

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of August 19, 2014

**SUBJECT: Famurewa Property Annexation and Zoning
(2115 Victoria Circle)
Project Nos. A14-005 and Z14-021**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Famurewa Property Annexation and R1A (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 R1A zoning is consistent with the adjacent zoning, surrounding land uses and the Master Plan Land Use Element.

LOCATION

This site is located on Victoria Circle, west of Newport Road, just north of M-14 (West Area). This site is in the Huron River Watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a 0.5-acre property from Ann Arbor Township and zoning to R1A single-family residential. The site currently is vacant. The petitioner would like to construct a single-family home and connect to public water and sanitary sewer service after construction.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1A (Single-Family Dwelling)	R1A
Gross Lot Area (Overall parcel)	21,780 sq ft (0.5 ac)	21,780 sq ft (0.5 ac)	20,000 sq ft MIN

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single-Family Dwelling	R1A Single-Family Dwelling District
EAST	Single-Family Dwelling	R1A Single-Family Dwelling District
SOUTH	Open Space Riverwood Nature Area	PUD (Planned Unit Development) PL (Public Land)
WEST	Single-Family Dwelling	PUD

HISTORY AND PLANNING BACKGROUND

The Master Plan Land Use Element recommends single-family residential use for this site.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Public Services (Systems Planning Unit and Project Management Unit) – There are city utilities available to service this parcel, including an 8” water main and an 8” sanitary sewer in Victoria Circle. Storm sewer is not available. At the time of connection to the city water and sewer mains and the services becoming active (i.e., when the water meter is set), the current fixed improvement charges in effect at that time will be due.

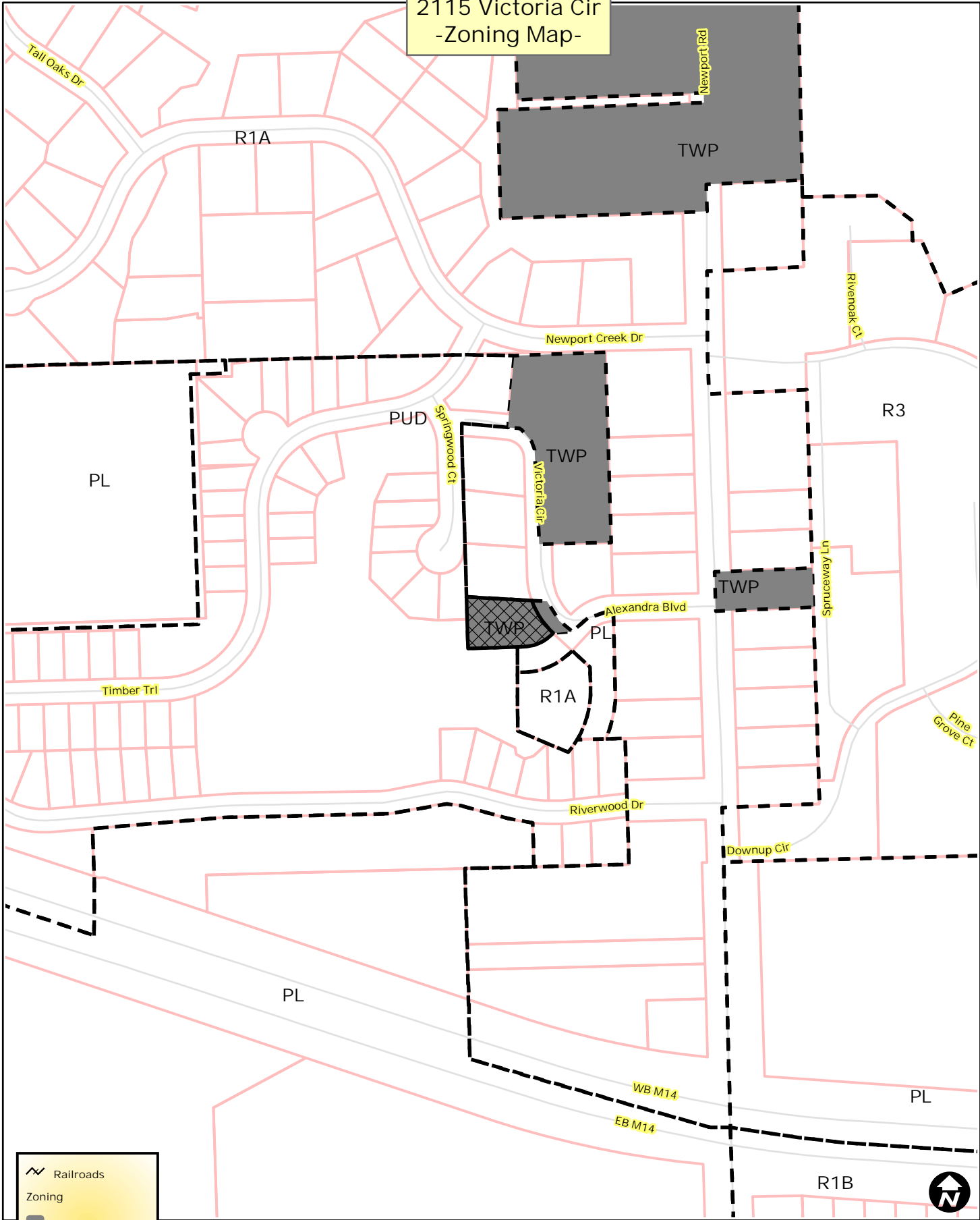
Prepared by Matthew Kowalski
Reviewed by Wendy Rampson
8/12/14





