

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of April 18, 2017

**SUBJECT: Maxey Annexation and Zoning (2955 and 2965 Kimberley Road)
Project Nos. A17-002 and Z17-006 and A17-001 and Z17-005**

PROPOSED CITY PLANNING COMMISSION MOTION
The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Maxey Annexations and R1 (Single-Family Dwelling District) Zoning (2955 and 2965 Kimberley Road).

STAFF RECOMMENDATION

Staff recommends this petition be **approved** because the property is within the City’s water and sewer service area and the proposed R1C zoning is consistent with the adjacent zoning, surrounding land uses and the Master Plan Future Land Use Element.

LOCATION

The parcels are located on the north side of Packard on the northeast corner of Kimberley (South Area). This site is in the Malletts Creek Watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of two parcels (.19 acre and .15 acre) from Pittsfield Township and zoning to R1C single-family residential. Both parcels are currently vacant. The petitioner intends to build one single-family house on each parcel.

COMPARISON CHART

2955 Kimberley	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1C	R1C
Gross Lot Area	6,394 sq ft *	6,394 sq ft *	7,200 sq ft MIN
Lot Width	50 ft *	50 ft *	60 ft MIN

2965 Kimberley	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1C	R1C
Gross Lot Area	8,324 sq ft	8,324 sq ft	7,200 sq ft MIN
Lot Width	50 ft *	50 ft *	60 ft MIN

* Non-conforming lot of record

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single-Family Dwelling	R1C (Single-Family Dwelling District)
EAST	Church	R1C
SOUTH	Bank/Office	O (Office District)
WEST	Single-Family Dwelling	R1C

HISTORY AND PLANNING BACKGROUND

The zoning meets the Land Use Element of the City Master Plan, which calls for single-family residential.

One parcel (2955 Kimberley) is slightly too small to meet R1C zoning requirements for lot width and minimum lot area, but all surrounding parcels are zoned R1C. Even though the parcel will be non-conforming to the R1C lot width and size requirements, it is considered a lot of record and can be used as a single-family dwelling site, subject to applicable zoning setbacks.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Public Services (Systems Planning Unit and Project Management Unit) –

Water and Sanitary Capital Cost Recovery Charges for each parcel will be due at the time of connection to water and sanitary mains.

2955 Kimberley Road - There are city utilities available to service this parcel, including an 8" water main, an 8" sanitary sewer and a 21" storm sewer in Kimberley Road, as well as a 12" water main, a 10" sanitary sewer and a 36" storm sewer in Packard Road. Connection to sewers may require detailed design by an engineer. No representation is made as to ability to connect.

2965 Kimberley Road - This parcel does not have frontage on Kimberley Road. The Annexation and Zoning Application depicts a "30' Rear yard setback + driveway easement." A survey drawing showing the parcels and proposed easement area, along with a legal description of the propose easement shall be submitted for review, along with a draft easement driveway, ingress/egress easement document.

There are city utilities available to service this parcel, including a 12" water main, a 10" sanitary sewer and a 36" storm sewer in Packard Road. Connection to sewers may require detailed design by an engineer. No representation is made as to ability to connect. Note that a parcel must connect to utilities that front the parcel, and this parcel only has frontage on Packard Road.

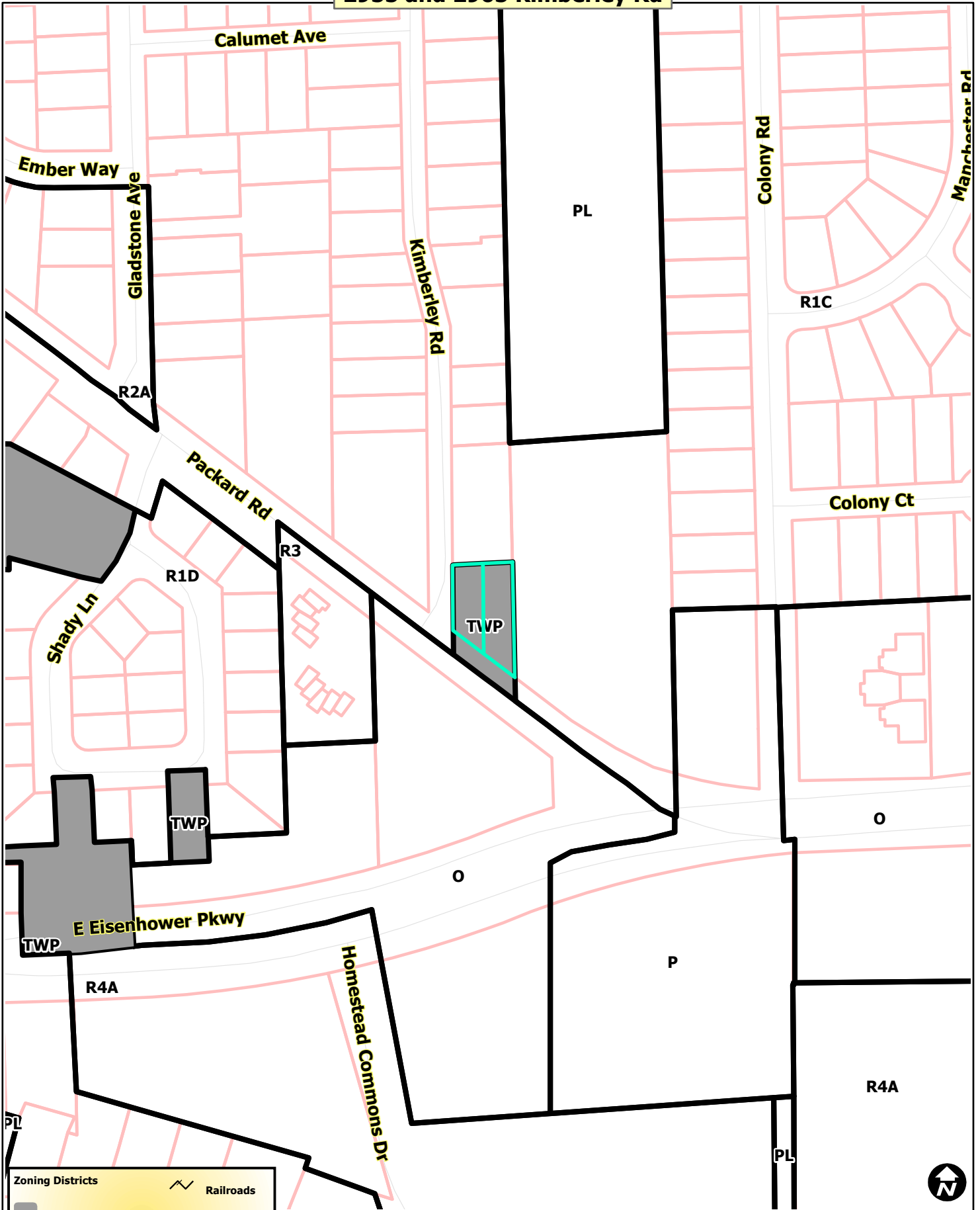
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(2955 & 2965 Kimberley Road)
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Attachments: Zoning/Parcel Maps
Aerial Photo

