

MEMORANDUM

TO: Mayor and Council

FROM: Jayne Miller, Community Services Administrator

DATE: September 24, 2007

SUBJECT: Amendment to Chapter 55, Rezoning of 0.85 Acre from TWP (Township District) to R1A (Single-Family Dwelling District), Larson Property, 3575 East Huron River Drive (CPC Recommendation: Approval – 9 Yeas and 0 Nays).

This ordinance will zone this property to R1A, now that the property has been officially annexed into the City. The proposed zoning is consistent with the adjacent zoning, the surrounding land uses, and the City's Master Plan. The City Planning Commission, at its meeting of June 19, 2007, recommended approval of the request.

Prepared By: Laurie Foondle, Management Assistant
Reviewed By: Mark Lloyd, Planning and Development Services Manager
Jayne Miller, Community Services Administrator
Approved By: Roger W. Fraser, City Administrator

Attachments: Proposed Ordinance
6/19/07 Planning Commission Minutes
Planning Staff Report

AN ORDINANCE TO AMEND THE ZONING MAP BEING A PART OF CHAPTER 55 OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR.

The City of Ann Arbor ordains:

Section 1. THE ZONING MAP, which, by Section 5:4 of Chapter 55 of Title V of the Code of the City of Ann Arbor is made a part of said Chapter 55, shall be so amended as to designate the zoning classification of property described as follows:

Old SID I-09-100-002-00 AA 46-1B, Lot 2, Geddes Farms
Subdivision, Ann Arbor Township, Washtenaw County,
Michigan,

in the City of Ann Arbor, Washtenaw County, Michigan as R1A (Single-Family Dwelling District).

Section 2. This ordinance shall take effect and be in force on and after ten days from legal publication.

JUNE 19, 2007 PLANNING COMMISSION MINUTES

a. Public Hearing and Action on Ann Arbor Township Parcels Annexation and Zoning (nine sites), 7.85 acres total, 2012 Pontiac Trail, 344 Hilldale Drive, 2054 Newport Road and adjacent vacant parcel, 2120 Newport Road, 2814 Glazier Way, 237 Pineview Court, 3122 Geddes Avenue, 3550 East Huron River Drive and 3575 East Huron River Drive. A request to annex these parcels into the City and zone them for single-family residential use – Staff Recommendation: Approval

DiLeo explained the proposal.

Noting no further speakers, Pratt declared the public hearing closed.

Moved by Carlberg, seconded by Potts, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Ann Arbor Township Annexations (2120 Newport Road, 2054 Newport Road, 3550 East Huron River Drive, 3575 East Huron River Drive, and 3122 Geddes Avenue) and R1A (Single-Family Dwelling District) Zoning.

Pratt expressed appreciation for the clarification of those lots that currently had outside City services agreements.

Bona asked why the decision was made to zone the Geddes Road site to R1A.

DiLeo replied that the Geddes Road zoning study specifically recommended R1B zoning for the properties to the north. She said this particular property, on the south side of Geddes Road, was surrounded on three sides by R1A zoning and staff believed that zoning this property R1A would maintain the uniformity of the zoning in this immediate area.

Bona thought it was reasonable to zone this property R1A considering the zoning and the sizes of the properties surrounding it, even though it would be about 1,000 feet smaller than the minimum size for R1A zoning.

Pratt asked if the size shortage would cause any problems if this site were to ever be redeveloped.

DiLeo stated that this property would become a nonconforming lot and that any new house built on the property would have to be designed to comply with the setback regulations.

A vote on the motion showed:

YEAS: Bona, Borum, Carlberg, Emaus, Lipson, Potts, Pratt, Westphal, Woods

NAYS: None

Motion carried unanimously.

Moved by Carlberg, seconded by Potts, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Ann Arbor Township Annexations (237 Pineview Court, 2814 Glazier Way and 344 Hilldale Drive) and R1B (Single-Family Dwelling District) Zoning.

A vote on the motion showed:

YEAS: Bona, Borum, Carlberg, Emaus, Lipson, Potts, Pratt, Westphal, Woods

NAYS: None

Motion carried unanimously.

Moved by Carlberg, seconded by Bona, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Ann Arbor Township Annexations (2012 Pontiac Trail) and R1D (Single-Family Dwelling District) Zoning.

Potts stated that the parcels around this site were zoned R1D, so she could see the logic for R1D zoning for this property. However, she noted that it was a large site and that it may be one of those situations where the property was divided into individual parcels.

DiLeo stated that the property was approximately two acres in size and that the R1D zoning would allow about eight separate lots if the property were developed in its entirety. She said this would require site plan approval.

Pratt was curious about the area shaded for township property along the rear of the lots along Wickfield.

DiLeo stated that staff would look into this and report back to Commission.

