

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of May 16, 2023**

**SUBJECT: City Initiated Annexations: Zoning**

2775 Newport Road  
2737 Newport Road  
2466 Newport Road  
2354 Newport Road  
2318 Newport Road  
2108 Newport Road  
1429 Bird Road  
1375 Bird Road  
2126 Victoria Circle  
2118 Victoria Circle  
2114 Victoria Circle

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve 2775 Newport Road, 2737 Newport Road, 2466 Newport Road, 2354 Newport Road, 2318 Newport Road, 2108 Newport Road, 1429 Bird Road, 1375 Bird Road, 2116 Victoria Circle, 2118 Victoria Circle, and 2114 Victoria Circle for rezoning to R1A (Single Family Dwelling).

**STAFF RECOMMENDATION**

Staff recommends that the petitions be **approved** because the parcels are within the City's ultimate service boundary and are consistent with the uses and intent of the R1A zoning district and the R1A zoning district is compatible with surrounding zoning districts.

**LOCATION**

These sites are located on Newport Road, Bird Road and Victoria Circle and are in the Huron River watershed.

**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 boundary agreements reached with Ann Arbor, Scio and Pittsfield Townships. 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 11 parcels in Ann Arbor 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 87 parcels in Ann Arbor, Pittsfield, and Ann Arbor Townships. In November 2019, the Director of the State of Michigan's Department of Licensing and Regulatory Affairs

(LARA) approved the annexation of 26 vacant parcels in Scio Township but denied the City's petitions to annex parcels in Ann Arbor and Pittsfield Townships. The City contested this decision in Circuit Court. The State was then directed to re-evaluate their decision. The State Boundary Commission modified their recommendation to the LARA Director to recommend approval of these 11 parcels in Ann Arbor Township but to deny the annexation of the remaining parcels. On January 11, 2023, the Director of LARA approved the annexation of the 11 Ann Arbor Township Islands but denied the annexation of the remaining parcels. Now that the 11 parcels have been annexed, a City zoning designation must be established.

Staff recommends R1A for all of the parcels since they are surrounded by R1A zoning and single-family zoning is consistent with the recommendations of the Land Use Element of the Comprehensive Plan. 2126 Victoria Circle is the only parcel that is vacant. 2775 is owned by Steiner School. The remaining parcels have single family homes on them and will need to connect to the City's sanitary sewer system within 18 months of annexation (by July 11, 2024) and will need to connect to the City's water system within 10 years of Annexation (by January 11, 2033).

### **HISTORY AND PLANNING BACKGROUND**

City Planning & Development Services staff have been working with staff from Systems Planning to develop a process to annex approximately 500 township islands within the City's ultimate service area that are in Ann Arbor, Pittsfield, and Scio Townships. 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. This report and other material are available to the public on the Planning Department's website under City Initiated Annexations. The first round of City initiated annexations (2016) resulted in the annexation of 20 parcels in Ann Arbor Township. The second round resulted in 26 vacant parcels in Scio Township being annexed in 2019 and ultimately these 11 parcels in Ann Arbor Township in 2023.

Prepared by Jeff Kahan  
Reviewed by Brett Lenart  
Mg/5/11/23

Attachments: Location Map  
Zoning Maps

c: City Assessor  
Systems Planning