

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of April 16, 2022

SUBJECT: 110 Algebe Way Annexation and Zoning
File No. AOI23-0004

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Annexation and R1B (Single-Family Dwelling District) Zoning of 110 Algebe Way.

STAFF RECOMMENDATION

Staff recommends this petition be **approved** because the property is within the City's utility service area and the proposed R1B zoning is consistent with nearby City zoning, surrounding land uses and the adopted Land Use Plan.

LOCATION

This site is located on the west side of US-23 and north of Arborland Center shopping plaza on Washtenaw Avenue in the Huron River watershed.

Fig 1: Yellow arrow points to the subject parcel



DESCRIPTION OF PETITION

The petitioner requests annexation of a vacant .05-acre parcel in Ann Arbor Township and R1B (Single Family Dwelling District) zoning. The petitioner is requesting annexation of this parcel since it is within the contiguous bounded limits of the City. The parcel was recently discovered as an orphan parcel cut off from the parent parcel on the east side of US-23 when the freeway was constructed. The owner intends to combine this parcel with the adjacent larger parcel site

planned as South Pond Village after annexation and zoning. The parcel has no direct access to any road and is smaller in area than the requirement for any existing Residential Zoning District.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1B (Single-Family Dwelling District)	R1B
Gross Lot Area	.05 acres 2,178 sq ft*	.05 acres 2,178 sq ft*	10,000 sq ft MIN
Lot Width	N/A	N/A	90 ft MIN

* Non-conforming for all zoning residential zoning districts

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single Family Residence	R1B (Single Family)
EAST	US-23 Freeway	N/A
SOUTH	Vacant	R1B (Single Family)
WEST	Vacant	R1B (Single Family)

HISTORY AND PLANNING ANALYSIS

The parcel is in Ann Arbor Township. The City of Ann Arbor Comprehensive Plan: Land Use Element recommends single and two family residential uses for this site. Staff supports the proposed annexation and R1B zoning which matches the zoning for the South Pond site. The parcel's small size of 2,178 sf does not conform to the R1B or any residential zoning standards. Staff selected R1B given the adjacent zoning and the owners intent to combine with the adjacent 36-acre parcel which they also own. The parcel is unbuildable once any setbacks are applied. This is a very unique scenario created by the construction of US-23.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Engineering – Water and sanitary sewer services are available to the property. Public storm sewer is not available to the property. Connection to sanitary sewer may require detailed design by an engineer.

Prepared by Matt Kowalski
Reviewed by Brett Lenart

Attachments: Zoning/Parcel Maps
Aerial Photo

c: Petitioner/Owner:

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City Assessor
Systems Planning
File No. AOI23-0004