A vote on the motion showed:

YEAS: Bona, Borum, Carlberg, Emaus, Lipson, Potts, Pratt, Westphal, Woods
NAYS: None

Motion carried unanimously.

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of June 19, 2007

SUBJECT: ANN ARBOR TOWNSHIP ANNEXATIONS AND ZONINGS
Bucholz Annexation and Zoning (2120 Newport Road)
File Nos. 9184G13.1 and .2
Griffel Annexation and Zoning (2054 Newport Road)
File Nos. 9184C13.1 and .2
Wong Annexation and Zoning (3550 E. Huron River Drive)
File Nos. 9351E5.1 and .2
Larson Annexation and Zoning (3575 E. Huron River Drive)
File Nos. 9351F7.1 and .2
Glaser Annexation and Zoning (3122 Geddes Avenue)
File Nos. 9341Y14.1 and .2
Grew Annexation and Zoning (2814 Glazier Way)
File Nos. 9271X14.1 and .2
Phillips Annexation and Zoning (344 Hilldale Drive)
File Nos. 9163F1.1 and .2
Schweiss Annexation and Zoning (237 Pineview Court)
File Nos. 9273T23.1 and .2
Morey Annexation and Zoning (2012 Pontiac Trail)
File Nos. 916316.1 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 (2120 Newport Road, 2054 Newport Road, 3550 E. Huron River Drive, 3575 E. Huron River Drive, and 3122 Geddes Avenue) and R1A (Single-Family Dwelling District) Zoning.

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 (237 Pineview Court, 2814 Glazier Way, and 344 Hilldale Drive) and R1B (Single-Family Dwelling District) Zoning.

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 (2012 Pontiac Trail) and R1D (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, West 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 either R1A, R1B or R1D zoning designation. The petitioners are requesting annexation to connect to City utilities. 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, and each site requests single-family zoning.

2054 Newport Road also contains an additional vacant parcel, which will remain as a separate tax parcel upon annexation.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED
Zoning	TWP (Township District)	R1A (Single-Family Dwelling District) R1B (Single-Family Dwelling District) R1D (Single-Family Dwelling District)	R1A (Single-Family Dwelling District) R1B (Single-Family Dwelling District) R1D (Single-Family Dwelling District)
Gross Lot Area	21,788 sq ft (2120 Newport Road) – R1A 21,788 sq ft (2054 Newport Road) – R1A 21,788 sq ft (Vacant Parcel) – R1A 52,272 sq ft (3550 E. Huron River Drive) – R1A 37,026 sq ft (3575 E. Huron River Drive) – R1A 19,602 sq ft (3122 Geddes Ave) - R1A * 25,265 sq ft (237 Pineview Court) - R1B 43,560 sq ft (2814 Glazier Way) – R1B 11,325 sq ft (344 Hilldale Drive) – R1B 87,120 sq ft (2012 Pontiac Trail) R1D	No Changes	20,000 sq ft MIN (R1A) 10,000 sq ft MIN (R1B) 5,000 sq ft MIN (R1D)
Lot Width	104.25 ft (2120 Newport Road) - R1A 104.25 ft (2054 Newport Road) – R1A 104.25 ft (Vacant) – R1A 284.99 ft (3550 E. Huron River Drive) – R1A 186.48 ft (3575 E. Huron River Drive) – R1A 105 ft (3122 Geddes Ave) – R1A 30 ft (237 Pineview Court) - R1B ** 174.8 ft (2814 Glazier Way) – R1B 70 ft (Hilldale Drive) – R1B 250 ft (2012 Pontiac Trail) – R1D	No Changes	90 ft MIN (R1A) 70 ft MIN (R1B) 40 ft MIN (R1D)

* Nonconforming lot size

** Nonconforming lot width.

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 West Area Plan and Northeast Area Plan recommends continued single-family residential uses for each of the properties.

DEPARTMENT COMMENTS PENDING, DISMISSED, OR UNRESOLVED

Systems Planning (Engineering):

2012 Pontiac Trail - There are City utilities available to service this parcel, including a 6-inch and a 12-inch water main, and an 8-inch sanitary sewer. This property has already connected to the City water main and sanitary sewer systems, under the terms of an Outside City Services Agreement (OCSA). The property owner has paid in full the historic improvement charges for this parcel. There are no further improvement charges due for this property at this time.

344 Hilldale Drive - There are City utilities available to service this parcel, including an 8-inch water main, and an 8-inch sanitary sewer. This property has already connected to the City water main and sanitary sewer systems, under the terms of an OCSA. The property owner has already paid in full the historic improvement charges for this parcel. There are no further improvement charges due for this property at this time.