c: Petitioner/Owner: Marc Maxey
245 Beach Street
Santa Monica, CA 90405

City Assessor
Systems Planning
Project Nos. A17-002 and Z17-006; A17-001 and Z17-005

2955 and 2965 Kimberley Rd



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






Map date 3/14/2017
 Any aerial imagery is circa 2015 unless otherwise noted
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2955 and 2965 Kimberley Rd

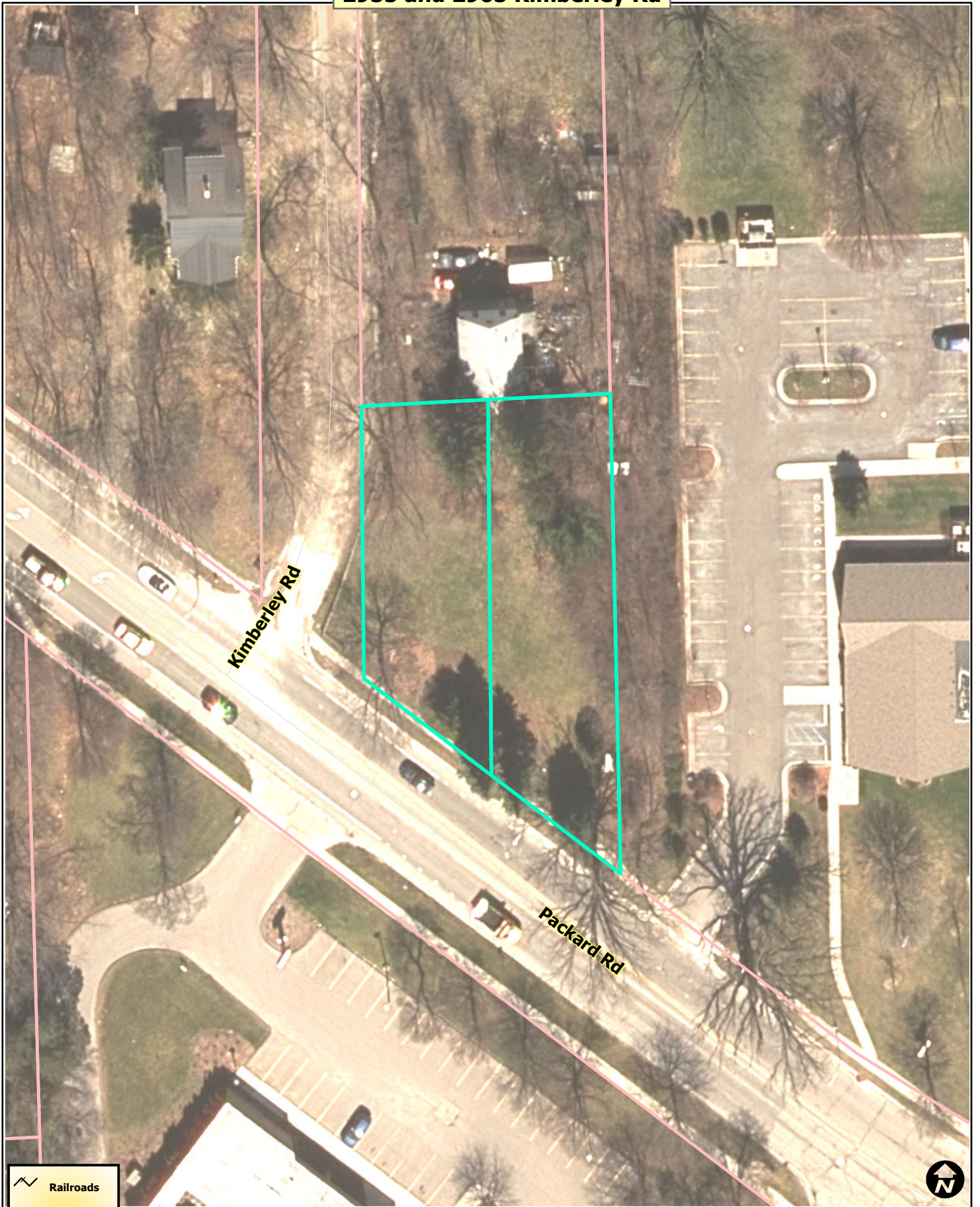



-  Railroads
-  Huron River
-  Tax Parcels





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 Railroads

 Huron River

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