



Legislation Details (With Text)

**File #:** 20-1625      **Version:** 1      **Name:** 12/7/20 - City Initiated Annexations: Zoning of Round 2 Parcels

**Type:** Ordinance      **Status:** Passed

**File created:** 12/7/2020      **In control:** City Council

**On agenda:** 1/4/2021      **Final action:** 1/4/2021

**Enactment date:** 12/7/2020      **Enactment #:** ORD-20-31

**Title:** An Ordinance to Amend Chapter 55 (Unified Development Code) Zoning 26 City-Initiated Annexed Properties to RIC and R1D (Single Family Dwelling District) (CPC Recommendation: Approval 8 Yeas and 0 Nays) (ORD-20-31) (8 Votes Required)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD-20-31 As Amended and Approved 010421.pdf, 2. ORD-20-31 As Amended and Approved 010421.docx, 3. ORD-20-31 Approval notice.pdf, 4. Letter from B Lenart RE S Wagner City Initiated Rezoning Protest Petition.pdf, 5. ORD-20-31 Briefed.pdf, 6. Ordinance to Amend City Annexed Properties.pdf, 7. Staff Report Round 2 Zoning w Attachments.pdf, 8. 6-16-2020 CPC Approved Meeting Minutes.pdf, 9. 12-31-2020; partial objection to rezone 26 city-initiated annexed properties.pdf, 10. WLN clipping 26 Properties Rezoning ORD-20-31 - Public Hearing Notice.pdf, 11. WLN clipping ORD-20-31 - Approval Notice.pdf

Date	Ver.	Action By	Action	Result
1/4/2021	1	City Council	Held and Closed	
1/4/2021	1	City Council		
1/4/2021	1	City Council	Amended	
1/4/2021	1	City Council	Adopted as Amended on Second Reading	Pass
12/7/2020	1	City Council	Approved on First Reading	Pass

An Ordinance to Amend Chapter 55 (Unified Development Code) Zoning 26 City-Initiated Annexed Properties to RIC and R1D (Single Family Dwelling District) (CPC Recommendation: Approval 8 Yeas and 0 Nays) (ORD-20-31) **(8 Votes Required)**

Attached is the ordinance to approve the new City zoning districts for each of the twenty-six parcels. This ordinance will zone each of the 26 parcels either R1C (Single-Family Dwelling) or R1D (Single-Family Dwelling). The proposed zoning is consistent with the adjacent zoning, master plan, and principle use of each of the twenty-six parcels.

**Annexation and Zoning Summary:**

- In 2011, City Council directed City Staff to begin a process of annexing more than 500 township island parcels within the City’s Ultimate Service Area in order to reduce duplication of municipal services.
- City staff recommended that the second group of parcels consist of 26 vacant parcels in Scio Township.

- City Staff received direction from City Council to submit annexation petitions to the State of Michigan Boundary Commission in 2019.
- The State Boundary Commission approved the annexation of all twenty-six parcels after holding multiple public hearings. The parcels are now within City's jurisdiction.
- For all parcels, City staff recommends single-family zoning districts that are consistent with adjacent zoning districts.

Annexed Township Parcels:

**1. 147 S. Wagner Road. (09-08-25-216-015)**

LEGAL DESCRIPTION

LOT 51, WESTOVER HILLS SUBDIVISION, AS RECORDED IN LIBER 5 OF PLATS, PAGE 32, WASHTENAW COUNTY RECORDS.

**2. 167 S. Wagner Road. (09-08-25-216-016)**

LOT 55, WESTOVER HILLS SUBDIVISION, AS RECORDED IN LIBER 5 OF PLATS, PAGE 32, WASHTENAW COUNTY RECORDS.

**3. 175 S. Wagner Road. (09-08-25-216-017)**

LOT 57, WESTOVER HILLS SUBDIVISION, AS RECORDED IN LIBER 5 OF PLATS, PAGE 32, WASHTENAW COUNTY RECORDS.

**4. 3428 Porter Avenue. (09-08-25-220-016)**

LOT 41, EXCEPT THE NORTH 2 FEET IN WIDTH THEREOF WESTOVER HILLS SUBDIVISION, AS RECORDED IN LIBER 5 OF PLATS, PAGE 32, WASHTENAW COUNTY RECORDS.

**5. 153 Westover Avenue. (09-08-25-220-015)**

LOT 38, WESTOVER HILLS SUBDIVISION, AS RECORDED IN LIBER 5 OF PLATS, PAGE 32, WASHTENAW COUNTY RECORDS.

