

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of December 20, 2016**

**SUBJECT: City Initiated Annexations: Zoning**  
1101 W. Huron River Drive (Z16-012)  
2001 Dhu Varren Road (Z16-011)  
561 S. Maple Road (Z16-013)  
2997 Fuller Road (Z16-016)  
2004 Pontiac Trail (Z16-014)  
US-23 & Earhart Parcel (Z16-015)  
2020 Dexter Avenue (Z16-018)  
2106 Dexter Avenue (Z16-019)  
2200 Dexter Avenue (Z16-017)  
2202 Dexter Avenue, vacant (Z16-020)  
845 Wickfield Court, vacant (Z16-021)  
849 Wickfield Court, vacant (Z16-022)  
855 Wickfield Court, vacant (Z16-023)  
859 Wickfield Court, vacant (Z16-030)  
865 Wickfield Court, vacant (Z16-024)  
869 Wickfield Court, vacant (Z16-025)  
875 Wickfield Court, vacant (Z16-026)  
879 Wickfield Court, vacant (Z16-027)  
885 Wickfield Court, vacant (Z16-028)  
889 Wickfield Court, vacant (Z16-029)

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve 1101 W. Huron River Drive, 2001 Dhu Varren Road, 561 S. Maple Road, 2997 Fuller Road, 2004 Pontiac Trail, and US-23 & Earhart (Parcel I-09-23-180-004) for rezoning to M1 (Limited Industrial).

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve 2200 Dexter Avenue, 2020 Dexter Avenue, 2106 Dexter Avenue, and 2202 Dexter Avenue for rezoning to R1C (Single Family Dwelling).

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the vacant parcels at the rear of 845 Wickfield Court, 849 Wickfield Court, 855 Wickfield Court, 859 Wickfield Court, 865 Wickfield Court, 869 Wickfield Court, 875 Wickfield Court, 879 Wickfield Court, 885 Wickfield Court, 889 Wickfield Court for rezoning to R1D (Single Family Dwelling).

### **STAFF RECOMMENDATION**

Staff recommends that the petitions be **approved** because the parcels are within the City's ultimate service boundary and the proposed zoning districts are consistent with the uses and intent of the M1, R1C, and R1D zoning districts and are compatible with surrounding zoning districts.

### **LOCATION**

This sites are located on Dexter Avenue, Wickfield Court, W. Huron River Drive, S. Maple, Pontiac Trail, Dhu Varren, Fuller Road, and near US-23 and Earhart Road.

### **DESCRIPTION OF PETITION**

Staff from Planning & Development Services and Systems Planning have worked over the past few years to initiate the annexation and zoning of 20 parcels in Ann Arbor Township. City Council passed a resolution in 2011 directing staff to begin a process of annexing township islands within the City's ultimate service boundary consistent with agreements reached with Ann Arbor, Scio and Pittsfield Townships in the 1990's. The primary intent of the annexation effort is to reduce the duplication of public services and provide services more efficiently.

Over 500 township island parcels still exist between the three townships within the City's ultimate service area. Staff filed an application with the State Boundary Commission in 2015 to annex these 20 parcels. The annexations were approved in October 2016. Now that the parcels have been annexed, City zoning designation must be established.

Staff recommends M1 (Limited Manufacturing) for the 6 scattered utility owned parcels since uses such as substations are a permitted principal use of the M1 zoning district. Staff recommends R1C for the residential parcels on Dexter Avenue where R1C is the surrounding zoning district. Staff recommends R1D for the rear parcels along Wickfield Court where the parent parcels are zoned R1D. The Wickfield Court parcels were never annexed when the parent parcels were annexed. These parcels are too small to create separate buildable lots.

### **HISTORY AND PLANNING BACKGROUND**

In the early 1990's the City of Ann Arbor entered into an agreement with Ann Arbor Township to identify the ultimate service boundary for the City of Arbor. The agreement also included language indicating that the Township would no longer contest City initiated annexations after 2007. City Planning & Development Services staff have been working with staff from Systems Planning to develop a process to annex approximately 550 township islands within the ultimate service area that are in Ann Arbor, Pittsfield, and Scio Township. In 2011, staff produced a report in 2011 that summarized the background of this issue and City Council passed a resolution directing staff to begin a process of annexing these township island parcels. The 20 parcels represent the first batch of petitions that were submitted by the City to the Boundary Commission.

