

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of July 21, 2009

**SUBJECT: Vasconi Annexation and Zoning (750 Arlington Boulevard)
File Nos. A09-002 and Z09-015**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Vasconi 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 adopted Northeast Area Plan.

LOCATION

This site is located on the south side of Geddes Avenue west of Arlington Boulevard. This site is in the Huron River Watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a vacant 0.96-acre site from Ann Arbor Township and zoning to R1A (Single-Family Dwelling District). The petitioner is required to annex this parcel since it is contiguous with a previously annexed parcel under the same ownership.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1A (Single-Family Dwelling District)	R1A
Gross Lot Area	0.96 acre 41,800 sq ft	0.96 acre 41,800 sq ft	20,000 sq ft MIN
Lot Width	160 ft	160 ft	90 ft MIN

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single-Family Dwelling	R1B (Single-Family Dwelling District)
EAST	Single-Family Dwelling	R1A
SOUTH	Single-Family Dwelling	R1A
WEST	Single-Family Dwelling	R1A

HISTORY AND PLANNING BACKGROUND

The parcel was platted in Ann Arbor Township. The parcel located directly south of the subject parcel, under the same ownership, was annexed into the City in 2007. The Northeast Area Plan recommends residential use for this site.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Systems Planning – With potential future development, this parcel would have fixed water and sanitary sewer improvement charges based on the Council-approved amounts in place at the time of "active" service. The 2009 amounts are \$12,559 fixed Water Improvement Charge and \$20,987 Sewer Improvement Charge.

Planning – Staff supports the proposed R1A zoning because it is consistent with the surrounding land uses and the recommendations of the Northeast Area Plan.

Prepared by Christopher Cheng
Reviewed by Connie Pulcifer



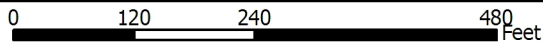
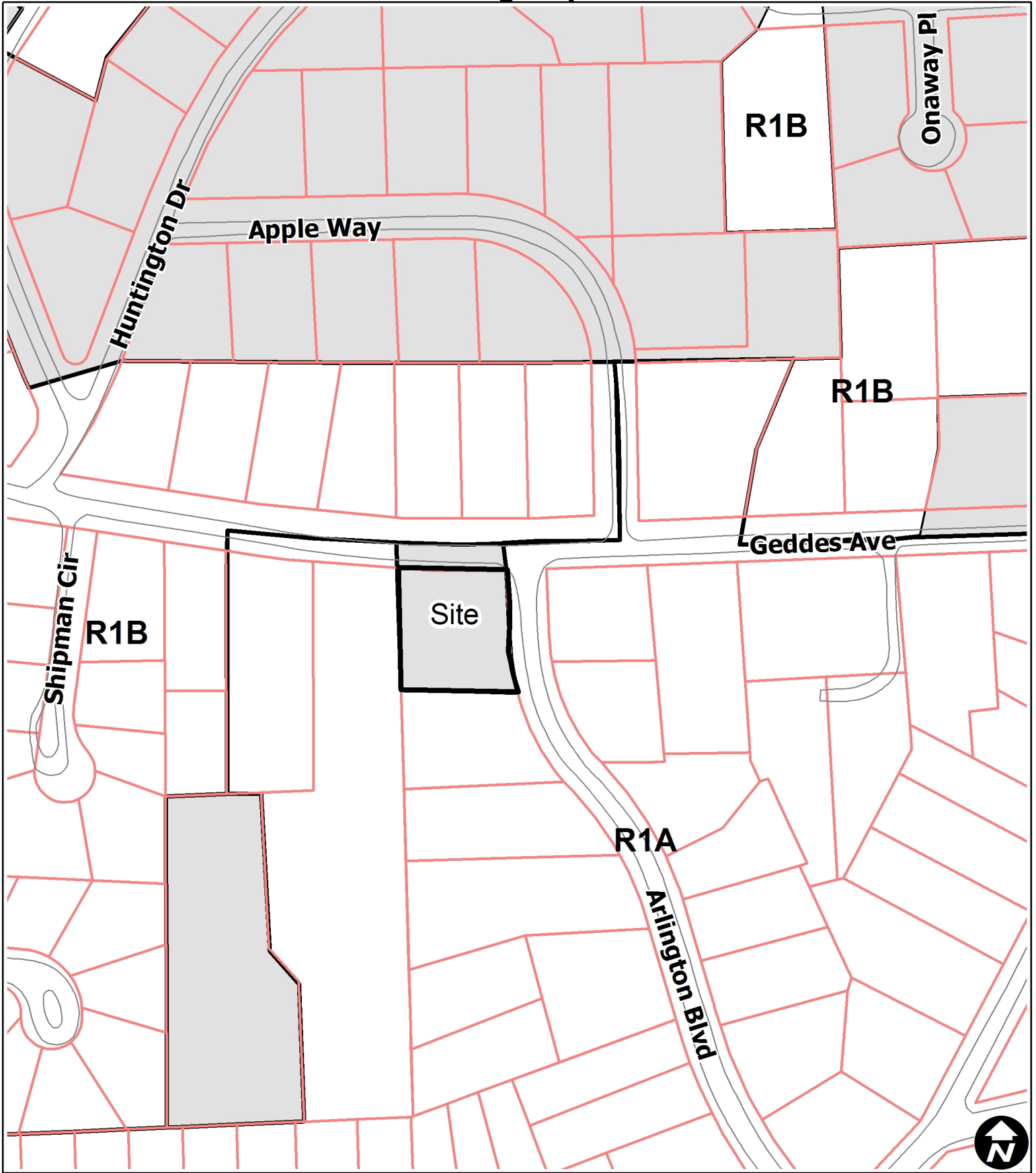
jsj/7/16/09

Attachments: Zoning/Parcel Maps
Aerial Photo

c: Owner/Petitioner: Lisa and John Vasconi
750 Arlington Blvd
Ann Arbor, MI 48104

City Assessor
Systems Planning
File Nos. A09-002 and Z09-015

750 Arlington Annexation and Zoning -Zoning Map-



Map Legend	
	Railroads
Zoning	
	Township
Minor Civil Division	
	005 (City of Ann Arbor)



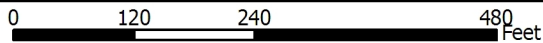
Maps available online:
<http://gisweb.ewashtenaw.org/website/mapwashtenaw/>

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750 Arlington Annexation and Zoning -Aerial Map-



Map Legend
— Railroads



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