**6. 225 S. Wagner Road. (09-08-25-217-017)**

LOT 64 WESTOVER HILLS, TOWNSHIP OF SCIO, WASHTENAW COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF.

**7. 235 S. Wagner Road (09-08-25-217-018)**

LOT 66 WESTOVER HILLS, TOWNSHIP OF SCIO, WASHTENAW COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF.

**8. 255 S. Wagner Road (09-08-25-217-019)**

LOT 70, WESTOVER HILLS SUBDIVISION, AS RECORDED IN LIBER 5 OF PLATS, PAGE 32, WASHTENAW COUNTY RECORDS.

**9. 261 S. Wagner Road (09-08-25-217-020)**

LOT 72, WESTOVER HILLS SUBDIVISION, AS RECORDED IN LIBER 5 OF PLATS, PAGE 32, WASHTENAW COUNTY RECORDS.

**10. 260 Westover Avenue (09-08-25-217-021)**

LOT 75, EXCEPT THE NORTH 5 FEET THEREOF, OF WESTOVER HILLS, AS RECORDED IN LIBER 5 OF PLATS, PAGE 32, WASHTENAW COUNTY RECORDS.

**11. 221 Westover Avenue (09-08-25-219-013)**

LOT 87, WESTOVER HILLS SUBDIVISION, AS RECORDED IN LIBER 5 OF PLATS, PAGE 32, WASHTENAW COUNTY RECORDS.

**12. 363 S. Wagner Road (09-08-25-218-022)**

LOT 108 OF WESTOVER HILLS, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 25, SCIO TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 5 OF PLATS, PAGE 32, WASHTENAW COUNTY RECORDS.

**13. 367 S. Wagner Road (09-08-25-218-021)**

LOT 109 OF WESTOVER HILLS, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 25, SCIO TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 5 OF PLATS, PAGE 32, WASHTENAW COUNTY RECORDS.

**14. 371 S. Wagner Road (09-08-25-218-020)**

LOT 110 OF WESTOVER HILLS, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 25, SCIO TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 5 OF PLATS, PAGE 32, WASHTENAW COUNTY RECORDS.

**15. 2576 Dexter Road (09-08-24-421-033)**

LOT 250 OF SCIOTO HILLS NUMBER ONE AS RECORDED IN LIBER 8 OF PLATS, PAGE 30, WASHTENAW COUNTY RECORDS.

**16. 2570 Dexter Road (09-08-24-421-032)**

LOT 251 OF SCIOTO HILLS NUMBER ONE AS RECORDED IN LIBER 8 OF PLATS, PAGE 30, WASHTENAW COUNTY RECORDS.

**17. 2582 Dexter Road (09-08-24-421-031)**

LOT 252 OF SCIOTO HILLS NUMBER ONE AS RECORDED IN LIBER 8 OF PLATS, PAGE 30, WASHTENAW COUNTY RECORDS AND 1/2 OF THE VACATED RIGHT OF WAY ADJACENT TO LOT 252 AS NOTED IN LIBER 1276, PAGE 196, WASHTENAW COUNTY RECORDS.

**18. 404 Barber Avenue (09-08-24-307-020)**

LOT 121 THE EVERGREENS, AS RECORDED IN LIBER 7, PAGE 42, WASHTENAW COUNTY RECORDS, MICHIGAN.

**19. 410 Barber Avenue (09-08-24-307-019)**

LOTS 123, THE EVERGREENS, AS RECORDED IN LIBER 7, PAGE 42, WASHTENAW COUNTY RECORDS, MICHIGAN.

**20. 410 Parkwood Street (09-08-24-303-008)**

LOT 65, THE EVERGREENS, AS RECORDED IN LIBER 7, PAGE 42, WASHTENAW COUNTY RECORDS, MICHIGAN. ALSO, THE EASTERLY 30' OF PARKWOOD DRIVE, BOUND BY THE EXTENSION OF THE SOUTH AND NORTH LINE OF LOT 65 TO THE CENTERLINE OF PARKWOOD DRIVE.

**21. 560 Allison Drive (09-08-24-421-030)**

LOT 242, SCIOTO HILLS NUMBER ONE, AS RECORDED IN LIBER 8 OF PLATS, PAGE 30, WASHTENAW COUNTY RECORDS, MICHIGAN.

**22. 570 Allison Drive (09-08-24-421-029)**

LOT 242, SCIOTO HILLS NUMBER ONE, AS RECORDED IN LIBER 8 OF PLATS, PAGE 30, WASHTENAW COUNTY RECORDS, MICHIGAN.