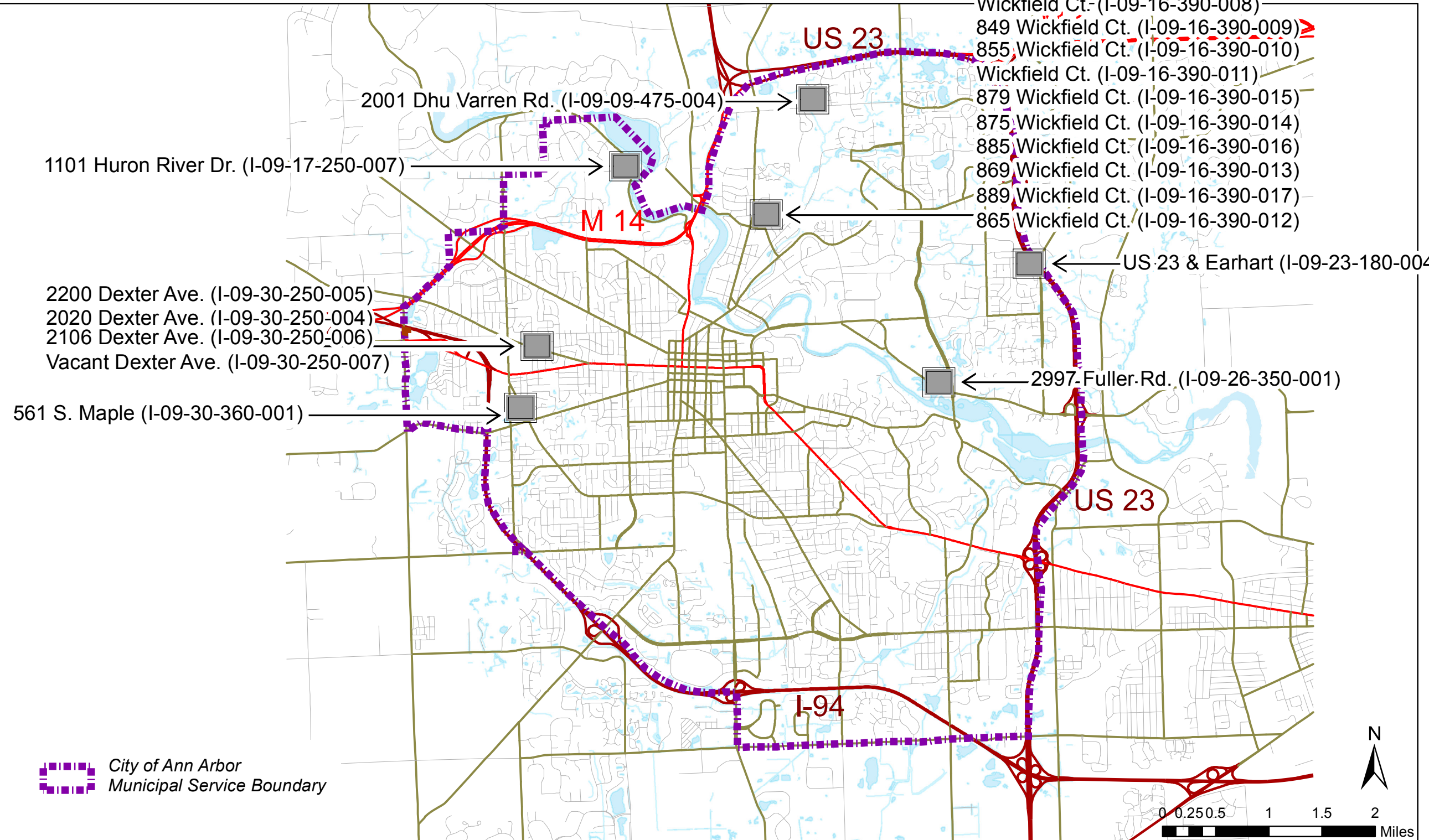
City Initiated Annexations: Zoning  
Page 3

