

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of November 18, 2008

**SUBJECT: Clark Annexation and Zoning (1710 South State Street)
File Nos. A08-008 and Z08-009**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Clark Annexation and O (Office 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 O zoning is consistent with the adjacent zoning, surrounding land uses and the adopted South Area Plan.

LOCATION

This site is located on the west side of South State Street south of Stimson Street (South Area). This site is in the Malletts Creek Watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a 0.13-acre site from Ann Arbor Township and zoning to O (Office District). The petitioner wants to connect the existing home to City water and sewer.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	O (Office District)	O
Gross Lot Area	0.13 acres* 5,663 sq ft	0.13 acres* 5,663 sq ft	6,000 sq ft MIN
Lot Width	40 ft*	40 ft*	50 ft MIN

*Existing nonconforming.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Office	O (Office District)
EAST	Commercial/Industrial	TWP (Township District)
SOUTH	Single-Family Dwelling	TWP
WEST	Single-Family Dwelling	TWP

HISTORY AND PLANNING BACKGROUND

The parcel was platted in Ann Arbor Township. The existing two-story home was constructed in 1920. The current South Area Plan recommends office use for this site.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Systems Planning – This property is active for water only and staff found no authorization for this service. Sewer was available. The City offered that the petitioner pay the historic water improvement charge (which has been paid). The petitioner is deferring connection to sanitary sewer and has 90 days from annexation to connect to sewer and still allow historic sewer improvement charges.

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

Prepared by Christopher Cheng
Reviewed by Connie Pulcifer and Mark Lloyd
jsj/11/13/08

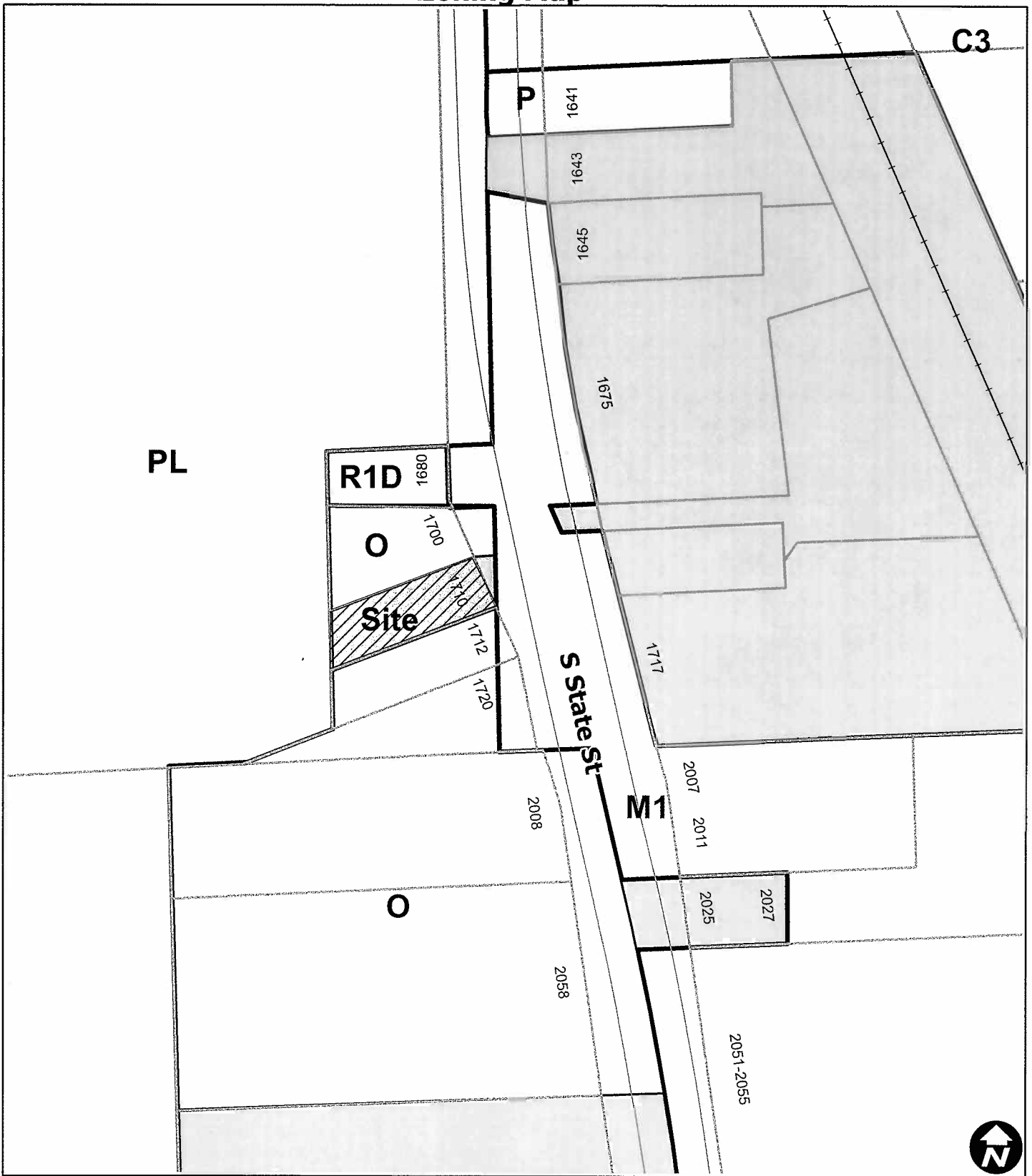
Attachments: Zoning/Parcel Maps
Aerial Photo

c: Owner/Petitioner: Francis Clark
2008 South State Street
Ann Arbor, MI 48104

City Assessor
Systems Planning
File Nos. A08-008 and Z08-009

1710 South State Street -Zoning Map-

DB-3 REVISED



Map Legend

- Railroads
- Zoning
- Township
- ▬ Zoning Boundary

0 50 100 200 Feet



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

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1710 South State Street -Aerial Map-



Map Legend
→ Railroads



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