

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of February 2, 2021

**SUBJECT: 201 Scio Church Road Annexation, Zoning and Area Plan Waiver
File Nos. A20-004 and Z20-052**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 201 Scio Church Road Annexation and R2A (Two-Family Dwelling District) Zoning.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby waives the Area Plan requirement because the zoning is consistent with the Master Plan, no new construction is proposed and a survey of the existing improvements on the Site has been provided.

STAFF RECOMMENDATION:

Staff recommends that the petition be **approved** because the lot is within the City's water and sewer service area and the recommended zoning is consistent with the adjacent zoning, the surrounding land uses and the City's Master Plan.

LOCATION:

South side of Scio Church Road, just west of the intersection with South Main Street. Ward 4.

DESCRIPTION OF PROJECT:

The petitioner has requested annexation from Pittsfield Township and R2A (Two-Family Dwelling) zoning designation for a 1.24-acre parcel. The parcel is currently vacant.

The R2A district requires a minimum of 8,500 square feet of lot area. The petitioner has no immediate plans for development of the parcel.

Area Plan

An area plan is required when an amendment to the City Zoning Map is proposed per the Unified Development Code (5.29.7) and the zoning could permit more than one primary structure. In this case, the petitioner has proposed amending the City Zoning Map from Township to R2A, Two-family Dwelling District. The purpose of an area plan is to demonstrate that the property can be developed consistent with the requested zoning classification.

Per section 5.29.7.B, Upon recommendation of the PDSU Manager, the Planning Commission may waive the area plan requirement upon the determination that no new construction is proposed and a survey of the existing improvements on the Site is provided, or a preliminary plat or site plan that has been approved or is submitted for approval concurrently with an amendment to the zoning map.

The petitioner has provided a survey of existing conditions and is not planning any development currently. In response, the Planning Manager recommends a waiver of the Area Plan requirement. In the future, the petitioner would like to pursue a project containing duplexes like the adjacent land uses and consistent with the Master Plan.

LAND USE ANALYSIS:

	Surrounding Land Use	Surrounding Zoning Districts
NORTH	Vacant (Pioneer Field)	PL (Public Land)
EAST	Single family residential Office	Township O (Office)
SOUTH	Religious Assembly	R1C (Single Family Dwelling)
WEST	Vacant	Township

HISTORY AND PLANNING ANALYSIS:

The parcel is not part of a platted subdivision.

The Master Plan: Lane Use Element designates this parcel as part of Site 1 in the site-specific land use recommendations:

The 20-acre site is located South of Scio-Church Road, west of Main, and north of Ann Arbor-Saline Road. The recommendation is for office uses in the vicinity of Scio-Church and Main Street with single-family attached uses west and south of the office uses. Single-family detached uses are recommended adjacent to the Lansdowne Subdivision and south of The Meadows Condominiums. Future residential uses will need to have linkages to Ascot Street for access to Lawton School and Lansdowne Park. The issue of a new street connection between Scio-Church and Main Street needs to be resolved, prior to any new development approvals to allow for right-of-way if needed. If a street is proposed, the residential uses would be west and south of the new street and office uses to the east. Any improvements to the area should consider the potential for key intersection urban design with an eye toward preserving views to the large open spaces on the U of M and Pioneer High properties.

The subject site is just adjacent to the office uses described above and has a recommendation for single-family attached.

STAFF COMMENTS:

Planning staff supports the R2A Zoning request and Area Plan Waiver. The R2A zoning is consistent with the Master Plan recommendation of single-family attached. As previously noted, the Master Plan recommendation calls for Office uses closest to the corner of South Main Street and then progressively less intense uses along Scio Church beginning with single-family attached. The single-family attached designation is consistent with a duplex use. In addition, duplex use would add a transition from the Office uses at the corner to the single-family uses to the west along Scio Church Road. In addition, land uses along Scio Church in the immediate area do include duplex developments with the same R2A zoning.