Attachments: Location Map  
Zoning Maps

c: City Assessor  
Systems Planning

# Township Island Annexation @ Whcb A Ud

- 2004 Pontiac Trail (I-09-16-390-007)
- Wickfield Ct. (I-09-16-390-008)
- 849 Wickfield Ct. (I-09-16-390-009)
- 855 Wickfield Ct. (I-09-16-390-010)
- Wickfield Ct. (I-09-16-390-011)
- 879 Wickfield Ct. (I-09-16-390-015)
- 875 Wickfield Ct. (I-09-16-390-014)
- 885 Wickfield Ct. (I-09-16-390-016)
- 869 Wickfield Ct. (I-09-16-390-013)
- 889 Wickfield Ct. (I-09-16-390-017)
- 865 Wickfield Ct. (I-09-16-390-012)



2001 Dhu Varren Rd. (I-09-09-475-004)

1101 Huron River Dr. (I-09-17-250-007)

2200 Dexter Ave. (I-09-30-250-005)  
 2020 Dexter Ave. (I-09-30-250-004)  
 2106 Dexter Ave. (I-09-30-250-006)  
 Vacant Dexter Ave. (I-09-30-250-007)

561 S. Maple (I-09-30-360-001)

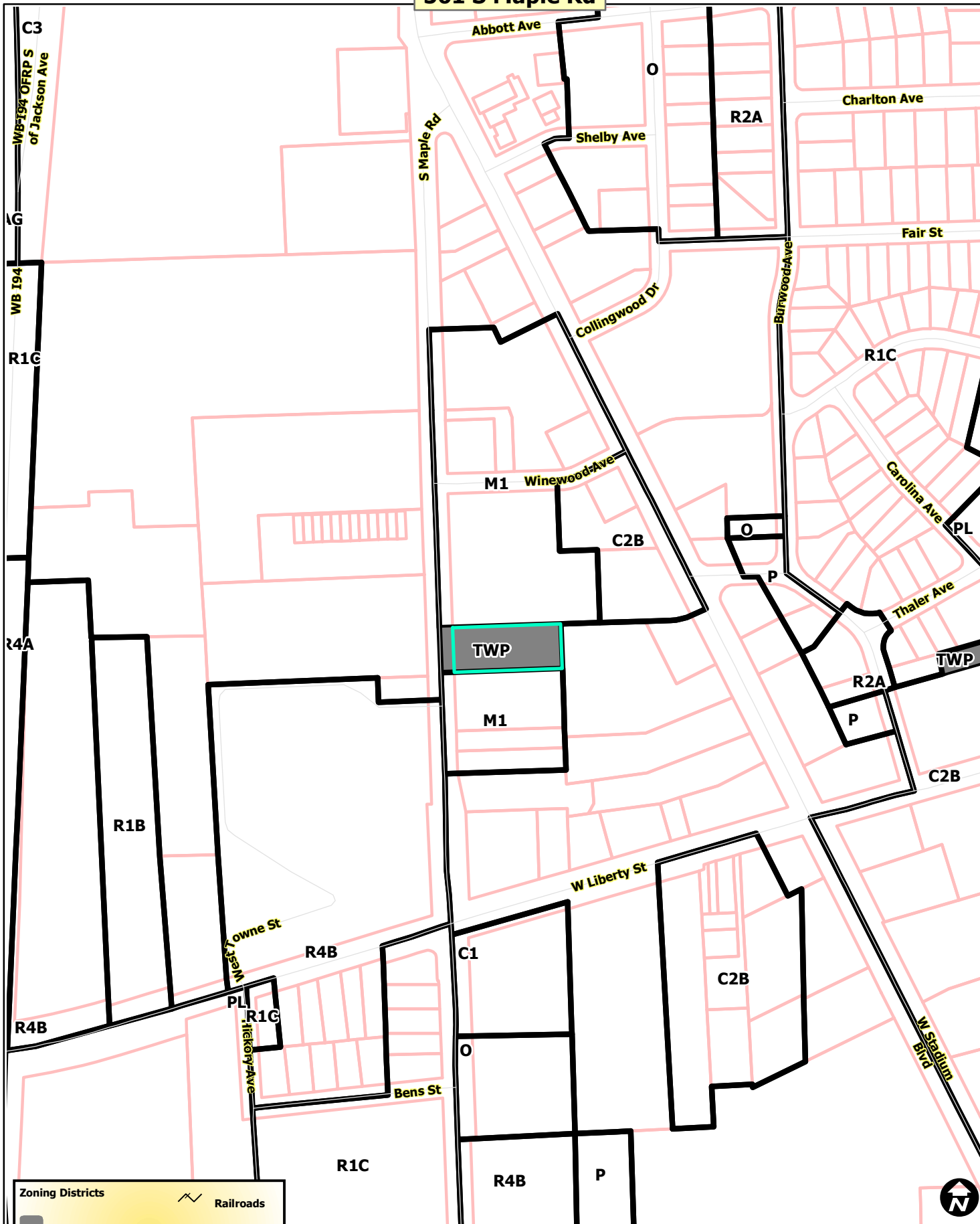
US 23 & Earhart (I-09-23-180-004)

