

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of June 16, 2020

SUBJECT: City Initiated Annexations: Zoning

560 Allison Drive (Z20-021)
570 Allison Drive (Z20-022)
404 Barber Avenue (Z20-018)
410 Barber Avenue (Z20-019)
2570 Dexter Road (Z20-016)
2576 Dexter Road (Z20-015)
2582 Dexter Road (Z20-017)
3214 Dexter Road (Z20-026)
2510 Miller Road (Z20-025)
410 Parkwood Street (Z20-020)
3428 Porter Street (Z20-004)
2565 Valley Drive (Z20-023)
2850 Valley Drive (Z20-024)
147 S. Wagner Road (Z20-002)
167 S. Wagner Road (Z20-040)
175 S. Wagner Road (Z20-003)
225 S. Wagner Road (Z20-006)
235 S. Wagner Road (Z20-007)
255 S. Wagner Road (Z20-009)
261 S. Wagner Road (Z20-008)
363 S. Wagner Road (Z20-012)
367 S. Wagner Road (Z20-014)
371 S. Wagner Road (Z20-013)
153 Westover Street (Z20-005)
221 Westover Street (Z20-011)
260 Westover Street (Z20-010)

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve 560 Allison Drive, 570 Allison Drive, 404 Barber Avenue, 410 Barber Avenue, 2570 Dexter Road, 2576 Dexter Road, 2582 Dexter Road, 3214 Dexter Road, 2510 Miller Road, 410 Parkwood Street, 2565 Valley Drive, and 2850 Valley Drive for rezoning to R1C (Single Family Dwelling).

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve 3428 Porter Street, 147 S. Wagner Road, 167 S. Wagner Road, 175 S. Wagner Road, 225 S. Wagner Road, 235 S. Wagner Road, 255 S. Wagner Road, 261 S. Wagner Road, 363 S. Wagner Road, 367 S. Wagner Road, 371 S. Wagner Road, 153 Westover Street, 221 Westover Street, and 260 Westover Street for rezoning to R1D (Single Family Dwelling).

STAFF RECOMMENDATION

Staff recommends that the petitions be **approved** because the parcels are within the City's ultimate service boundary and the proposed zoning districts are consistent with the uses and intent of the R1C and R1D zoning districts and are compatible with surrounding zoning districts.

LOCATION

These sites are located on Allison Drive, Barber Avenue, Dexter Road, Miller Road, Parkwood Street, Porter Street, Valley Drive, S. Wagner Road, and Westover Street.

DESCRIPTION OF PETITION

City Council passed a resolution in 2011 directing staff to begin a process of annexing township islands within the City's ultimate service boundary consistent with agreements reached with Ann Arbor, Scio and Pittsfield Townships in the 1990's. The primary intent of the annexation effort is to reduce the duplication of public services and provide services more efficiently. Staff from Planning & Development Services and Systems Planning have worked over the past few years to initiate the annexation and zoning of these 26 parcels in Scio Township.

Approximately 500 township island parcels still exist between the three townships within the City's ultimate service area. Staff filed an application with the State Boundary Commission in 2019 to annex these 26 parcels in Scio Township. In November 2019, the Director of the State of Michigan's Department of Licensing and Regulatory Affairs approved the City's petitions to annex the Scio Township parcels, but denied the City's concurrent petitions to annex a number of Ann Arbor and Pittsfield Township parcels. Now that the Scio Township parcels have been annexed, a City zoning designation must be established.

Staff recommends R1C for the residential parcels on that they are surrounded by an existing R1C zoning district and R1D for those residential parcels within neighborhoods with established R1D zoning. All 26 of the of the parcels are vacant.

MASTER PLAN RECOMMENDATION

The City's Master Plan: Land Use Element recommends single-family land uses for each of the 26 parcels except the 2510 Miller Road parcel. 2510 Miller Road is part of a 3.3 acre multiple parcel group that has a site specific land use recommendation in the Master Plan. The Plan's recommendation states that, "...residential uses are preferred, but changing conditions also support other low intensity office uses". Since 2510 Miller is vacant, it would need a site plan and new zoning district for any use other than single-family. The proposed zoning districts for all parcels, including 2510 Miller, are consistent with the Master Plan recommendations.