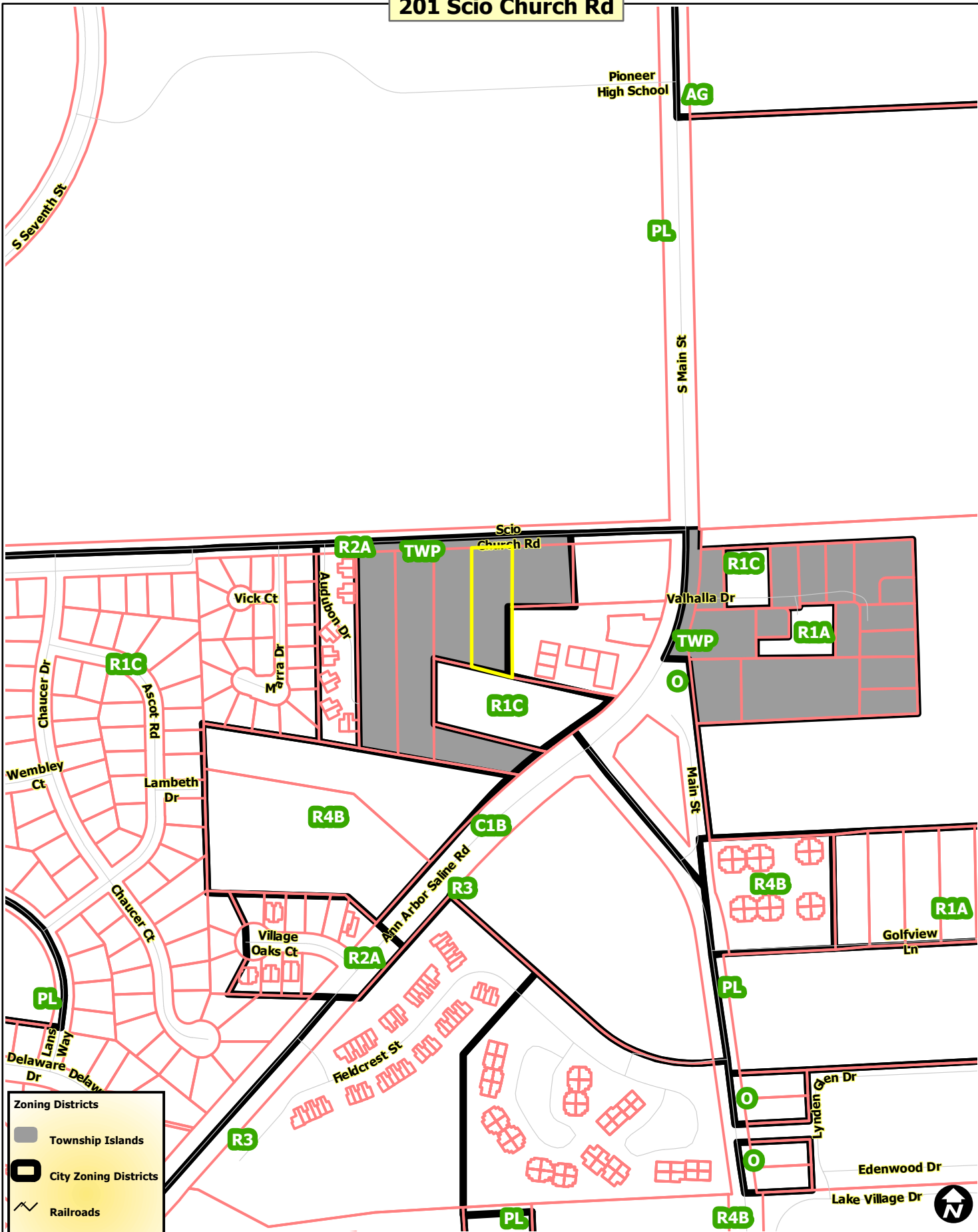
The petitioner understands any development other than one single or two-family house on the parcel will require site plan to be submitted that is compliance with all City Standards for development review.