2997 Fuller Rd. (I-09-26-350-001)

 City of Ann Arbor  
 Municipal Service Boundary

0 0.25 0.5 1 1.5 2 Miles

# 561 S Maple Rd

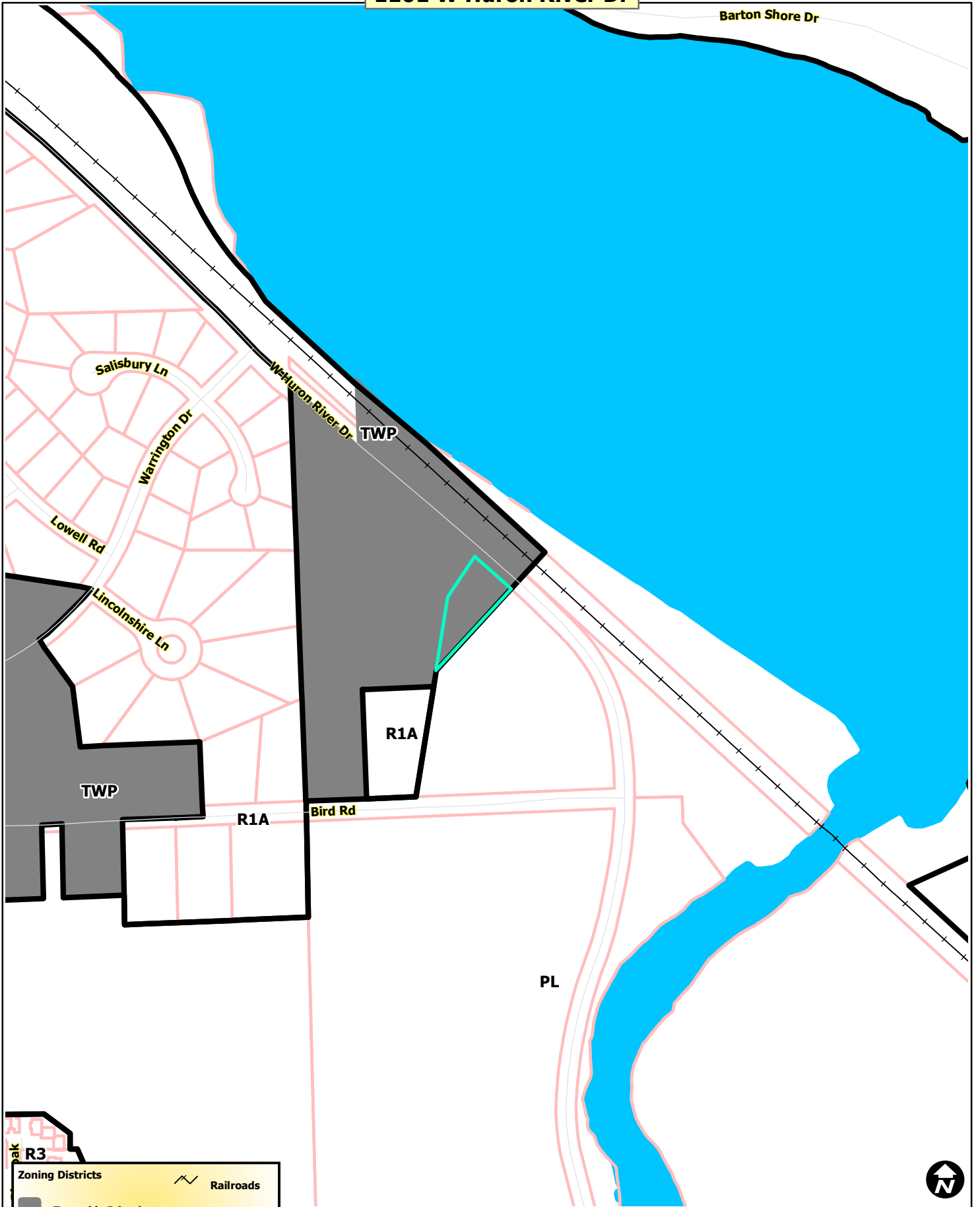


	Zoning Districts		Railroads
	Township Islands		Tax Parcels
	City Zoning Districts		Huron River



Map date 12/14/2016  
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# 1101 W Huron River Dr