HISTORY AND PLANNING BACKGROUND

City Planning & Development Services staff have been working with staff from Systems Planning to develop a process to annex more than 500 township islands within the ultimate service area that are in Ann Arbor, Pittsfield, and Scio Township. In 2011, staff produced a report that summarized the background of this issue and City Council passed a resolution directing staff to begin a process of annexing these township island parcels. The first round of City initiated annexations resulted in the annexation of 20 parcels in Ann Arbor Township. The

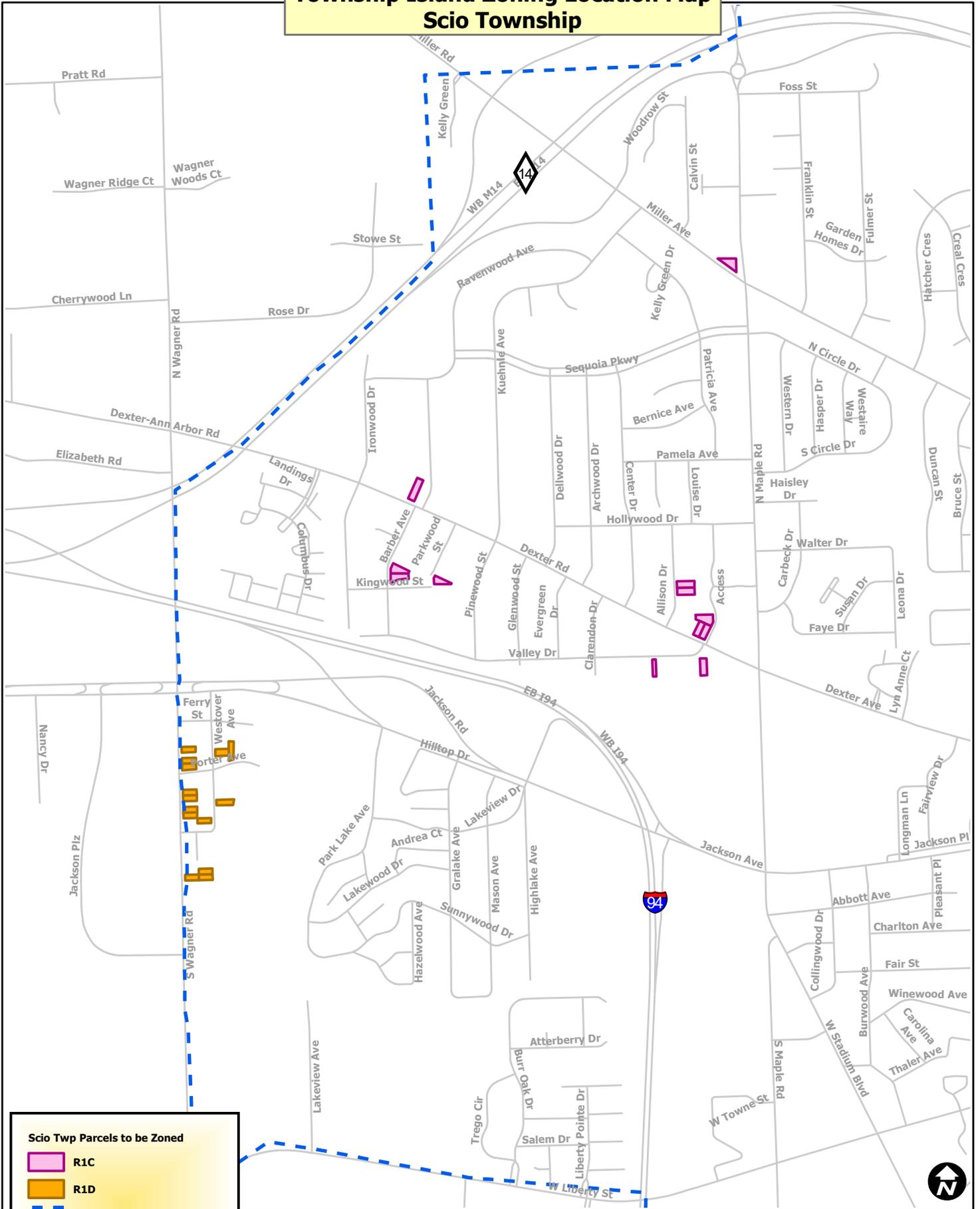
26 parcels in Scio Township were part of the second round of annexation petitions that were submitted by the City to the Boundary Commission.

Prepared by Jeff Kahan
Reviewed by Brett Lenart
mg/5/15/2020

Attachments: Location Map
Zoning Maps

c: City Assessor
Systems Planning

Township Island Zoning Location Map Scio Township



Scio Twp Parcels to be Zoned

- R1C
- R1D
- Municipal Service Boundary
- Railroads
- Road Centerlines



Map date 5/13/2020
 Any aerial imagery is circa 2018
 unless otherwise noted
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