Prepared by Matt Kowalski
Reviewed by Brett Lenart
1/26/19

Attachments: Zoning Map
Aerial Photo
[Site survey](#)

c: Rod Issa – Petitioner and Owner, 341 E. Huron Street, Ann Arbor, MI 48104
Assessor's Office
Systems Planning
File: A20-004 and Z20-052

201 Scio Church Rd



Zoning Districts

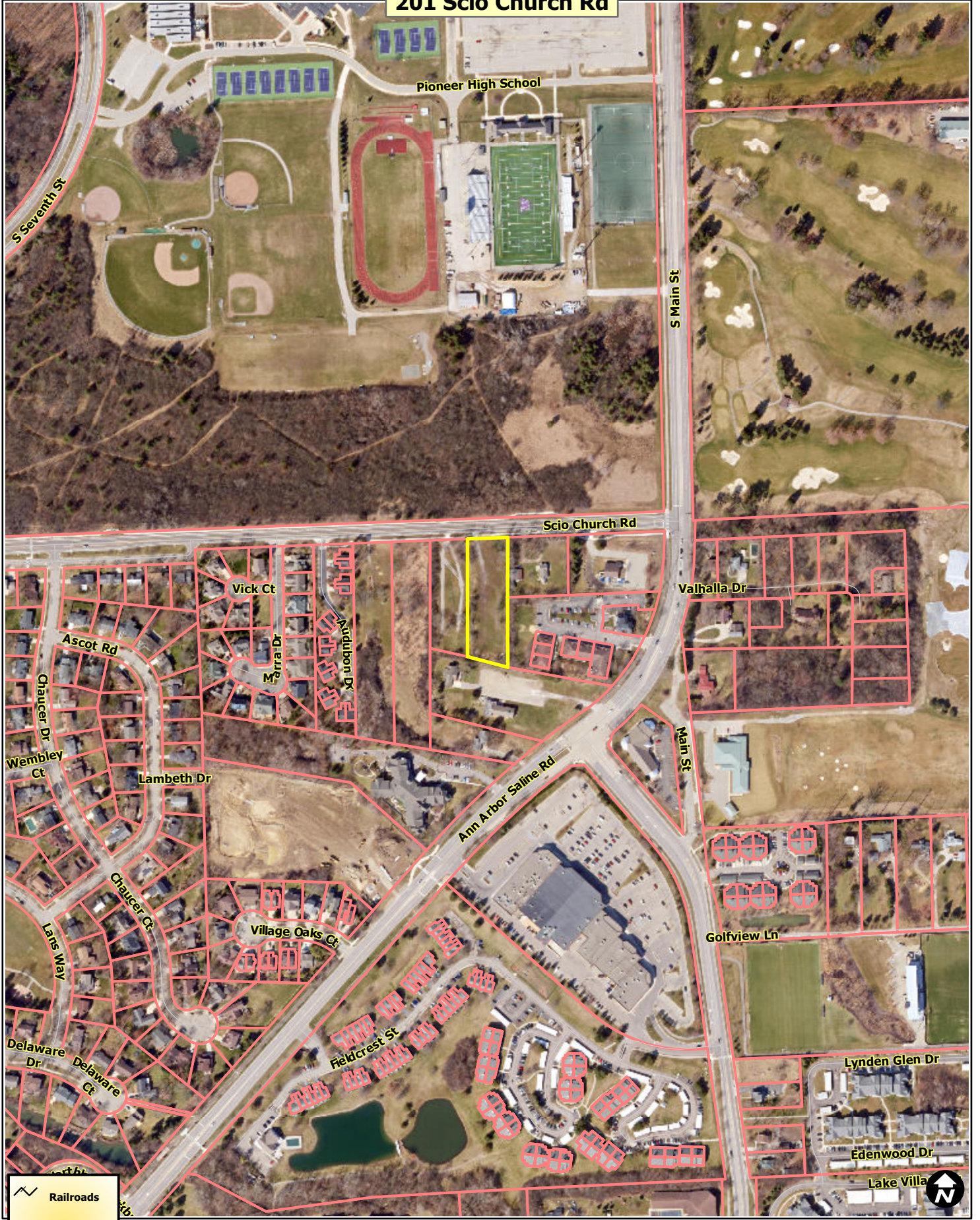
- Township Islands
- City Zoning Districts
- Railroads
- Huron River
- Tax Parcels






