot Area	9,580 sq ft	9,580 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 Dwellings	R1C
EAST	Single-Family Dwellings	R1C
SOUTH	Single-Family Dwellings	R1C
WEST	Single-Family Dwellings	R1C

HISTORY AND PLANNING BACKGROUND

The Master Plan: Land Use Element recommends single-family uses for this property. The existing pattern of zoning and lot sizes supports an R1C zoning district.

STAFF COMMENTS

Public Services (Systems Planning Unit and Project Management Unit)

1. There are city utilities available to service this parcel, including a 6" water main and a 12" sanitary sewer. Storm sewer is not available. Connection to the sanitary sewer may require detailed design by an engineer. No representation is made as to ability to connect.
2. Improvement Charge information is provided below. The property owner may elect to have the payment of these improvement charges spread out over several years as a single-lot special assessment. If the petitioner desires to pursue this option, they should contact Jean Pearson in Customer Service to coordinate the implementation of this single-lot assessment.

At the time of connection to the city water and sewer mains and the services becoming active (i.e. when the water meter is set), the current fixed improvement charges in affect at that time will be due. The 2014 water improvement charges are \$5345.10 and the 2014 sanitary improvement charges are \$8667.10.

3. The proposed zoning is appropriate.
4. It is noted that fire hydrant coverage does meet city standards for a proposed structure.

Public Services (Systems Planning Unit and Project Management Unit) – By City Code, first-time construction will trigger the need for public sidewalk installation. A new sidewalk must be constructed along the parcel frontage by the property owners when the house is built.

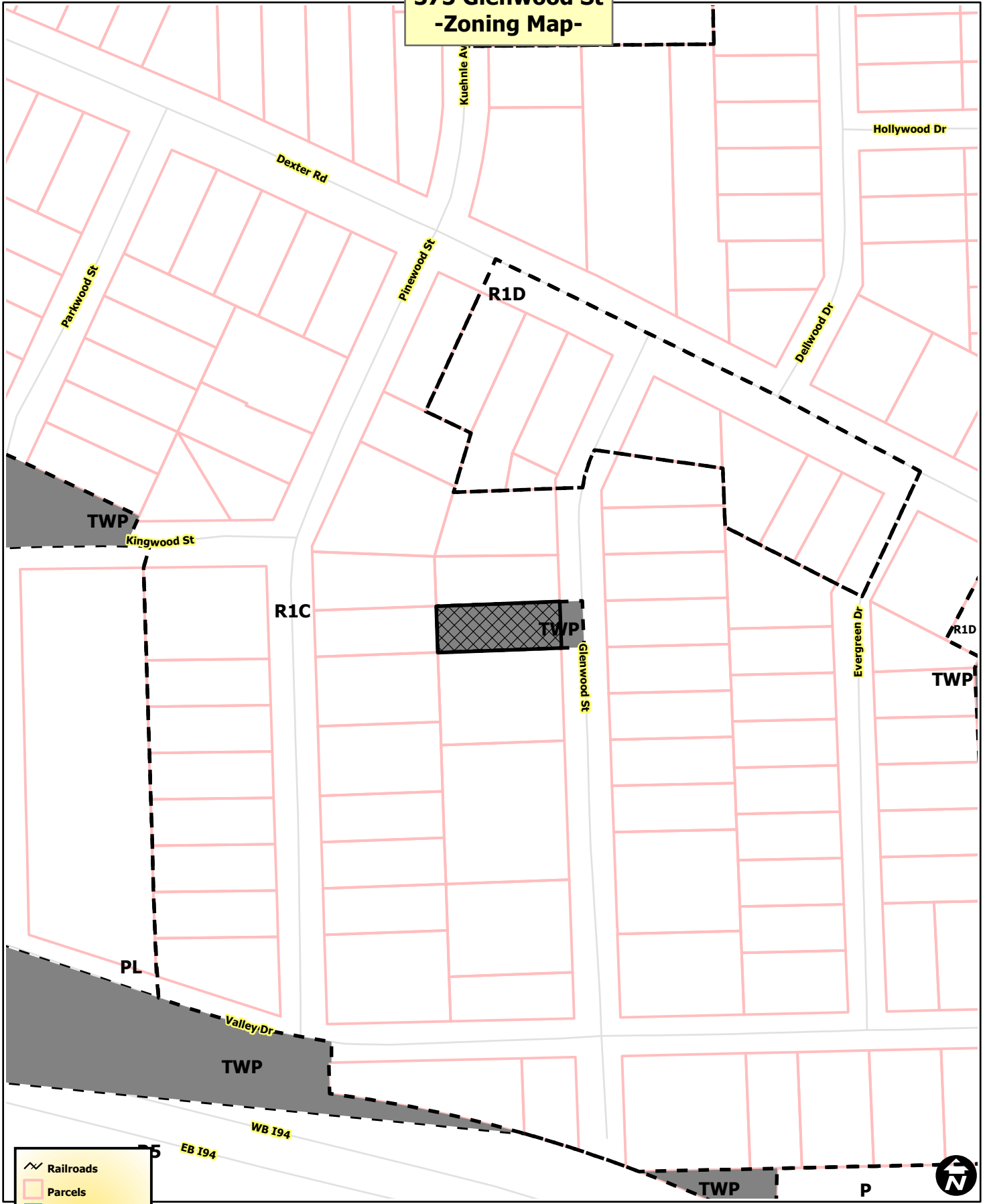
Prepared by Katy Ryan
Reviewed by Wendy Rampson
mg/4/30/14