2054 Newport Road - There are City utilities available to service this parcel, including a 16-inch water main, and an 8-inch sanitary sewer. This property has already connected to the City water main and sanitary sewer systems under the terms on an OCSA. At the time of connection to the City water main, the historical improvement charge for both Lots 2 and 3 were paid in full. As the sanitary sewer serving the property was constructed after January 21, 2004, the current fixed improvement charges in effect at that time were due for both Lots 2 and 3. These fixed improvement charges are being billed in installments over a 15-year period on the property owner's utility bill. Upon annexation of the property, the balance owed will be converted to a single-lot special assessment.

2120 Newport Road - There are City utilities available to service this parcel, including a 16-inch water main, and an 8-inch sanitary sewer. This property has already connected to the City water main and sanitary sewer systems under the terms on an OCSA. The property owner has already paid in full the improvement charges for this parcel. There are no further improvement charges due for this property at this time.

2814 Glazier Way - There are City utilities available to service this parcel, including a 16-inch water main, and an 8-inch sanitary sewer in Glazier Way. This property has already connected to the city water and sewer systems, under the terms of an OCSA. The property owner has

already paid in full the historic improvement charges for this parcel. There are no further improvement charges due for this property at this time.

3122 Geddes - There are City utilities available to service this parcel, including a 16-inch water main in Geddes Avenue. There is not currently a specific project included in the City's Capital Improvements Plan (CIP) to extend sanitary sewer to service this parcel. However, there are two projects in the CIP to service parcels in the general area of this parcel - - *Geddes Sanitary Sewer (2651 to 3053)* [UT-SN-08-05] and *Dover Place/Riverview Sanitary Sewer* [UT-SN-08-02]. These projects are currently programmed for construction in 2010, and it is possible that one of these projects may be expanded to service this property. This property has already connected to the City water distribution system, under the terms of an OCSA. The property owner has already paid in full the historic improvement charges for this parcel. There are no further improvement charges due for this property at this time.

237 Pineview Court - There are City utilities available to service this parcel, including an 8-inch and a 12-inch sanitary sewer. There is not currently a specific project included in the City's Capital Improvements Plan (CIP) to extend water main or storm sewer utilities that would service this parcel. There is a general project titled *Water Main Service Extensions* (Project UT-WS-01-02), which programs future anticipated funding for water mains to be constructed to service township areas within the City service area that do not currently have water mains available to service them. Specific extension projects are programmed when a request is received from a property owner in the City or annexing into the City, and at this time we have not yet received a request for a water main extension in this area. This property has already connected to the city sanitary sewer system, under the terms of an OCSA. The property owner has already paid in full the historic improvement charges for this parcel. There are no further improvement charges due for this property at this time.

3550 E. Huron River Drive - There are City utilities available to service this parcel, including a 36-inch sanitary sewer in East Huron River Drive. There is not currently a specific project included in the City's Capital Improvements Plan (CIP) to extend water main or storm sewer utilities that would service this parcel. There is a general project titled *Water Main Service Extensions* (Project UT-WS-01-02), which programs future anticipated funding for water mains to be constructed to service township areas within the City service area that do not currently have water mains available to service them. Specific extension projects are programmed when a request is received from a property owner in the City or annexing into the City, and at this time we have not yet received a request for a water main extension in this area. This property has already connected to the City sanitary sewer system, under the terms of an OCSA. The property owner has already paid in full the historic improvement charges for this parcel. There are no further improvement charges due for this property at this time.

3575 E. Huron River Drive - There are City utilities available to service this parcel, including a 36-inch sanitary sewer in East Huron River Drive. There is not currently a specific project included in the City's Capital Improvements Plan (CIP) to extend water main or storm sewer utilities that would service this parcel. There is a general project titled *Water Main Service Extensions* (Project UT-WS-01-02), which programs future anticipated funding for water mains to be constructed to service township areas within the City service area that do not currently have water mains available to service them. Specific extension projects are programmed when a request is received from a property owner in the City or annexing into the City, and at this time we have not yet received a request for a water main extension in this area. This property has already connected to the City sanitary sewer system, under the terms of an OCSA. The

property owner has already paid in full the historic improvement charges for this parcel. There are no further improvement charges due for this property at this time.

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
Reviewed by Alexis Marcarello and Mark Lloyd
jsj/6/14/07

Attachments: Zoning/Parcel Maps
Aerial Photos

c: Petitioners/Owners: Gail O'Neil (Neil D. Bucholz Trust)
5585 Dexter Pinckney Road
Dexter, MI 48130