Map date: 1/19/2021
 Any aerial imagery is circa 2020 unless otherwise noted
 Terms of use: www.a2gov.org/terms



201 Scio Church Rd



-  Railroads
-  Huron River
-  Tax Parcels






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201 Scio Church Rd

Scio Church Rd

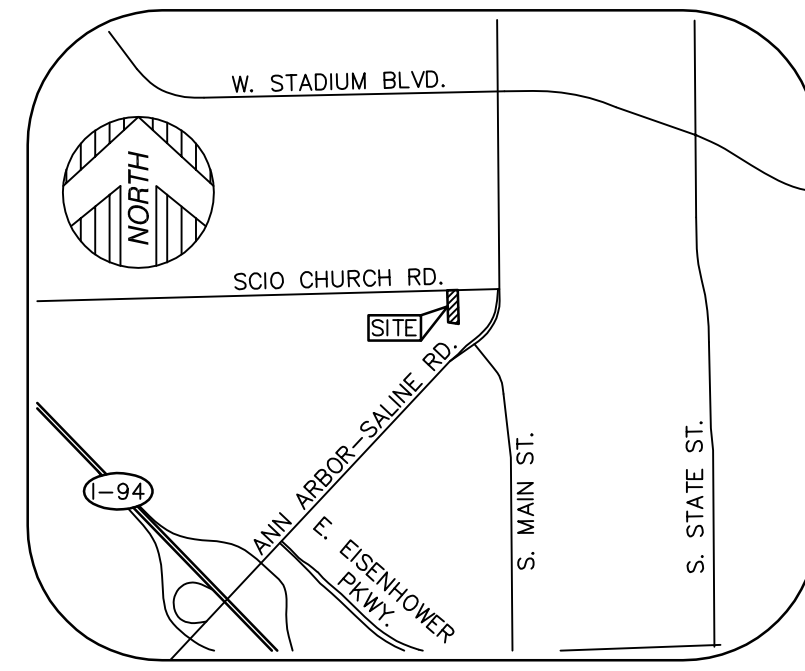


 Railroads
 Huron River
 Tax Parcels



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ALTA / NSPS LAND TITLE SURVEY



VICINITY MAP
(NOT TO SCALE)

PARCEL AREA

51,417± SQUARE FEET = 1.180± ACRES

BASIS OF BEARING

NORTH 87°40'44" WEST, BEING THE NORTH SECTION LINE OF SECTION 5, TOWN 3 SOUTH, RANGE 6 EAST, AS DESCRIBED.

