

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of February 4, 2020

**SUBJECT: Copozzo Annexation and Zoning (1780 Scio Church Rd)
File Nos. A19-025 and Z19-023**

PROPOSED CITY PLANNING COMMISSION MOTION
The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Copozzo 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 adopted Northeast Area Plan.

LOCATION

This site is located on the north side of Scio Church Rd. east of South Maple Road. This site is in the Malletts Creek Watershed. Ward 4.

DESCRIPTION OF PETITION

The petitioner requests annexation of this 2,547-square foot house on .74-acres from Ann Arbor Township and zoning to R1C (Single-Family Dwelling District). The petitioner is requesting annexation of this parcel since it is within the contiguous bounded limits of the City.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1C (Single-Family Dwelling District)	R1C
Gross Lot Area	.74 acres 32,103 sq ft	.74 acres 32,103 sq ft	7,200 sq ft MIN
Lot Width	137 ft	137 ft	60 ft MIN

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single Family Residence	R1C (Single-Family Dwelling District)
EAST	Single Family Residence	R1C
SOUTH	Single Family Residence	R1C
WEST	Single Family Residence	R1C

HISTORY AND PLANNING BACKGROUND

The parcel was platted in Ann Arbor Township. The West Area Plan recommends residential use for this site.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Systems Planning – Fifty feet of right-of-way for Scio Church Road as measured from the centerline shall be granted to the City in a manner to be determined by the City’s Attorney’s Office. Legal descriptions and drawings for this right-of-way shall be submitted for review before this petition can be approved by City Council.

There are city utilities available to service this parcel, including an 8” water main, a 12” sanitary sewer, and a 24” storm sewer in Scio Church Road. Connection to sewers may require detailed design by an engineer.

Once the property has annexed, if the property has not yet connected to the city water and sanitary sewer systems, the city will notify the owner that these connections will need to be completed within the subsequent 90 days.

Customer Service - Once annexed, a 90 day notice letter will be sent. If they wish to wait until the lot is split, they need to request for an extension in writing to the PSA Administrator.

Planning –Staff supports the proposed R1C zoning because it is consistent with the surrounding land uses and the recommendations of the West Area Plan.

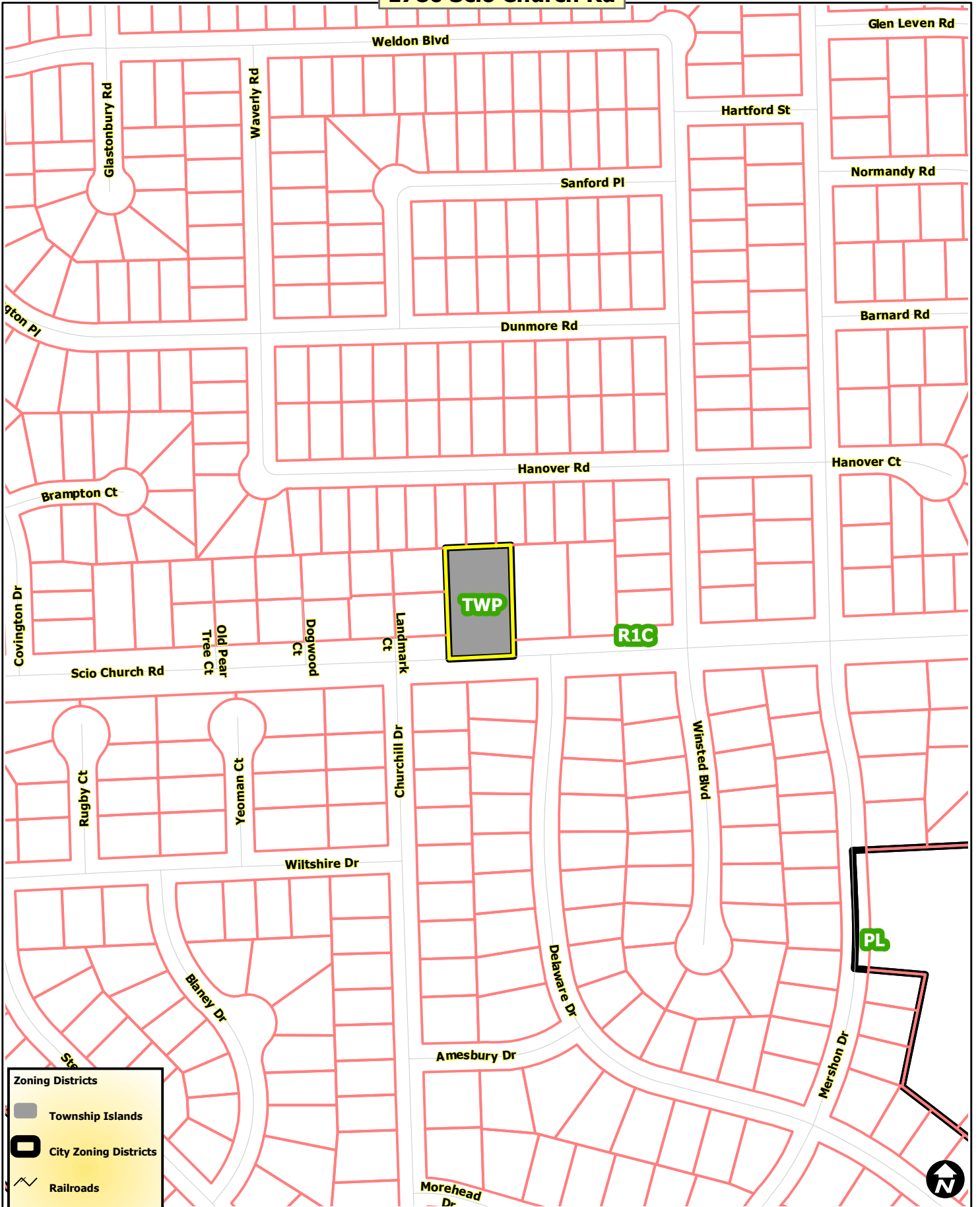
Prepared by Christopher Cheng
Reviewed by Brett Lenart
mg/1/7/2020