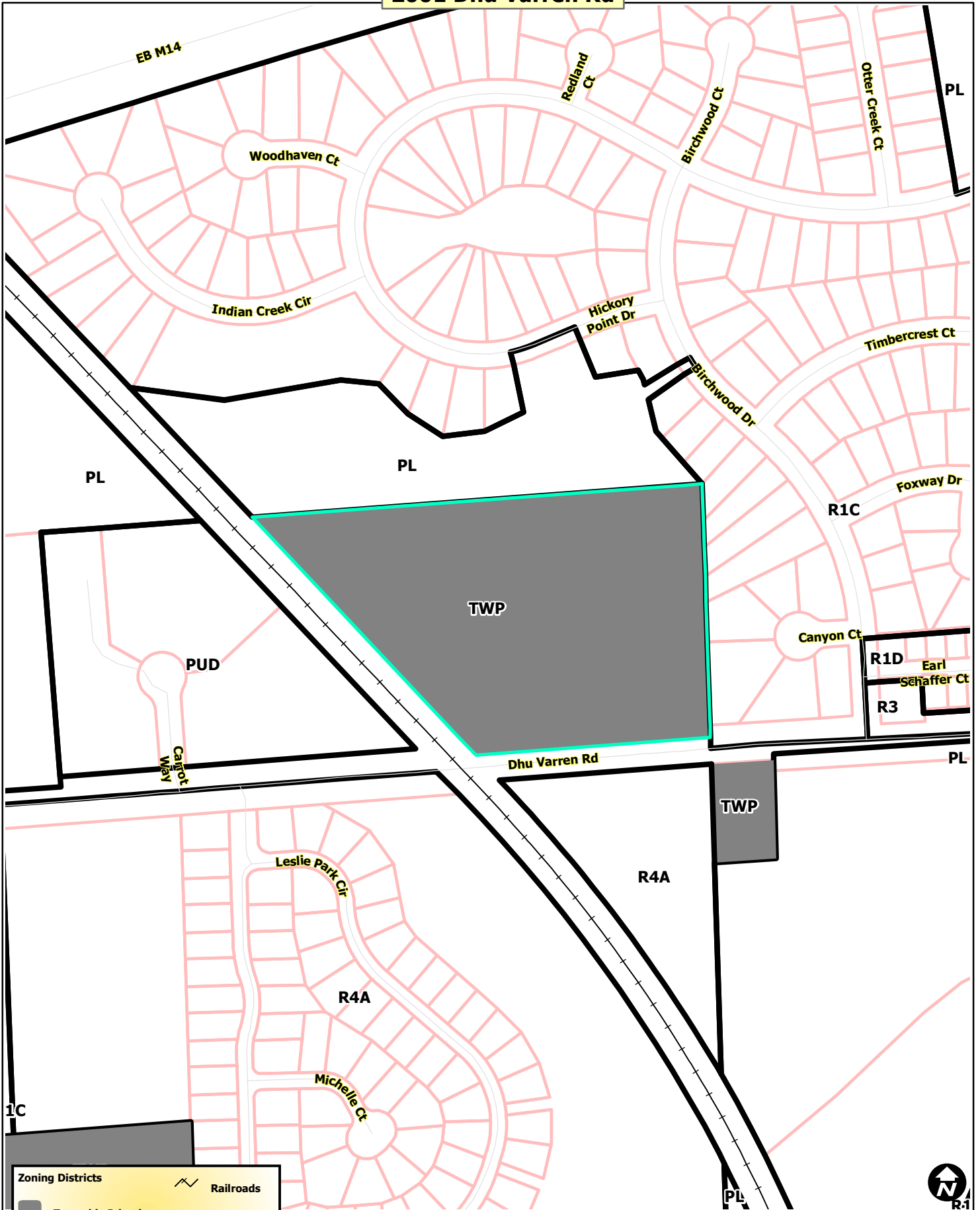
**Map Legend**

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



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# 2001 Dhu Varren Rd

