

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of June 7, 2016**

**SUBJECT: 685 S. Wagner Annexation and Zoning Project Nos. A16-002 and Z16-003**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 685 S. Wagner Annexation and R1D (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 R1D 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 east side of South Wagner Road, north of Liberty Street (West Area). This site is in the Honey Creek Watershed.

**DESCRIPTION OF PETITION**

The petitioner requests annexation of a 0.5 acre site from Scio Township and zoning to R1D 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. The parcel is within the City's ultimate utility service area.

**COMPARISON CHART**

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1D (Single-Family Dwelling District)	R1D
Gross Lot Area	Approx 0.5 acre	Approx 0.5 acre	5,000 sq ft MIN
Lot Width	Approx 80 ft	Approx 80 ft	40 ft MIN

**SURROUNDING LAND USES AND ZONING**

	LAND USE	ZONING
NORTH	Single-Family Dwelling	R1D (Single Family Dwelling District)
EAST	Open Space	PL (Dolph Park)
SOUTH	Single-Family Dwelling	TWP (Township)
WEST	Industrial	Scio Township

## **HISTORY AND PLANNING BACKGROUND**

The existing home was constructed in Scio Township and is affected by the Pall plume. 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 R1D 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 service is available to this site. Sanitary sewer service is currently not available. There is a future project included in the Capital Improvements Plan to extend the sanitary sewer main which would provide service to this property.

Prepared by Jeff Kahan  
Reviewed by Ben Carlisle  
mg/6/3/16

Attachments: Zoning/Parcel Maps  
Aerial Photo

c: Owner/Petitioner: Craig Borum and Jennifer Maigret  
679 Wagner Road  
Ann Arbor, MI 48103

City Assessor  
Systems Planning  
Project Nos. A16-002 and Z16-003

685 S Wagner Rd

Jackson Plz

R1C

PL

R1D

TWP

TWP

R1D

TWP

TWP

TWP

TWP

W Liberty St

S Wagner Rd

W Liberty Rd



Zoning Districts

Township Islands

City Zoning Districts

Railroads

Parcels




Huron River



Map date 5/19/2016  
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# 685 S Wagner Rd



-  Railroads
-  Parcels
-  Huron River






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685 S Wagner Rd

S Wagner Rd



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