

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of April 15, 2008**

**SUBJECT: Maher Annexation and Zoning (3087 Glazier Way)  
File Nos. 9233A3.1 and .2**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Maher Annexation and R1B (Single-Family Dwelling District) Zoning.

**STAFF RECOMMENDATION**

Staff recommends that this petition be **approved** because the property is within the City's water and sewer service area and the R1B zoning is consistent with the zoning in the vicinity, the surrounding land uses and the Northeast Area Plan.

**LOCATION**

This site is located on the north side of Glazier Way, west of Wolverhampton (Northeast Area) and is in the Huron River Watershed.

**DESCRIPTION OF PETITION**

The petitioners request annexation of their parcel from Ann Arbor Township and R1B single-family residential zoning designation. The existing dwelling is not connected to City water and sewer.

**COMPARISON CHART**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/PERMITTED</b>
<b>Zoning</b>	TWP (Township District)	R1B (Single-Family Dwelling District)	R1B
<b>Gross Lot Area</b>	1.06 acres	<i>Same as existing</i>	10,000 sq ft MIN
<b>Lot Width</b>	Approx 258 feet	<i>Same as existing</i>	70 ft MIN

**SURROUNDING LAND USES AND ZONING**

	<b>LAND USE</b>	<b>ZONING</b>
<b>NORTH</b>	Single-Family Dwelling	R1B (Single-Family Dwelling District)
<b>EAST</b>	Single-Family Dwelling	R1B
<b>SOUTH</b>	Church	TWP (Township District)
<b>WEST</b>	Single-Family Dwelling	R1B

8a

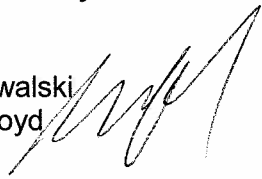
## HISTORY AND PLANNING BACKGROUND

This Ann Arbor Township parcel is surrounded by City parcels zoned R1B. The Northeast Area Plan recommends single-family residential use for this site.

## SERVICE UNIT COMMENTS

Systems Planning – Currently, there are City utilities available to serve this parcel, including a 12-inch water main, eight-inch sanitary sewer and 12-inch storm sewer to the south of this parcel in Glazier Way. 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 effect at that time will be due. The current fixed improvement charges are: Water Main - \$11,194 and Sanitary Sewer - \$17,877.

Prepared by Matt Kowalski  
Reviewed by Mark Lloyd  
jsj/4/7/08

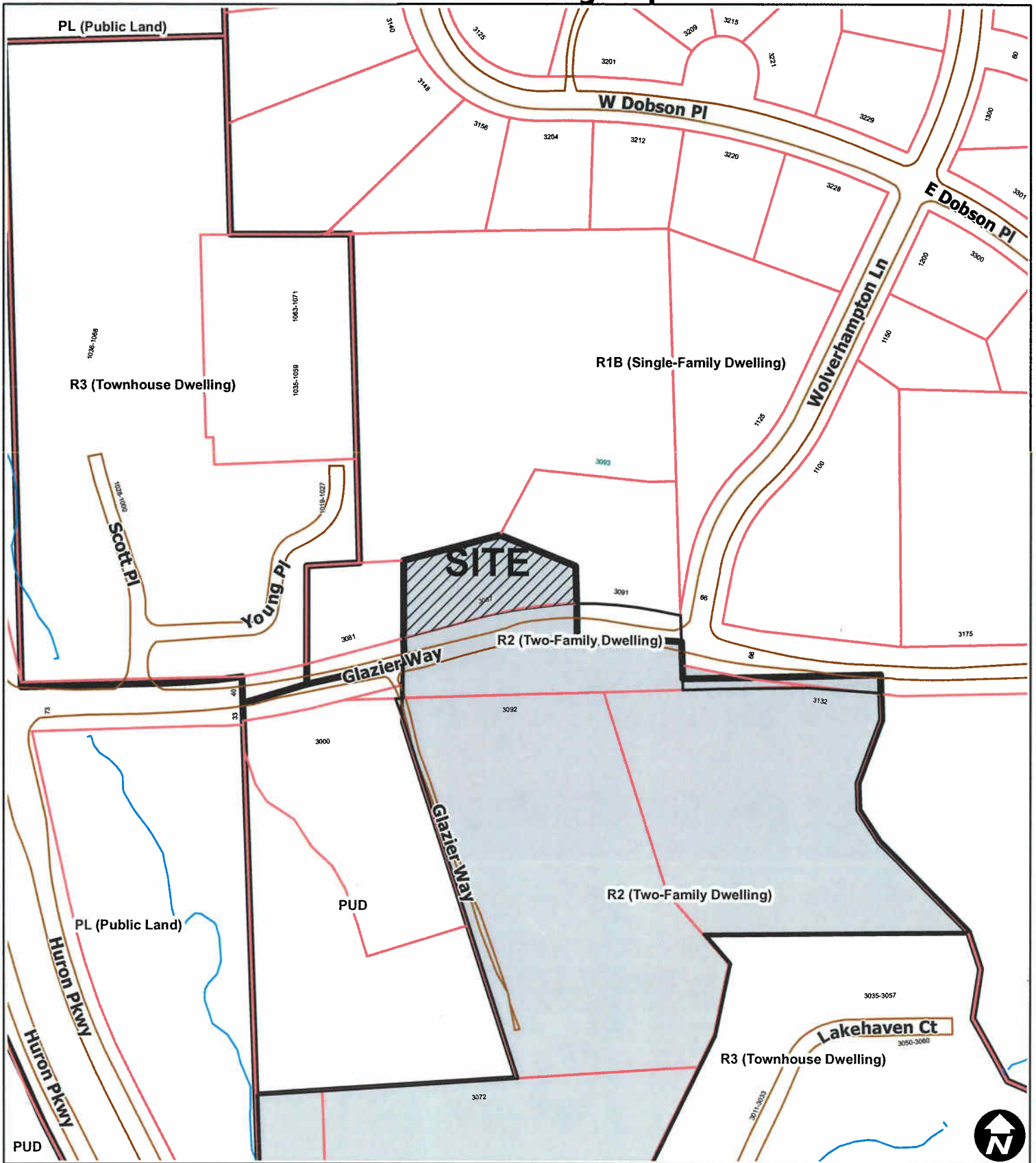


Attachments: Zoning/Parcel Map  
Aerial Photo

c: Owner: Geoffrey M. Maher & Janet H. Maher Living Trust  
119 East Church Street  
Clinton, MI 49236

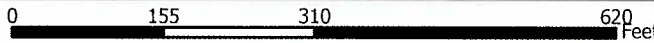
Assessor  
Systems Planning  
File Nos. 9233A3.1 and .2

# 3087 Glazier Way -Parcel and Zoning Map-



**Map Legend**

- City Boundary
- Railroads
- Edge Of Pavement
- Parcels



Maps available online:  
<http://gisweb.ewashtenaw.org/website/mapwashtenaw/>

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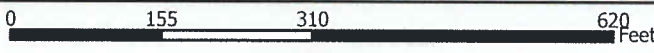
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