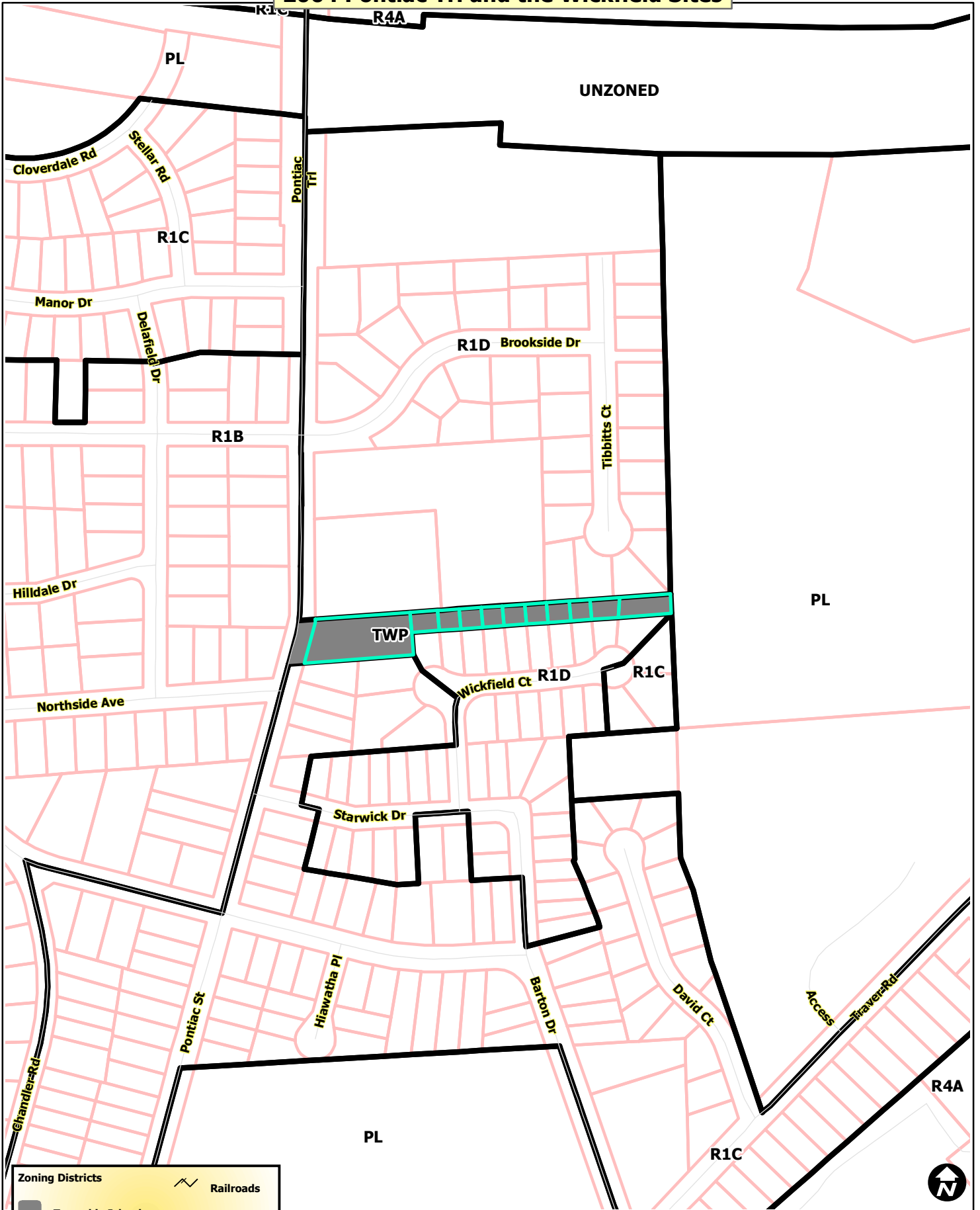


<b>Zoning Districts</b>	Railroads
Township Islands	Tax Parcels
City Zoning Districts	Huron River