Attachments: [Zoning/Parcel Maps](#)
[Aerial Photo](#)






c:	Petitioner:	Craig Lorenz 1307 Culver Road Ann Arbor, MI 48103
	Owner:	Dennis Capozzo 206 S. Fifth Ave., Suite 195 Ann Arbor, MI 48103

City Assessor
Systems Planning
File Nos. A19-025 and Z19-023

1780 Scio Church Rd



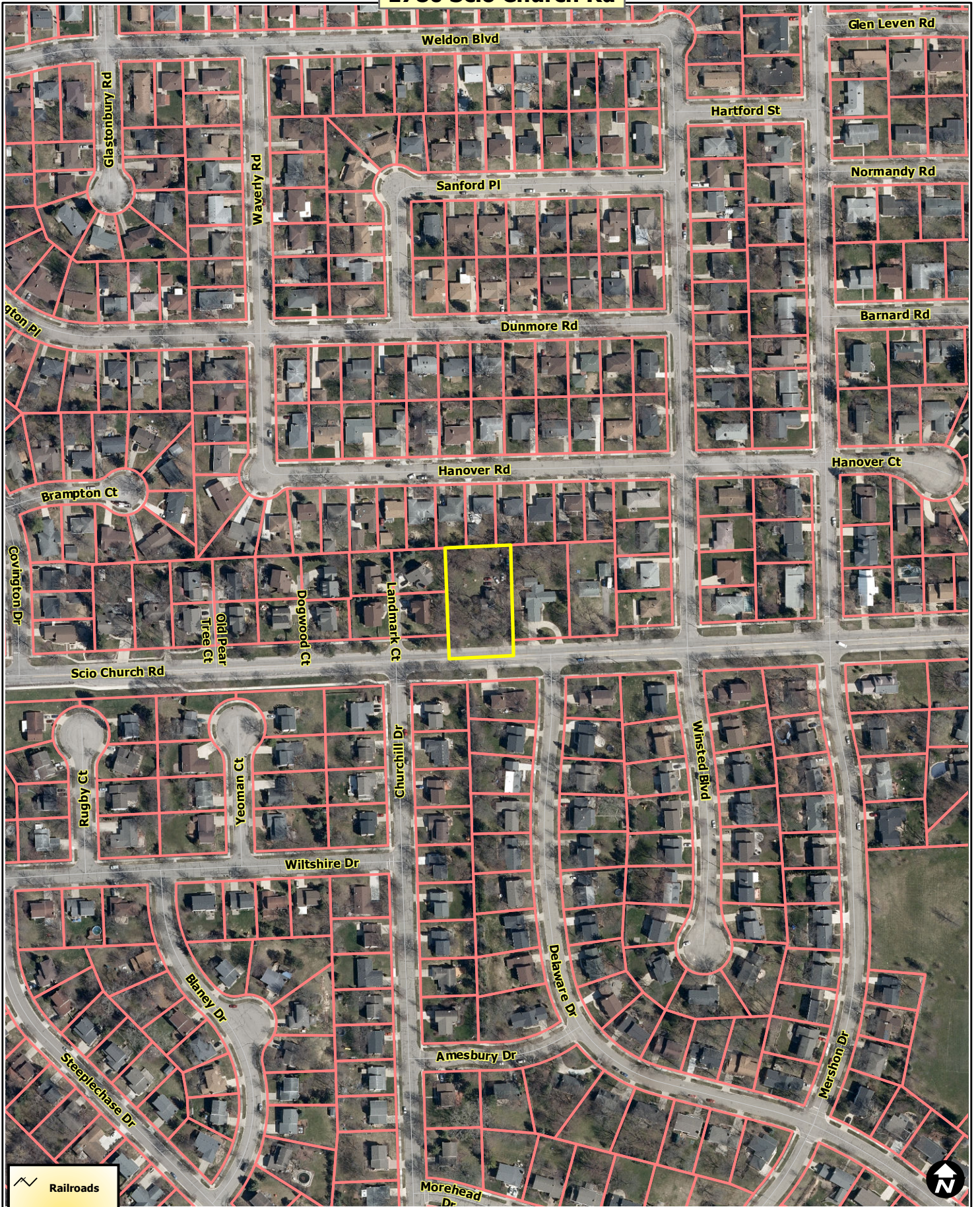
Zoning Districts