Attachments: Zoning/Parcel Maps
Aerial Photo

c: Owner/Petitioner: Abayomi Famurewa
1098 Willow Brook Bend
Farmington, NY 14425

City Assessor
Systems Planning
Field Operations
Project Nos. A14-005 and Z14-021

2115 Victoria Cir
-Zoning Map-

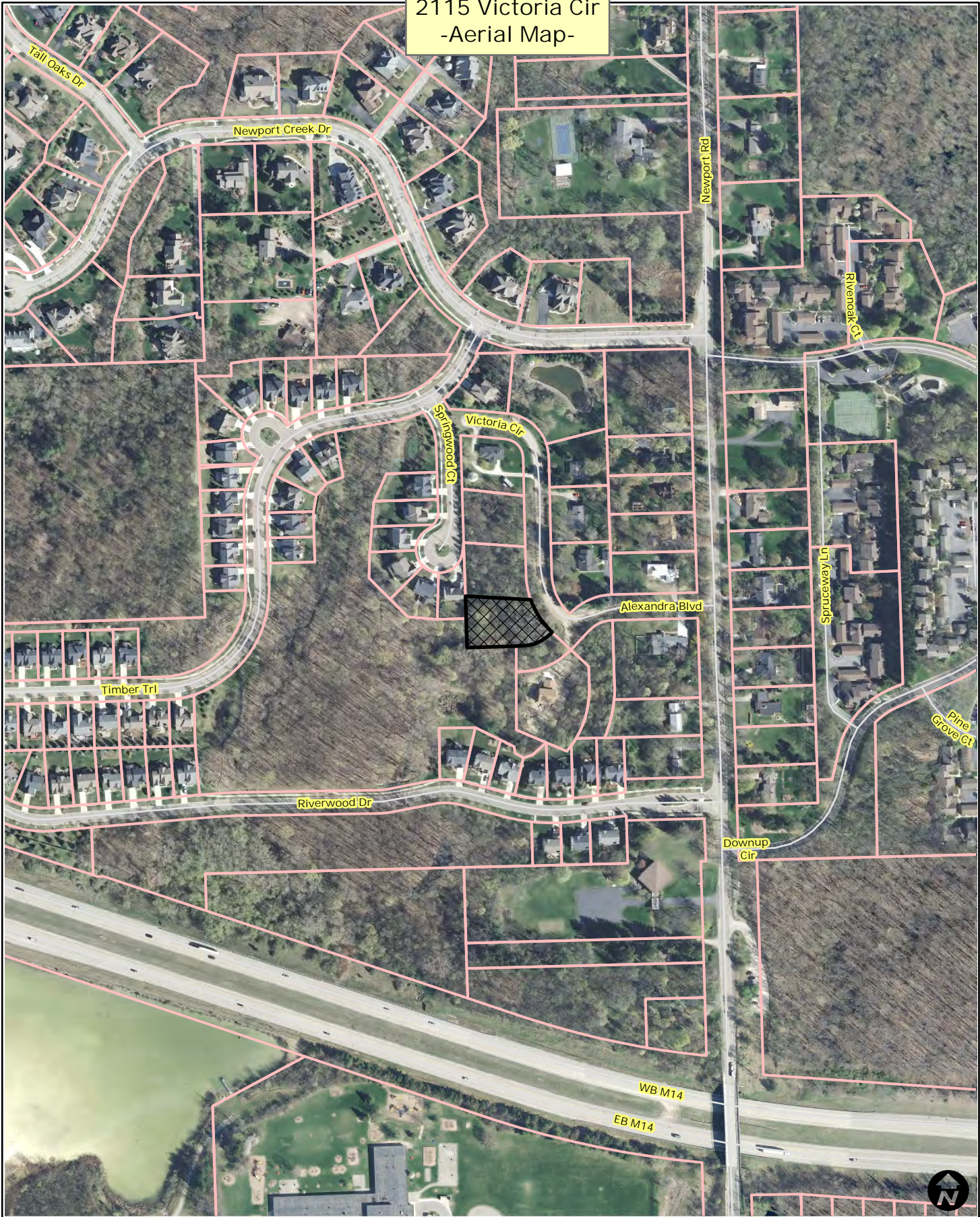




-  Railroads
- Zoning
-  Township Islands
-  Zoning Districts
-  Parcels



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2115 Victoria Cir
-Aerial Map-



-  Railroads
-  Parcels



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