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# 2004 Pontiac Trl and the Wickfield Sites



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



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2997 Fuller Rd

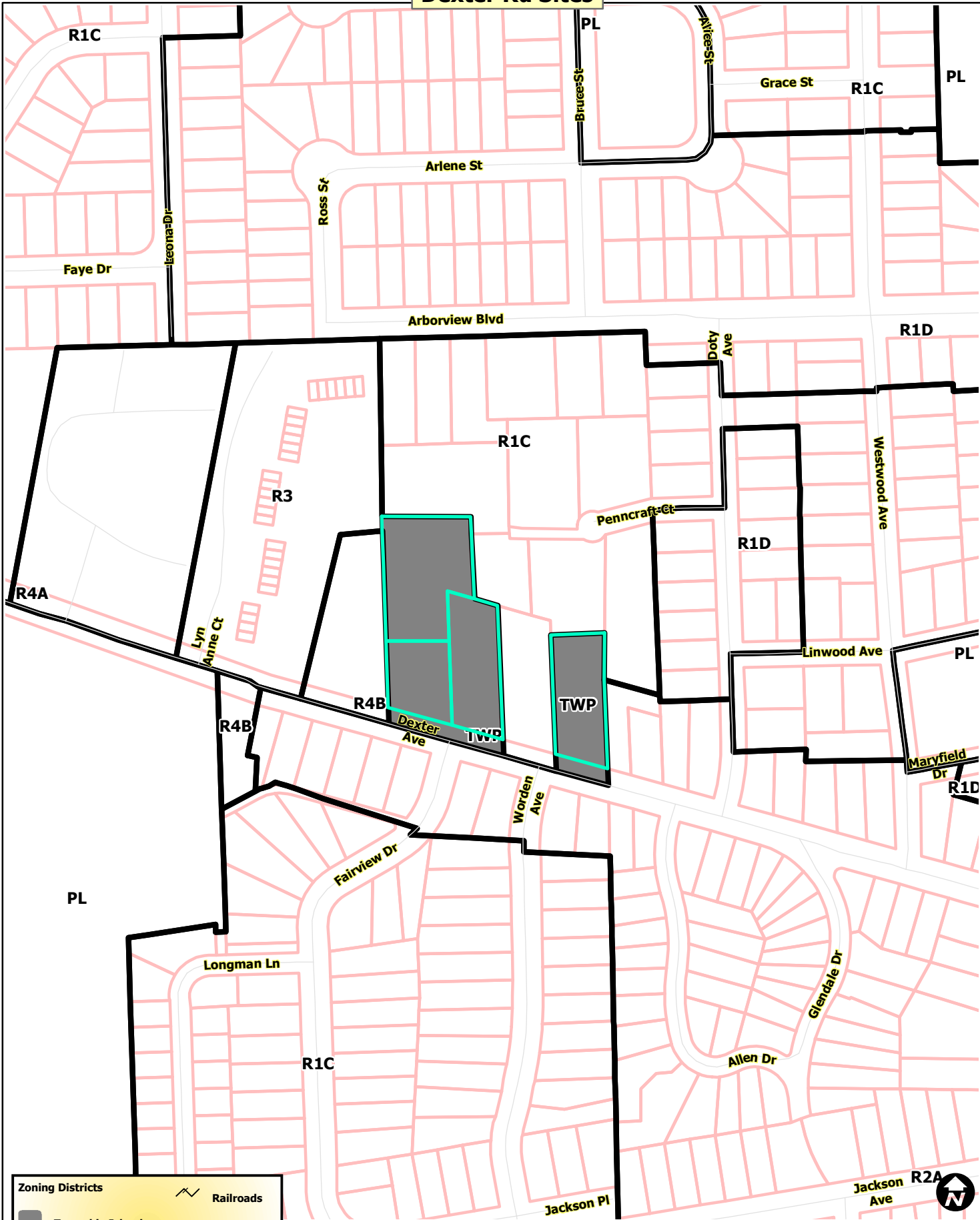


<b>Zoning Districts</b>	Railroads
Township Islands	Tax Parcels
City Zoning Districts	Huron River



