

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of July 5, 2017**

**SUBJECT: Szocik Annexation and Zoning (1427 Warrington Circle)  
File Nos. A17-004 and Z17-008**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Szocik Annexation and R1A (Single-Family Dwelling District) Zoning (1427 Warrington Circle).

**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 adopted Land Use Plan.

**LOCATION**

This site is located on the south side of Warrington, east of Newport Rd. This site is in the Huron River Watershed.

**DESCRIPTION OF PETITION**

The petitioner requests annexation of a vacant 1.04-acre site from Ann Arbor Township and zoning to R1A (Single-Family Dwelling District). The petitioner 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)	R1A (Single-Family Dwelling District)	R1A
Gross Lot Area	1.04 acres 47,174 sq ft	1.04 acres 47,174 sq ft	20,000 sq ft MIN
Lot Width	113 ft	113 ft	90 ft MIN

**SURROUNDING LAND USES AND ZONING**

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

## HISTORY AND PLANNING BACKGROUND

The parcel was platted in Ann Arbor Township. The West Area Plan recommends residential use for this site.

### COMMENTS PENDING, DISMISSED OR UNRESOLVED

Systems Planning – There are city utilities available to service this parcel, including a 8” water main and an 8” sanitary sewer. Storm main is not available. Connection to sewers may require detailed design by an engineer. No representation is made as to ability to connect.

At the time of connection to the city water and sewer mains, Water and Sanitary Capital Cost Recovery Charges are due. Fire hydrant coverage meets city standards for the existing structure.

Planning – The proposed R1A zoning would restrict the use to single-family residential. Staff supports the proposed R1A zoning because it is consistent with the surrounding land uses and the recommendations of the West Area Plan.

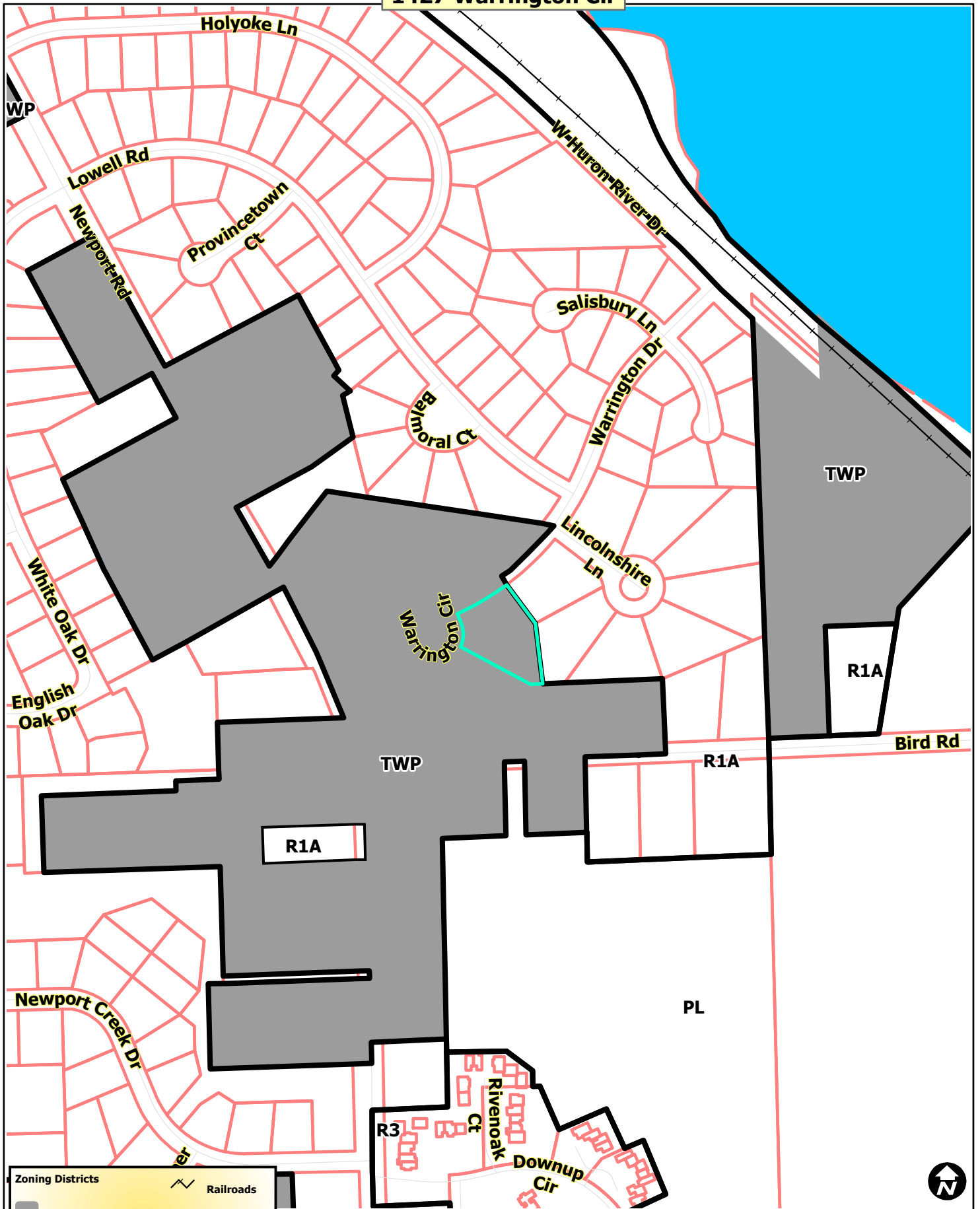
Prepared by Brett Lenart  
mg/6/30/17

Attachments: Zoning/Parcel Maps  
Aerial Photo

c:                   Petitioner:           James Szocik and Karen Tice Szocik  
1427 Warrington Circle  
Ann Arbor, MI 48103

City Assessor  
Systems Planning  
File Nos. A17-004 and Z17-008

1427 Warrington Cir



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





Map date 6/9/2017  
Any aerial imagery is circa 2015  
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1427 Warrington Cir




 Railroads  
 Tax Parcels



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