

MEMORANDUM

TO: Mayor and Council

FROM: Jayne Miller, Community Services Administrator

DATE: September 24, 2007

SUBJECT: Amendment to Chapter 55, Rezoning of 3.12 Acres from TWP (Township District) to R1A (Single-Family Dwelling District), Talbot Property, 2901 Heatherway (CPC Recommendation: Approval – 8 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 May 15, 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
5/15/07 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:

BEG AT SW COR LOT 20, RIVERSIDE HILLS SUB
NO. 1, THN 62-37-20 E 692.88 FT, TH S 57-34-27 W
90.09 FT, TH S 26-46-13 E 61.80 FT, TH S 36-12-57
W 545.27 FT, TH S 50-35-25 W 95.27 FT, TH N 41-
33-29 W 189.57 FT, TH N 89-00-38 W 46.20 FT, TH
N 00-15-43 E 142.61 FT TO POB, PT OF NE ¼ SEC
34, T2S, R6E, 3.12 ACRES, 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.

MAY 15, 2007 PLANNING COMMISSION MINUTES

a. Public Hearing and Action on Talbot Annexation and Zoning, 3.12 acres, 2901 Heatherway.
A request to annex this site into the City and zone it for single-family residential use – Staff
Recommendation: Approval

Lloyd explained the proposal.

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

Moved by Carlberg, seconded by Woods, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Talbot Annexation and R1A (Single-Family Dwelling District) Zoning.

Potts said it appeared from the map that Heatherway was a dead-end street and asked if it would have to be extended.

Pratt stated that the staff report indicated existence of an access and utility easement to serve the existing house on the site.

Bona stated that the addresses here seemed to be out of sequence, with 2901 Heatherway located after 2960 Heatherway. She thought this might be problematic for emergency services and asked that this be clarified before it went to City Council.

A vote on the motion showed:

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

Motion carried.

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of May 15, 2007

**SUBJECT: Talbot Annexation and Zoning (2901 Heatherway)
File Nos. 9341M21.1 and .2**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Talbot Annexation and R1A (Single-Family Dwelling District) Zoning.

STAFF RECOMMENDATION

Staff recommends that this petition be **approved** because the property is within the City's water and sewer service area and the R1A zoning is consistent with the zoning in the vicinity, the surrounding land uses and the Northeast Area Plan.

LOCATION

This site is located at the southeast end of Heatherway, east of Chestnut, south of Geddes Road (Northeast Area) and is in the Huron River Watershed.

DESCRIPTION OF PETITION

The petitioners request annexation of their parcel from Ann Arbor Township, and R1A single-family residential zoning designation. The existing dwelling at 2901 Heatherway is connected to City water and sewer.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1A (Single-Family Dwelling District)	R1A
Gross Lot Area	3.12 acres	SAME AS EXISTING	20,000 sq ft MIN
Lot Width	Approx 300 feet	SAME AS EXISTING	90 ft MIN

SURROUNDING LAND USES AND ZONING

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

HISTORY AND PLANNING BACKGROUND

This Ann Arbor Township parcel is surrounded by City parcels zoned R1A. The Northeast Area Plan recommends single-family residential use for this site.

SERVICE UNIT COMMENTS

Systems Planning – Currently, there are City utilities available that serve this parcel, including a crosslots six-inch water main, and a crosslots eight-inch sanitary sewer to the south of this parcel. The property owner is currently paying the historical water main improvement charge of \$2,595.65 over a three-year period. Besides this charge, there is no historical improvement charge due for sanitary sewer or other improvements.

Planning and Development Services – Per the petitioner, there is an access and utility easement across the parcel that lies between the end of Heatherway and this parcel.