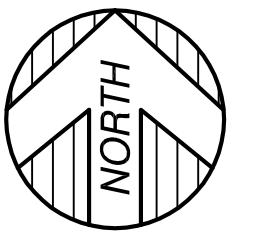
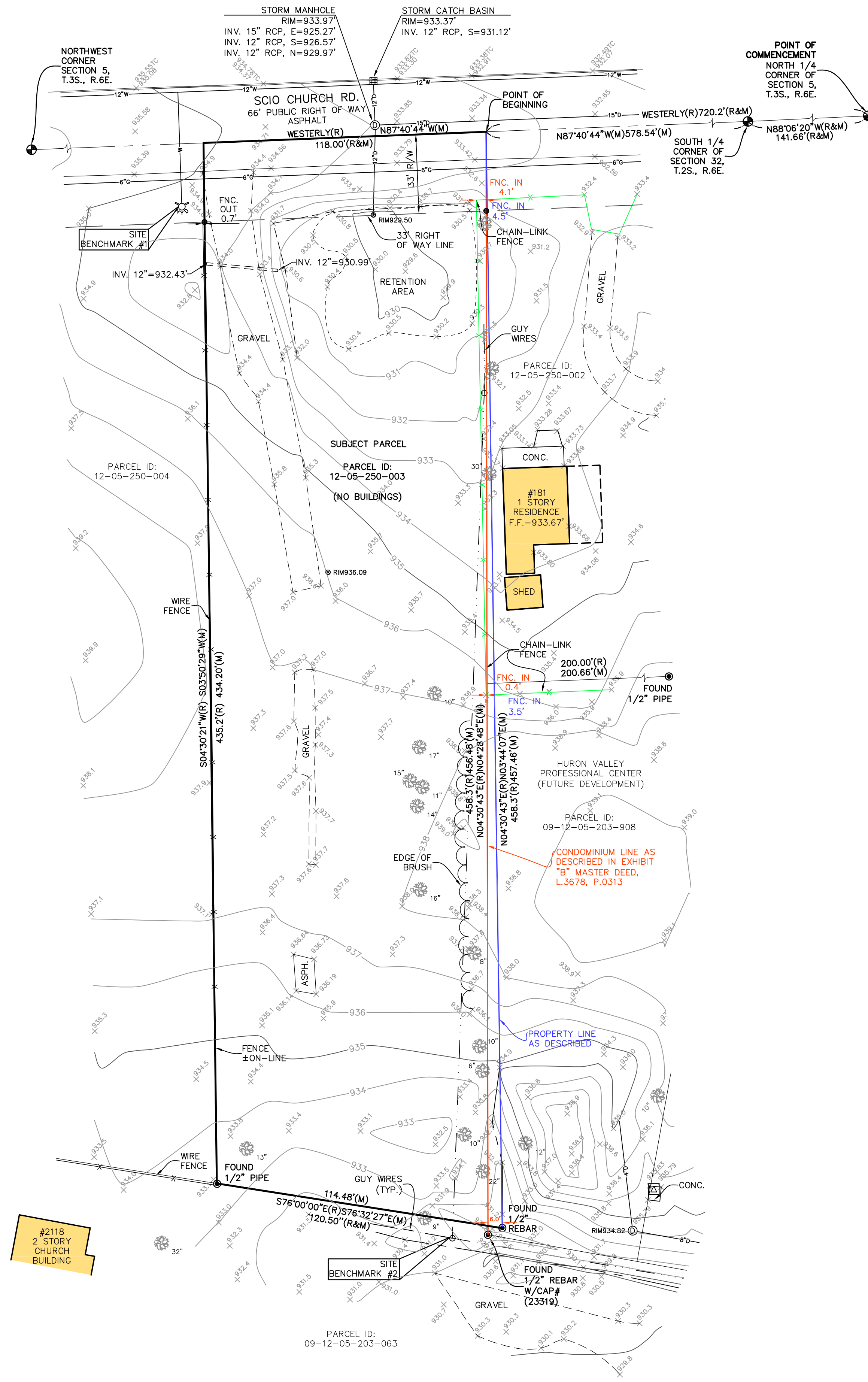
BENCHMARK

SITE BENCHMARK #1
TOP OF STEAMER VALVE ON NORTH SIDE OF FIRE HYDRANT, LOCATED NEAR THE NORTHWEST CORNER OF SUBJECT PARCEL.
ELEVATION = 936.24' (NAVD88)

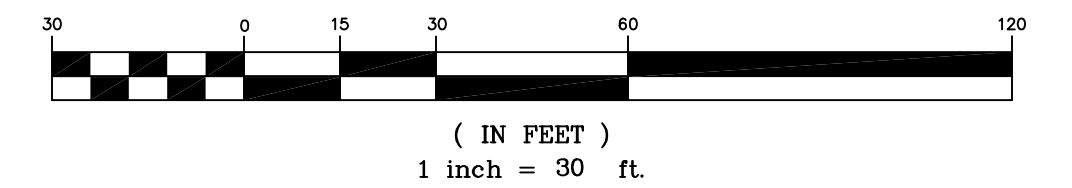
SITE BENCHMARK #2
SET MAG NAIL ON WEST FACE OF TELEPHONE POLE, NEAR SOUTHEAST CORNER OF SUBJECT PARCEL.
ELEVATION = 932.86' (NAVD88)

