

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of March 20, 2007

**SUBJECT: Powell Annexation and Zoning (Lot 71, Westover Hills)
File Nos. 8252P3.1 and .2**

PROPOSED CITY PLANNING COMMISSION MOTION
The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Powell Annexation and R1D (Single-Family Dwelling District) Zoning.

STAFF RECOMMENDATION

Staff recommends that this petition be **approved** because the parcels are within the City's water and sewer service area and the R1D zoning is consistent with the adjacent zoning, the surrounding land uses, and the West Area Plan.

LOCATION

The parcel is located on the west side of Westover just east of Wagner Road (West Area, Honey Creek Watershed).

DESCRIPTION OF PROJECT

The petitioner requests annexation of this vacant parcel from Scio Township and R1D zoning designation.

COMPARISON CHART

	EXISTING	REQUIRED
Zoning	TWP (Township District)	R1D (Single-Family Dwelling District)
Gross Lot Area	6,080 sq ft	5,000 sq ft MIN
Lot Width	50 ft	50 ft MIN

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single-Family Residential	R1D (Single-Family Dwelling District)
EAST	Single-Family Residential	R1D (Single-Family Dwelling District)
SOUTH	Single-Family Residential	R1D (Single-Family Dwelling District)
WEST	Single-Family Residential	TWP (Township District)

HISTORY AND PLANNING BACKGROUND

This site is located in the West Area. The West Area Plan future land use recommendation for this site and the surrounding area is continued single-family.

COMMENTS PENDING, DISMISSED, OR UNRESOLVED

Engineering – The following charges are due for Lot 71 of Westover Hills at the time of connection to City water and sanitary mains: \$11,194 for water main and \$17,877 for sanitary sewer. The property owners will be responsible for any future assessments including, but not limited to, sidewalk, curb/gutter and storm sewer. There are no plans to construct these improvements at this time.

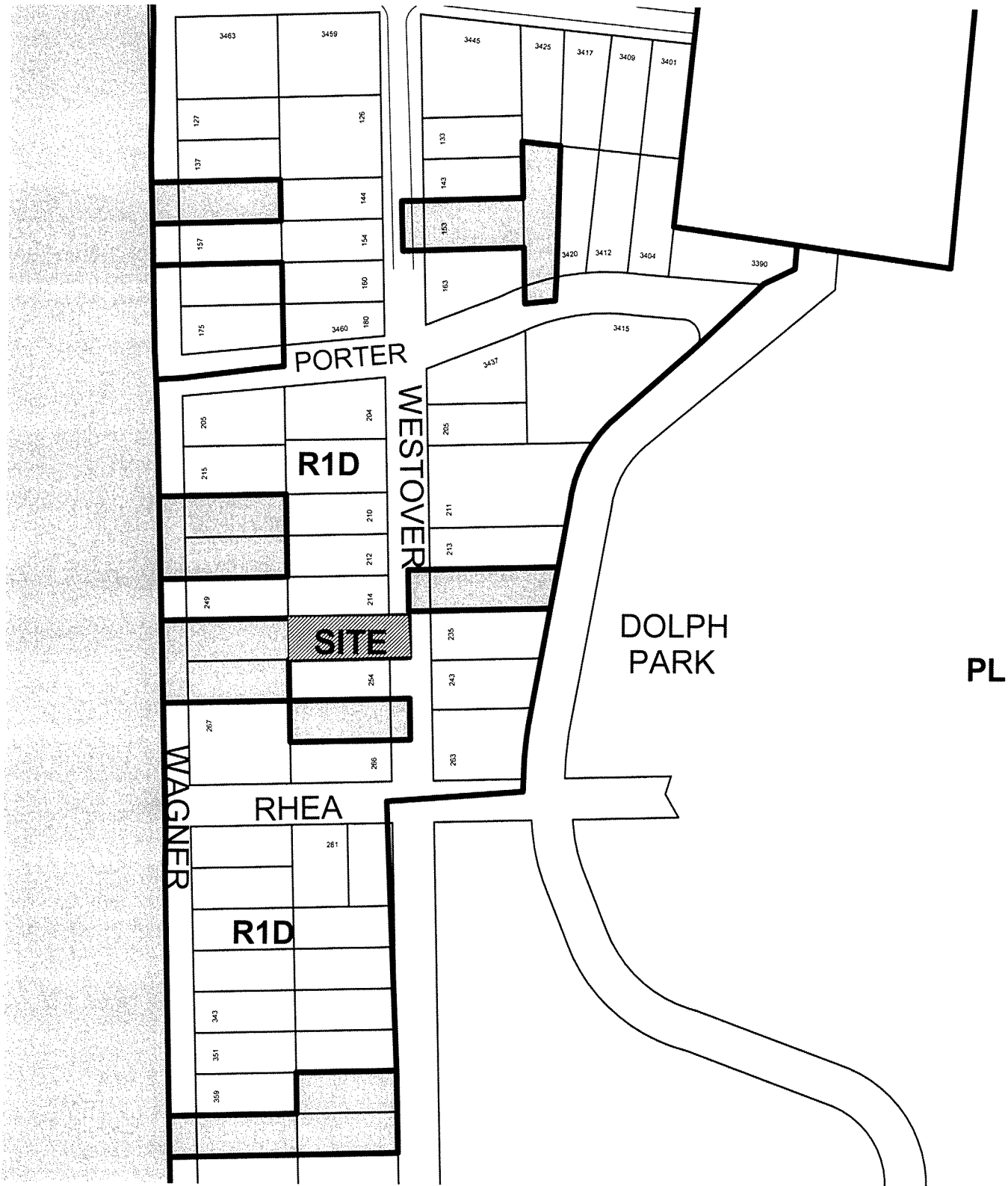
Prepared by Matt Kowalski
Reviewed by Coy Vaughn and Mark Lloyd
lf/3/14/07

Attachments: Zoning/Parcel Maps
Aerial Photo

c: Petitioner/Owner: Kathleen Powell
249 South Wagner
Ann Arbor, MI 48103

Assessor
Systems Planning
File Nos. 8252P3.1 and .2

Location Map



150 0 150 300 450 600 Feet



Aerial Photo



125 0 125 Feet

2002 Aerial Photo