Prepared by Jill Thacher
Reviewed by Mark Lloyd
jsj/5/8/07

Attachments: Zoning/Parcel Map
 Aerial Photo

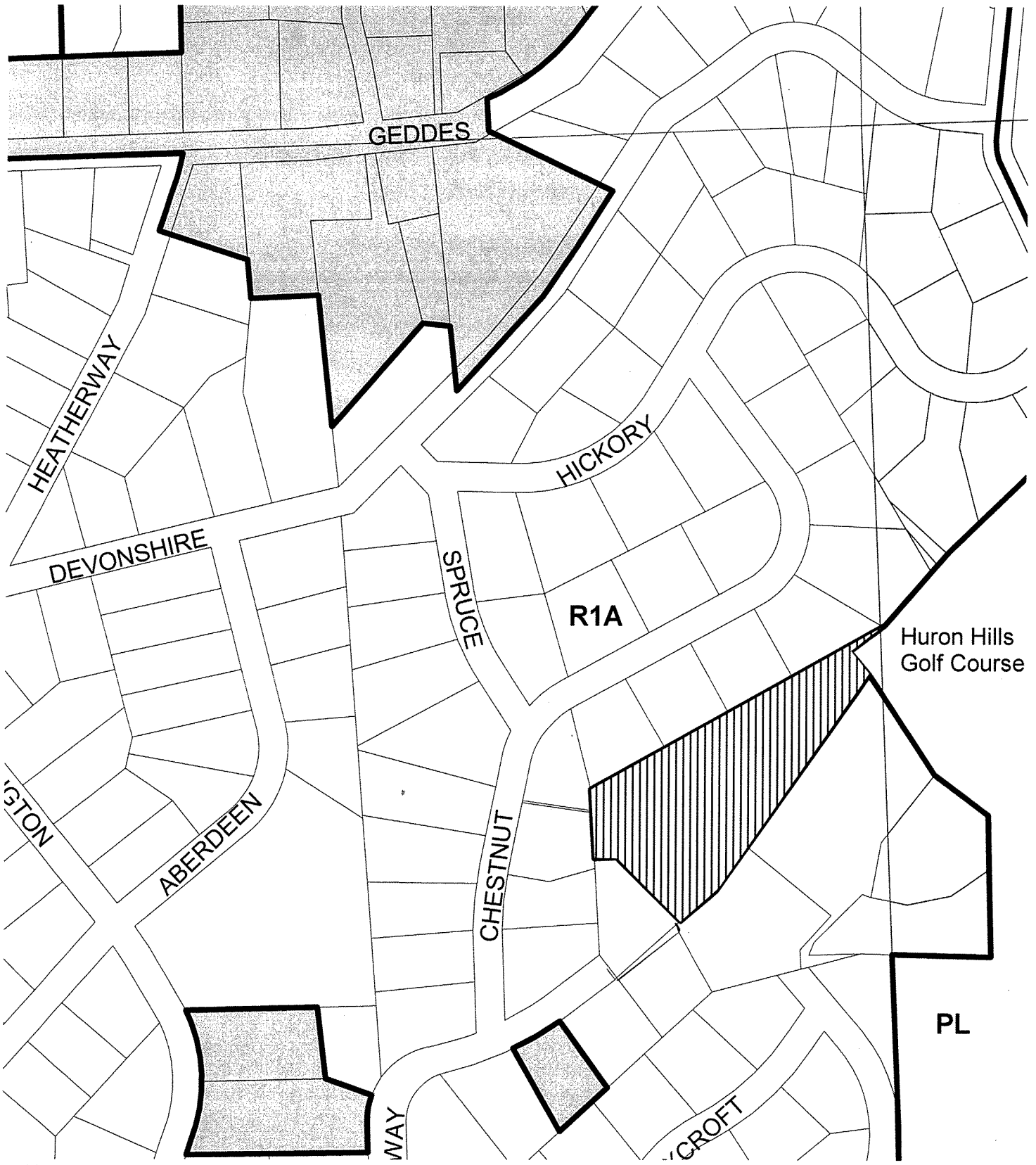
c: Owner: John and Janet Talbot
 2901 Heatherway
 Ann Arbor, MI 48104

