

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of September 29, 2015

SUBJECT: Capital Investment Company Annexation and Zoning (3355 Geddes Avenue) Project Nos. A15-001 and Z15-006

PROPOSED CITY PLANNING COMMISSION MOTION
The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Capital Investment Company 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: Future Land Use Element.

LOCATION

This site is located on the north side of Geddes Avenue, east of Windycrest Drive (Northeast Area). This site is in the Huron River Watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a 1.03-acre site from Ann Arbor Township and zoning to R1A Single-Family Dwelling District. The site contains a single-family home. The petitioner purchased the lot with the existing home and would like to connect to public water and sanitary sewer service.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1A (Single-Family Dwelling District)	R1A
Gross Lot Area	45,024 sq ft (1.03 ac)	45,024 sq ft (1.03 ac)	20,000 sq ft MIN
Lot Width	125 ft	125 ft	90 ft MIN

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single-Family Dwelling	TWP (Township)
EAST	Single-Family Dwelling	TWP
SOUTH	Single-Family Dwelling	R1A (Single-Family Dwelling District)
WEST	Single-Family Dwelling	R1A

HISTORY AND PLANNING BACKGROUND

The existing home was constructed in Ann Arbor Township. An annexation and zoning petition was submitted in 2012 but the file was closed due to inactivity. The Master Plan: Future Land Use Element recommends single or two-family residential uses for this parcel. The existing pattern of zoning and lot sizes supports an R1A zoning district.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Public Services (Systems Planning Unit and Project Management Unit) – Improvement charges must be paid upon connection to City utilities. Public water and sanitary sewer service are available to this site.

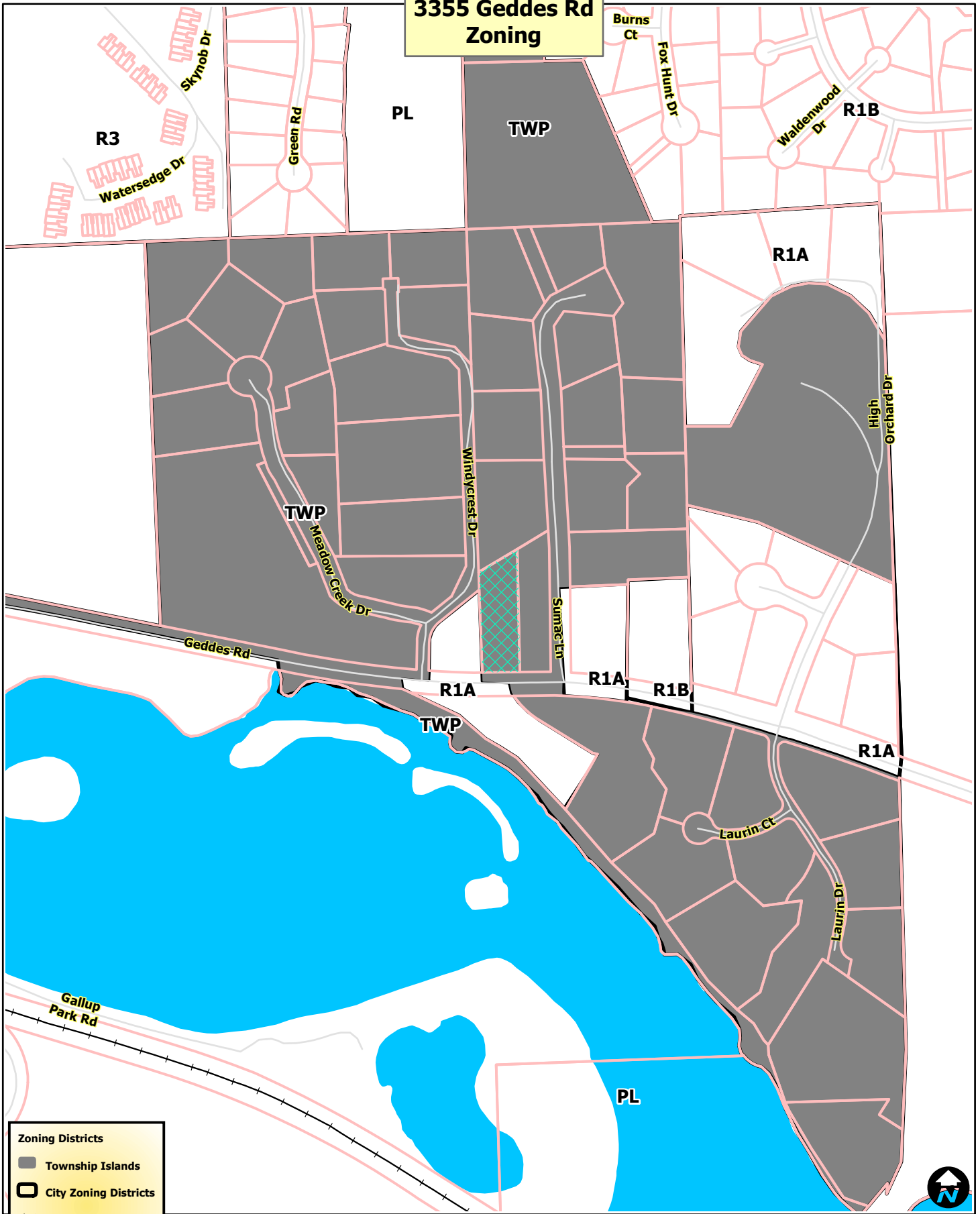
Prepared by Jeff Kahan
Reviewed by Ben Carlisle
rmg/9/24/15

Attachments: Zoning/Parcel Maps
Aerial Photo

c: Owner/Petitioner: Capital Investment Company, LLC
1266 LeForge Road
Ypsilanti, MI 48198

City Assessor
Systems Planning
Project Nos. A15-001 and Z15-006

**3355 Geddes Rd
Zoning**



Zoning Districts

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



Map date 7/30/2015
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3355 Geddes Rd Aerial



 Railroads
 Parcels



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