

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of November 15, 2022

**SUBJECT: 2118 Victoria Circle Annexation and Zoning
File No. AOI22-2000**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Annexation and R1A (Single-Family Dwelling District) Zoning of 2118 Victoria Circle.

STAFF RECOMMENDATION

Staff recommends this petition be **approved** because the property is within the City's utility service area and the proposed R1A zoning is consistent with nearby City zoning, surrounding land uses and the adopted Land Use Plan.

LOCATION

This site is located on the east side of Victoria Circle which is located west of Newport Road and north of M-14. The site is in the Huron River watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a .394 acre parcel in Ann Arbor Township and R1A (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 owner intends to construct a single-family home on the lot.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1A (Single-Family Dwelling District)	R1A
Gross Lot Area	.394 acres 17,163 sq ft	.394 acres 17,163 sq ft	20,000 sq ft MIN
Lot Width	approx. 152 ft	approx. 152 ft	90 ft MIN

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Vacant	TWP (Township)
EAST	Single Family Residence	R1A (Single Family)
SOUTH	Single Family Residence	TWP
WEST	Single Family Residence	R1A (Single Family)

HISTORY AND PLANNING BACKGROUND

The parcel is in Ann Arbor Township. The City of Ann Arbor Master Plan: Land Use Element recommends single and two family residential uses for this site.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Planning – Staff supports the proposed annexation and R1A zoning.

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 Jeff Kahan
Reviewed by Brett Lenart
mg/11/8/22

Attachments: Zoning/Parcel Maps
Aerial Photo

c:	Petitioner:	MGS Homes, Inc. 2652 N. Dancer Road Dexter, MI 48130
	Owner:	William Middleton 2118 Victoria Circle Ann Arbor, MI 48103

City Assessor
Systems Planning
File Nos. AOI22-2000