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# Dexter Rd Sites

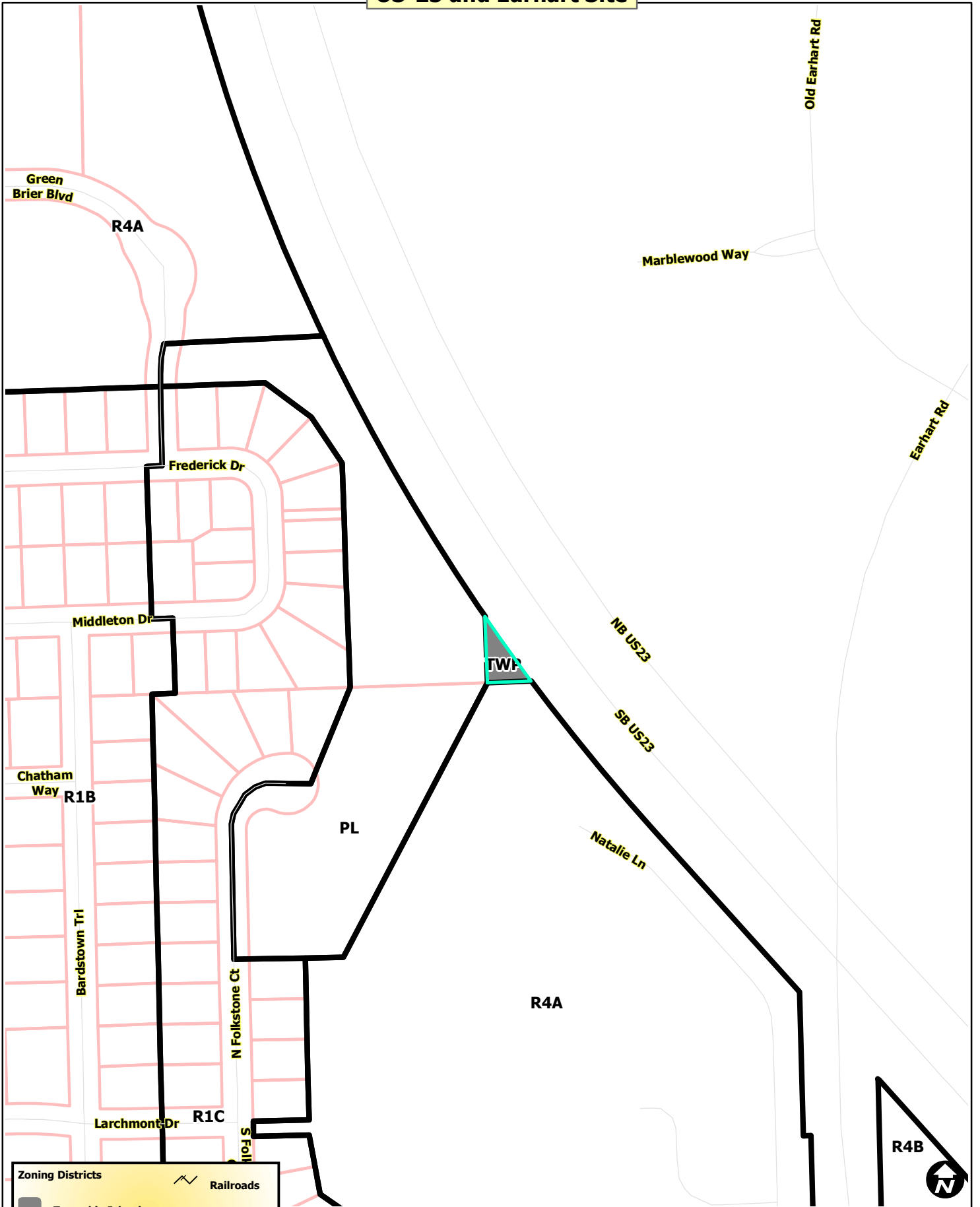


<b>Zoning Districts</b>	Railroads
Township Islands	Tax Parcels
City Zoning Districts	Huron River

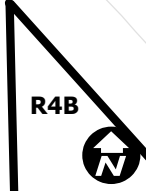


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# US-23 and Earhart Site



<b>Zoning Districts</b>	Railroads
Township Islands	Tax Parcels
City Zoning Districts	Huron River



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