

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of May 17, 2016

**SUBJECT: Windy Crest Annexation and Zoning (305 Meadow Creek Drive)
File Nos. A16-001 and Z16-001**

PROPOSED CITY PLANNING COMMISSION MOTION
The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Windy Crest 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 adopted Northeast Area Plan.

LOCATION

This site is located on the north side of Geddes Avenue east of Huron Parkway. This site is in a floodplain, a floodway, and the Huron River Watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a vacant 8.48-acre site from Ann Arbor Township and zoning to R1A (Single-Family Dwelling District). The petitioner is requesting annexation of this parcel since it is within the contiguous bounded limits of the City.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1A (Single-Family Dwelling District)	R1A
Gross Lot Area	8.48 acres 369,388.8 sq ft	8.48 acres 369,388.8 sq ft	20,000 sq ft MIN
Lot Width	160 ft	211.93 ft	90 ft MIN

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Vacant	TWP (Township District)
EAST	Vacant	TWP (Township District)
SOUTH	Gallup Park	PL and TWP (Township District)
WEST	Ruthven Nature Area	PL

HISTORY AND PLANNING BACKGROUND

The parcel was platted in Ann Arbor Township. The Northeast Area Plan recommends residential use for this site.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Systems Planning – There is a 16” water main stub in Geddes Road at the southeast corner of the parcel. A project is included in the City’s Capital Improvements Plan (CIP) to replace the temporarily abandoned water main fronting the remainder of this parcel in Geddes Road, which would ultimately service this parcel. Until such time as the replacement main is constructed, the city would allow the construction of a temporary well to provide water to a single family home. At such time that the water main becomes available, the property owner will be required to connect to the public water main and abandon the well. This condition shall be documented in a recordable agreement drafted by the city.

The City has undertaken a Water and Wastewater Capital Cost Recovery Study, which examined the charges associated with connecting to public water and sanitary sewer mains. The study has recently been completed, and a new fee schedule is expected to be implemented in spring 2016, subject to City Council approval. It is envisioned that the new capital cost recovery fee will replace existing Improvement Charges and Connection Charges.

Fire hydrant coverage is not fully provided for the site. Hydrant coverage requirements for single family homes include a 350-foot radius drawn around each hydrant.

Detailed provisions for how proposed development of this parcel will address stormwater must be presented for review and approval prior to construction.

Planning – The proposed R1A zoning would restrict the use to single-family residential. Staff supports the proposed R1A zoning because it is consistent with the surrounding land uses and the recommendations of the Northeast Area Plan.

Prepared by Christopher Cheng
Reviewed by Ben Carlisle
lkk/5/4/16

Attachments: Zoning/Parcel Maps
Aerial Photo

c: Owner: Windy Crest Partnership
Paul Morel, President
703 Berkshire
Ann Arbor, MI 48104

Petitioner: Keith Allman
201 S. First, Apt. 616
Ann Arbor, MI 48104

City Assessor
Systems Planning
File Nos. A16-001 and Z16-001

305 Meadow Creek Dr



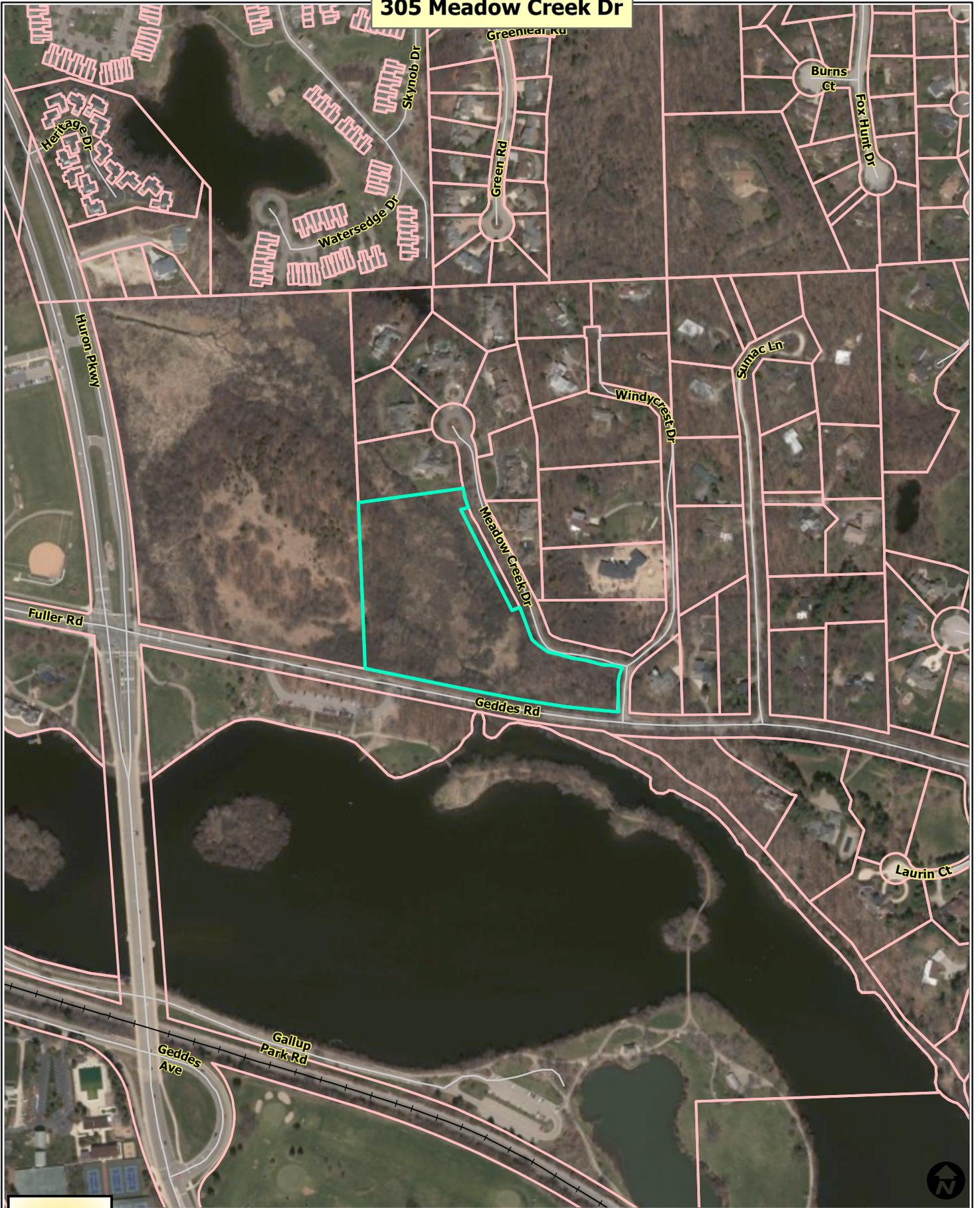
Zoning Districts

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



Map date 2/11/2016
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305 Meadow Creek Dr



 Railroads

 Parcels



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