

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of July 5, 2017 – (Revised)

**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 1.04-acre site with single-family residence 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.

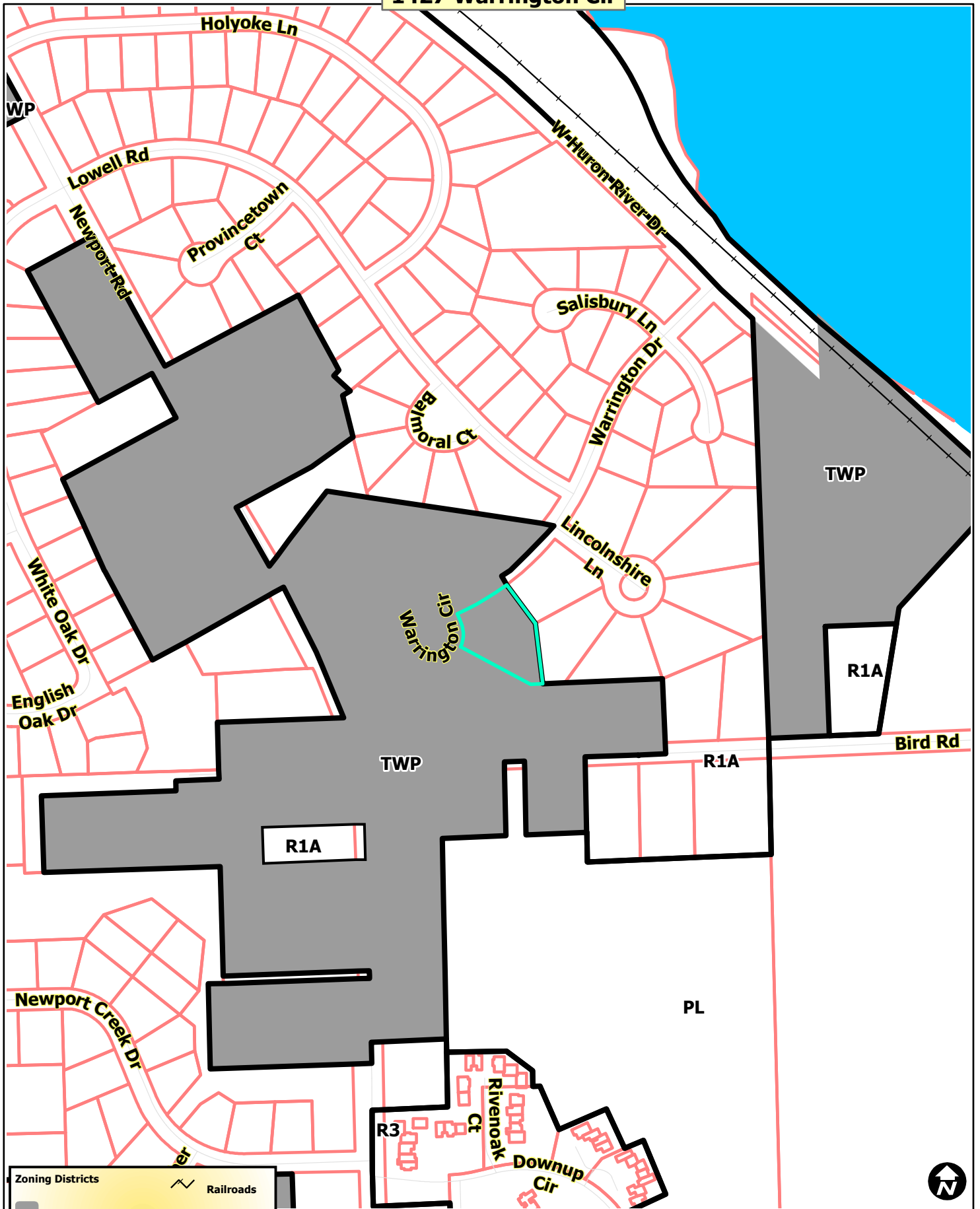
COMPARISON CHART

	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

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 unless otherwise noted
Terms of use: www.a2gov.org/terms



1427 Warrington Cir



 Railroads
 Tax Parcels



Map date 6/9/2017
Any aerial imagery is circa 2015
unless otherwise noted
Terms of use: www.a2gov.org/terms



1427 Warrington Cir



 Railroads
 Tax Parcels



Map date 6/9/2017
Any aerial imagery is circa 2015
unless otherwise noted
Terms of use: www.a2gov.org/terms