Assessor
Systems Planning
File Nos. 9341M21.1 and .2

Talbot Annexation & Zoning

2901 Heatherway

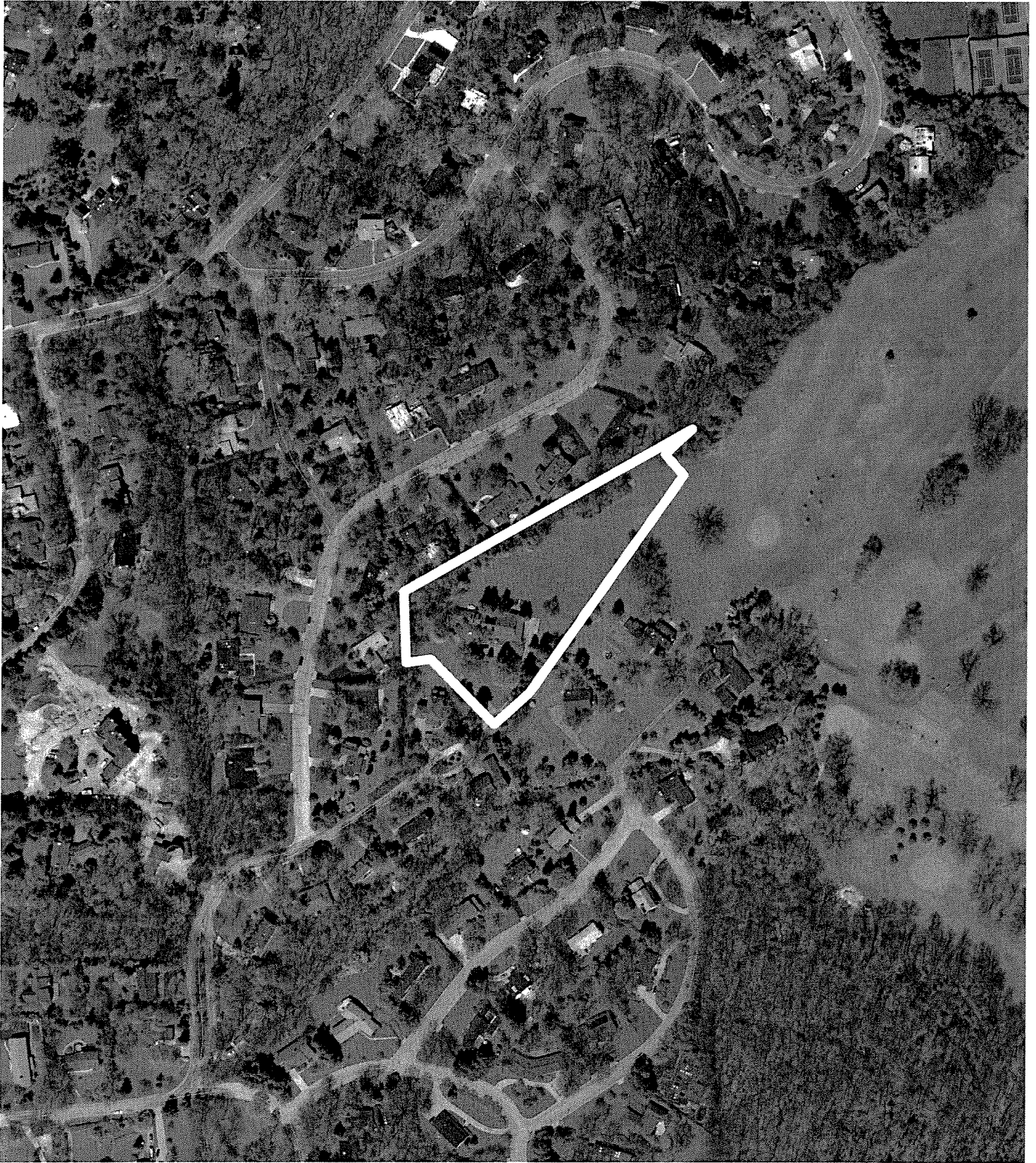
Parcel and Zoning Map




Talbot Annexation & Zoning

2901 Heatherway

Aerial Photo



200 0 200 Feet



2002 Aerial Photo