-  Township Islands
-  City Zoning Districts
-  Railroads
-  Huron River
-  Tax Parcels



Map date: 1/14/2020
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1780 Scio Church Rd

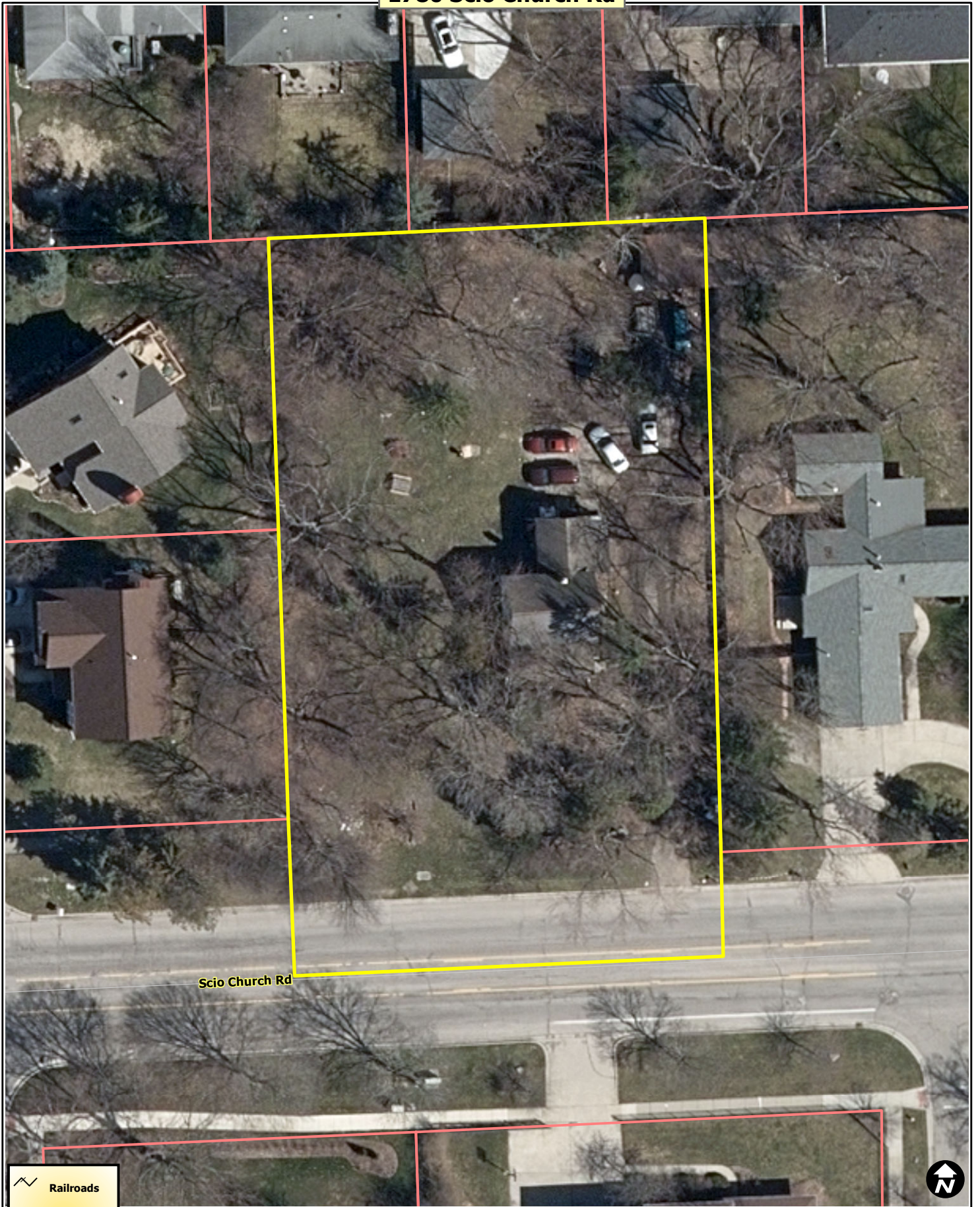





- Railroads
- Huron River
- Tax Parcels



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