Irving Griffel
2054 Newport Road
Ann Arbor, MI 48103

James and Lin Wong
3550 E. Huron River Drive
Ann Arbor, MI 48104

Myra Larson
3575 E. Huron River Drive
Ann Arbor, MI 48104

Odete Eugenio de Faria Glaser
3122 Geddes Avenue
Ann Arbor, MI 48104

Diana Kay Schweiss Trust
237 Pineview Court
Ann Arbor, MI 48104

Raymond and Daphne Grew
2814 Glazier Way
Ann Arbor, MI 48105

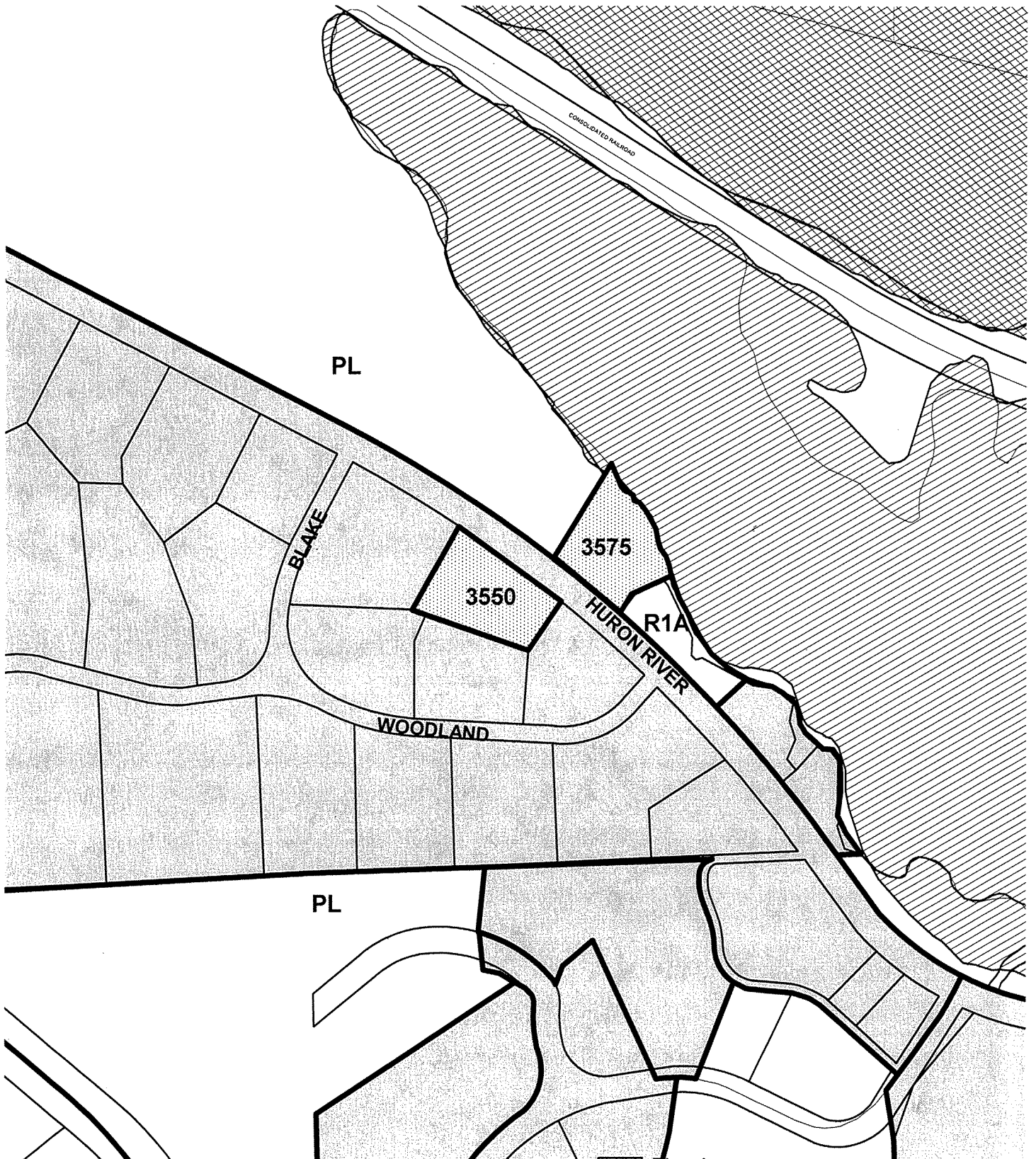
Margaret A. Phillips
344 Hilldale Drive
Ann Arbor, MI 48105

John Morey
2012 Pontiac Trail
Ann Arbor, MI 48105




Assessor
Systems Planning
File Nos. 9184G13.1 and .2
File Nos. 9184C13.1 and .2
File Nos. 9351E5.1 and .2
File Nos. 9351F7.1 and .2
File Nos. 9341Y14.1 and .2
File Nos. 9271X14.1 and .2
File Nos. 9163F1.1 and .2
File Nos. 9273T23.1 and .2
File Nos. 916316.1 and .2

3550 & 3575 E. Huron River Drive

Parcel and Zoning Map



200 0 200 400 Feet

-  Floodway
-  Floodplain
-  Township



350 & 3575 E. Huron River Drive

Aerial Photo



250 0 250 Feet

2002 Aerial Photo

