

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of November 1, 2016

**SUBJECT: 2501 Victoria Avenue Annexation and Zoning
File Nos. A16-007 and Z16-010**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 2501 Victoria Avenue 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 future land use recommendation of the Master Plan Land Use Element.

LOCATION

This site is located on the east side of Victoria Avenue, south of Independence Boulevard in a neighborhood generally south of West Stadium Boulevard, and north and east of Packard Road. South planning area. Ward 3.

DESCRIPTION OF PETITION

The petitioner requests annexation of a vacant 7,579-square foot lot from Pittsfield Township and zoning to R1C (Single-Family Dwelling District). The petitioner, who owns the adjacent lot at 1902 Independence Boulevard, 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	0.17 ac (7,579 sq ft)	0.17 ac (7,579 sq ft)	7,200 sq ft MIN
Lot Width	80 ft	80 ft	600 ft MIN

SURROUNDING LAND USES AND ZONING

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

HISTORY AND PLANNING BACKGROUND

The parcel was platted in Pittsfield Township. The Master Plan Future Land Use Element recommends residential use for this site.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Systems Planning – There are water and sewer mains available to serve the parcel. Storm sewer is not available. Existing fire hydrant coverage meets city standards for single family home construction on this parcel.

Planning – Staff understands the vacant parcel has been and will continue to be used by the petitioner, owner of the adjacent site at 1902 Independence Boulevard, as their backyard.

Prepared by Alexis DiLeo
Reviewed by Brett Lenart
10/28/16; Revised 12/7/16

Attachments: Zoning/Parcel Maps
Aerial Photo

c: Owner/Petitioner: Jean Carlberg and Bunyan Bryant
1902 Independence Boulevard
Ann Arbor, MI 48104

City Assessor
Systems Planning
File Nos. A16-007 and Z16-010

2501 Victoria Ave

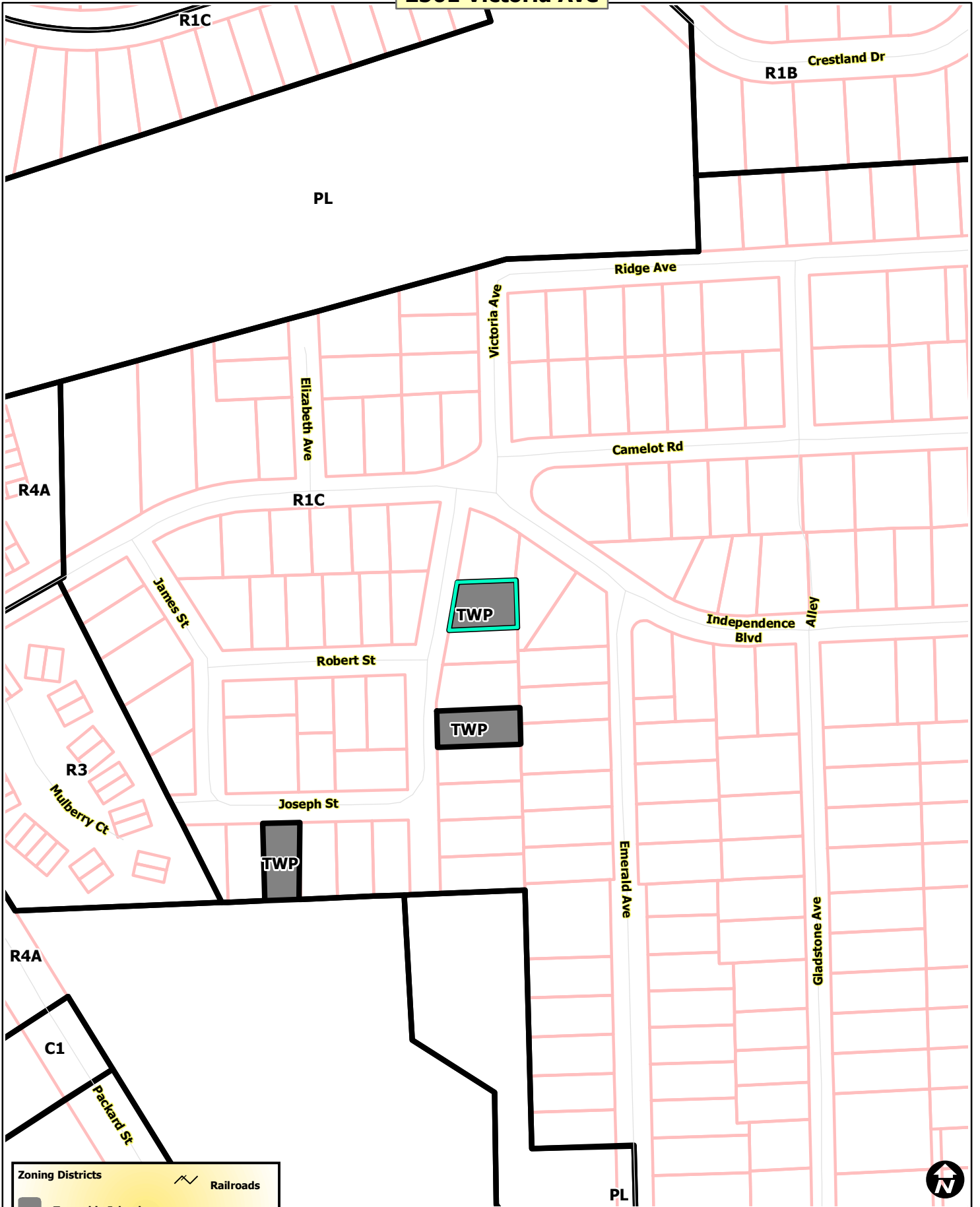


-  Railroads
-  Parcels
-  Huron River



Map date 10/5/2016
Any aerial imagery is circa 2015
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2501 Victoria Ave



Zoning Districts	Railroads
Township Islands	Parcels
City Zoning Districts	Huron River



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