LEGEND

●	SET 1/2" REBAR WITH CAP P.S. 32341
○	FOUND MONUMENT (AS NOTED)
⊙	FOUND SECTION CORNER (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
x 000.0	GROUND POINT
△	TRANSFORMER
○	UTILITY POLE
○	CLEANOUT
■	SQUARE CATCH BASIN
○	DRAIN
○	STORM DRAIN MANHOLE
○	FIRE HYDRANT
○	DECIDUOUS TREE
—	PARCEL BOUNDARY LINE AS DESCRIBED
---	ADJOINER PARCEL LINE
---	SECTION LINE
---	RIGHT-OF-WAY
---	BUILDING
---	BUILDING OVERHANG
---	BUILDING HATCH
---	CENTERLINE DITCH
---	CONCRETE CURB
---	EDGE OF CONCRETE (CONC.)
---	EDGE OF ASPHALT (ASPH.)
---	EDGE OF GRAVEL
---	FENCE (AS NOTED)
---	OVERHEAD UTILITY LINE
G	GAS LINE
S	SANITARY LINE
D	STORM LINE
W	WATER LINE
---	CORRUGATED METAL PIPE (AS NOTED)
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	BUILDING HATCH
---	WEST LINE OF CONDOMINIUM BOUNDARY
---	WEST LINE OF ADJOINING PARCEL



GRAPHIC SCALE



PROPERTY DESCRIPTION

THE LAND SITUATED IN THE TOWNSHIP OF PITTSFIELD, COUNTY OF WASHTENAW, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SECTION LINE 720.0 FEET WESTERLY FROM THE NORTH 1/4 POST OF SECTION 5, T3S, R6E, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE WESTERLY ON SAID SECTION LINE 118 FEET; THENCE S 4 DEGREES 30 MINUTES 21 SECONDS WEST, 435.2 FEET; THENCE S 76 DEGREES 00 MINUTES 00 SECONDS EAST 120.5 FEET; THENCE N 4 DEGREES 30 MINUTES 43 SECONDS EAST, 458.3 FEET TO THE POINT OF BEGINNING, BEING PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN.

AS SURVEYED:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 5, TOWN 3 SOUTH, RANGE 6 EAST, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE ALONG THE NORTH LINE OF SECTION 5 AND SOUTH LINE OF SECTION 32, NORTH 88 DEGREES 06 MINUTES 20 SECONDS WEST, 141.66 FEET TO THE SOUTH 1/4 CORNER OF SECTION 32, TOWN 2 SOUTH, RANGE 6 EAST; THENCE CONTINUING ALONG SAID NORTH LINE OF SECTION 5 AND SOUTH LINE OF SECTION 32, NORTH 87 DEGREES 40 MINUTES 44 SECONDS WEST, 578.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SECTION LINES, NORTH 87 DEGREES 40 MINUTES 44 SECONDS WEST, 118.00 FEET; THENCE SOUTH 03 DEGREES 50 MINUTES 29 SECONDS WEST, 434.20 FEET; THENCE SOUTH 76 DEGREES 32 MINUTES 27 SECONDS EAST, 120.50 FEET; THENCE NORTH 03 DEGREES 44 MINUTES 07 SECONDS EAST, 457.46 FEET TO THE POINT OF BEGINNING.

TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE ABSOLUTE TITLE, INC. FILE NO. 88879, DATED JULY 17, 2020, AND RE-LISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

5. RESOLUTION REGARDING SCIO CHURCH IMPROVEMENT PROJECT; CURB AND OUTER & SIDEWALK SPECIAL ASSESSMENT DISTRICT No. 52, AS RECORDED IN LIBER 5313, PAGE 125, WASHTENAW COUNTY RECORDS. (SEE DOCUMENT FOR TERMS AND CONDITIONS)

SURVEYOR'S NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

SURVEYOR'S CERTIFICATION

TO ISSA PROPERTIES:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 2, 4, 5, 7A, 8, 9, AND 11 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 10, 2018.

DATE OF PLAT OR MAP: APRIL 13, 2018

Anthony T. Sycko, Jr.

ANTHONY T. SYCKO, JR., P.S.
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Tsycko@kemtec-survey.com



REVISED: OCTOBER 30, 2020 - ADDED AS SURVEYED LEGAL

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PREPARED FOR: ISSA PROPERTIES	
DATE: APRIL 13, 2018	JOB #: 18-01054
SCALE: 1" = 30'	SHEET: 1 OF 1
DRAWN BY: DB/JV	REV.: OCTOBER 30, 2020