

## **PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of January 15, 2013**

**SUBJECT: Kocher Annexation and Zoning  
(2925 Devonshire Road)  
Project Nos. A12-007 and Z12-022**

### **PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Kocher Annexation and R1A (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 R1A zoning is consistent with the adjacent zoning, surrounding land uses and the Master Plan: Land Use Element.

### **LOCATION**

This site is located on the north side of Devonshire Road, south of Geddes Avenue (Northeast Area). This site is in the Huron River Watershed.

### **DESCRIPTION OF PETITION**

The petitioner requests annexation of a 0.66-acre (28,841-square foot) parcel from Ann Arbor Township and zoning to R1A Single-Family Dwelling District. The site currently is vacant. The petitioners would like to connect to public water and sanitary sewer service in order to build a new home.

The site was part of a larger parcel that was subdivided into four lots, approved by Ann Arbor Township earlier this year. This site is one of the three vacant parcels that resulted from that land division. All of the vacant parcels have direct access to Devonshire Road.

### **SURROUNDING LAND USES AND ZONING**

	LAND USE	ZONING
NORTH	Single-Family Lot	R1A and R1B Single-Family Dwelling Districts
EAST	Single-Family Dwellings	R1A
SOUTH	Single-Family Dwellings	R1A
WEST	Single-Family Dwellings	Township

### COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1A	R1A
Gross Lot Area	28,841 sq ft (.66 ac)	28,841 sq ft (.66 ac)	20,000 sq ft MIN
Lot Width	125 ft	125 ft	90 ft MIN

### HISTORY AND PLANNING BACKGROUND

The Master Plan: Land Use Element recommends single-family uses for this property. The existing pattern of zoning and lot sizes supports an R1A zoning district. At the request of the Planning Commission, staff analyzed the entire neighborhood north of Geddes Road between Awixa Road and the Huron River in 2000 to develop a consistent approach for annexation and zoning petitions in that area. Staff recommended and the Planning Commission supported designating all properties seeking annexation as R1B Single-Family Dwelling District. Properties south of Geddes, such as this site, would continue receiving an R1A zoning designation.

### STAFF COMMENTS

Public Services (Systems Planning Unit and Project Management Unit) – Public water service and sanitary sewer service are available to this site. At the time of connection to the city water and sewer mains and the services becoming active (i.e. when the water meter is set), the current fixed improvement charges in affect at that time will be due. The 2013 improvement charges are \$41,337. A storm sewer improvement charge of \$3,477.77 is due upon annexation.

It is noted that fire hydrant coverage does not meet city standards for a new structure to be constructed on the west portion of the site. It may be necessary for a fire hydrant to be installed prior to the issuance of any building permits. Hydrants shall be located such that all buildings and structures will be included in a 350-foot radius drawn around each hydrant.

In response to a concern about sanitary sewer capacity in Devonshire received from a nearby property owner, Systems Planning staff reviewed the hydraulic model and did not see any potential capacity issues. In addition, there have been no reported basement back-ups in this area.

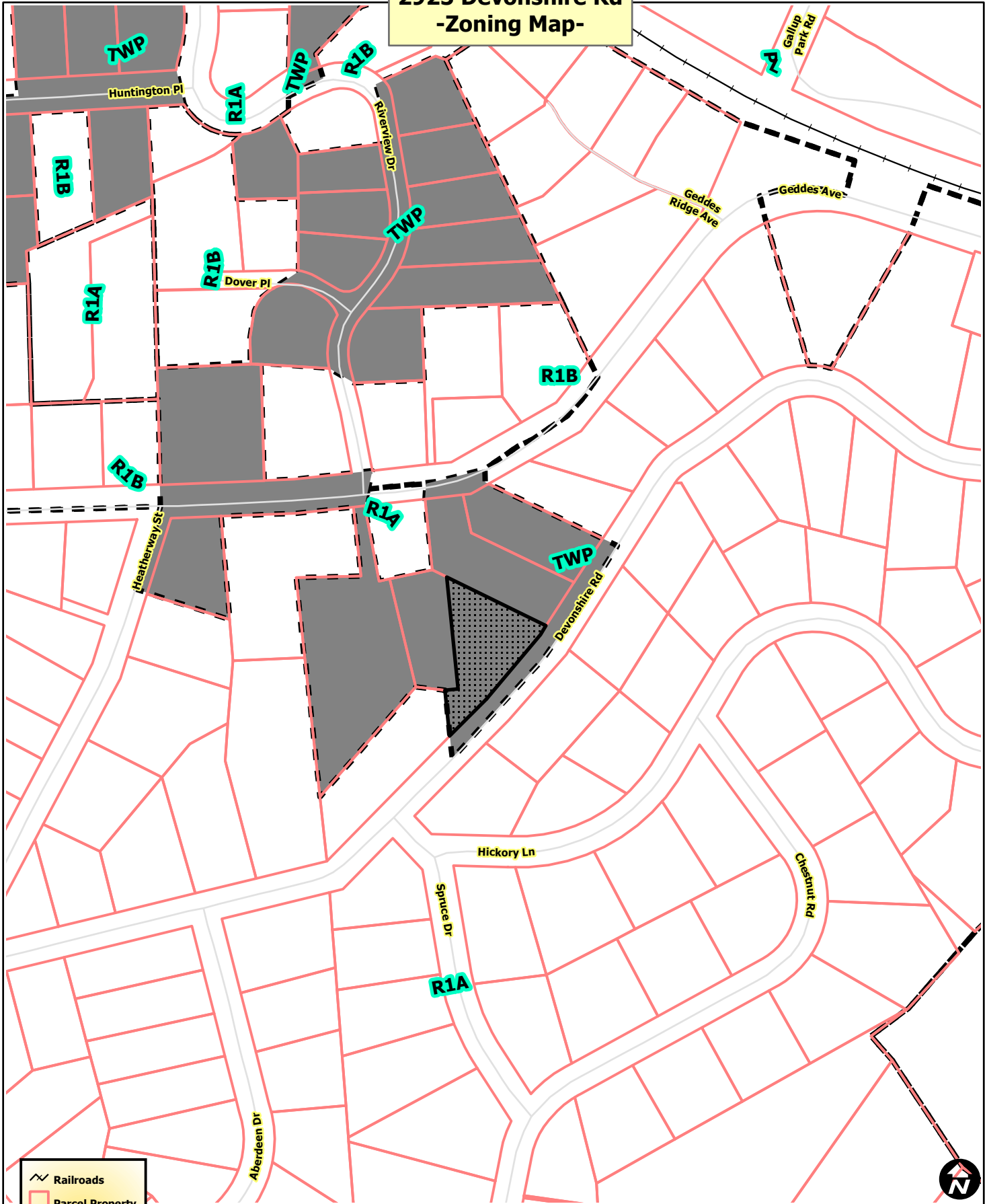
Prepared by Jeff Kahan  
Reviewed by Wendy Rampson  
rmg/1/10/13

Attachments: Zoning/Parcel Maps  
Aerial Photo

c: Owner/Petitioner: Keith Kocher and Sara Saberi  
2918 Baylis Drive  
Ann Arbor, MI 48108

City Assessor  
Systems Planning  
Project Nos. A12-007 and Z12-022

# 2925 Devonshire Rd -Zoning Map-



	Railroads
	Parcel Property
<b>Zoning</b>	
	Township
	Zoning



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# 2925 Devonshire Rd -Aerial Map-



 Railroads  
 Parcel Property



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