**23. 2565 Valley Drive (09-08-24-422-005)**

LOT 43, SCIOTO HILLS SUBDIVISION, AS RECORDED IN LIBER 7 OF PLATS, PAGE 8, WASHTENAW COUNTY RECORDS, MICHIGAN. COMMONLY KNOWN AS 2575 VALLEY DRIVE.

**24. 2850 Valley Drive (09-08-25-102-022)**

COMMENCING AT THE NORTH 1/4 POST OF SECTION 25, THENCE EAST 441.50 FEET FOR A POINT OF BEGINNING; THENCE NORTH 90°00'00" EAST 230.00 FEET; THENCE SOUTH 05° 48'00" WEST 100.00 FEET; THENCE NORTH 65°39'00" WEST 241.35 FEET (241.00' RECORDED) TO THE POINT OF BEGINNING. BEING A PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWN 2 SOUTH, RANGE 6 EAST, WASHTENAW COUNTY, MICHIGAN.

**25. 2510 Miller Road (09-08-24-107-021)**

COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWN 2 SOUTH, RANGE 5 EAST, SCIO TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE SOUTH 00°00'05" EAST

1656.11 FEET ALONG THE EAST LINE OF SAID SECTION 24; THENCE SOUTH 89°59'55" WEST 80.73 FEET TO A POINT ON THE WEST RIGHT OF WAY OF MAPLE ROAD(80.00 FEET WIDE), AND ALSO THE POINT OF BEGINNING; THENCE SOUTH 01°24'25" WEST 120.60 FEET ALONG THE WEST RIGHT OF WAY LINE OF MAPLE ROAD; THENCE NORTH 51°37'30" WEST 203.16 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF MILLER AVENUE(66.00 FEET WIDE); THENCE SOUTH 88°02'10" EAST 162.33 FEET TO THE POINT OF BEGINNING. BEING A PART OF LOT 31 OF THE UNRECORDED PLAT OF GARDEN HOMES SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF SAID SECTION 24, TOWN 2 SOUTH, RANGE 5 EAST, WASHTENAW COUNTY, MICHIGAN.

**26. 3214 Dexter Road (09-08-24-301-036)**

LOT 12, DEXTER AVENUE HILLS SUBDIVISION, AS RECORDED IN LIBER 6 OF PLATS, PAGE 49, WASHTENAW COUNTY RECORDS, MICHIGAN.

Annexed Township Parcels: Proposed R1C Zoning District

1. 560 Allison Drive (09-08-24-421-030)
2. 570 Allison Drive (09-08-24-421-029)
3. 404 Barber Avenue (09-08-24-307-020)
4. 410 Barber Avenue (09-08-24-307-019)
5. 2570 Dexter Road (09-08-24-421-032)
6. 2576 Dexter Road (09-08-24-421-033)
7. 2582 Dexter Road (09-08-24-421-031)
8. 3214 Dexter Road (09-08-24-301-036)
9. 2510 Miller Road (09-08-24-107-021)
10. 410 Parkwood Street (09-08-24-303-008)
11. 2565 Valley Drive (09-08-24-422-005)
12. 2850 Valley Drive (09-08-25-102-022)

Annexed Township Parcels: Proposed R1D Zoning District

1. 147 S. Wagner Road (09-08-25-216-015)
2. 167 S. Wagner Road (09-08-25-216-016)
3. 175 S. Wagner Road (09-08-25-216-017)
4. 225 S. Wagner Road (09-08-25-217-017)
5. 235 S. Wagner Road (09-08-25-217-018)
6. 255 S. Wagner Road (09-08-25-217-019)
7. 261 S. Wagner Road (09-08-25-217-020)
8. 363 S. Wagner Road (09-08-25-218-022)
9. 367 S. Wagner Road (09-08-25-218-021)
10. 371 S. Wagner Road (09-08-25-218-020)
11. 153 Westover Street (09-08-25-220-015)
12. 221 Westover Street (09-08-25-219-013)
13. 260 Westover Street (09-08-25-217-021)
14. 3428 Porter Avenue (09-08-25-220-016)

Attachments: Proposed Ordinance  
6/16/20 Planning Staff Report

6/16/20 Planning Commission Minutes

Prepared By: Jeff Kahan, City Planner

Reviewed By: Brett Lenart, Planning Manager

Derek Delacourt, Community Services Administrator

Approved By: Tom Crawford, City Administrator

[See attached Ordinance as Amended and Approved at Second Reading on January 4, 2021.]