Attachments: Zoning/Parcel Maps
Aerial Photo

cc: Owner/Petitioner: Kelly Anderson and Victoria Pebbles
495 N. Wagner Road
Ann Arbor, MI 48013

City Assessor
Systems Planning
Project Nos. A14-002 and Z14-014

375 Glenwood St -Zoning Map-

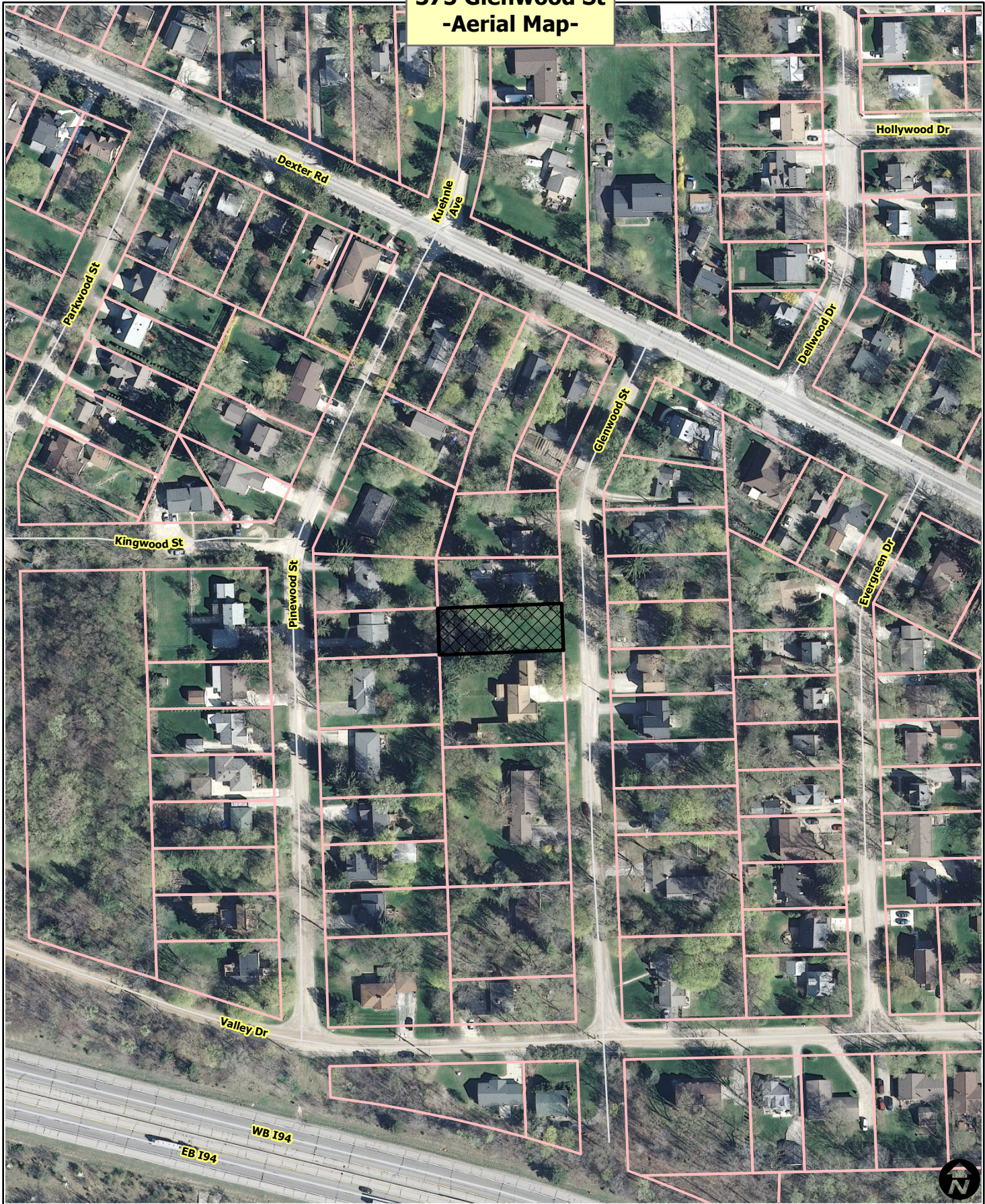


-  Railroads
-  Parcels
-  Huron River
- Zoning**
-  Township Islands
-  Zoning Districts



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375 Glenwood St -Aerial Map-



-  Railroads
-  Parcels
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**375 Glenwood St
-Aerial Map-**



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