

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of February 21, 2008

**SUBJECT: Desprez Annexation and Zoning (3490 East Huron River Drive)
File Nos. 9352G23.1 and .2**

PROPOSED CITY PLANNING COMMISSION MOTION
The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Desprez 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 sewage 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 south side of East Huron River Drive west of Blake Way (Northeast Area). This site is in the Huron River Watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a one-acre site from Ann Arbor Township and zoning to R1A single-family residential zoning designation. The petitioner wants to connect the existing home to City water and sewer.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1A	R1A
Gross Lot Area	1.0 acres 43,560 sq ft	1.0 acres 43,560 sq ft	20,000 sq ft MIN
Lot Width	200 ft	200 ft	90 ft MIN

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Huron Hills Golf Course	PL (Public Land District)
EAST	Single-Family Dwelling	TWP (Township District)
SOUTH	Single-Family Dwelling	TWP
WEST	Vacant Land	TWP

8a

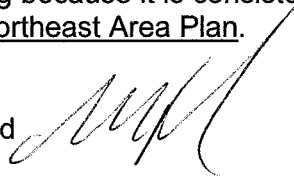
HISTORY AND PLANNING BACKGROUND

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

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Planning – Staff supports the proposed zoning because it is consistent with the surrounding land uses and the recommendations of the Northeast Area Plan.

Prepared by Christopher Cheng
Reviewed by Connie Pulcifer and Mark Lloyd
jsj/2/14/08

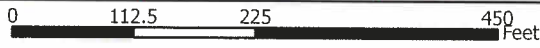
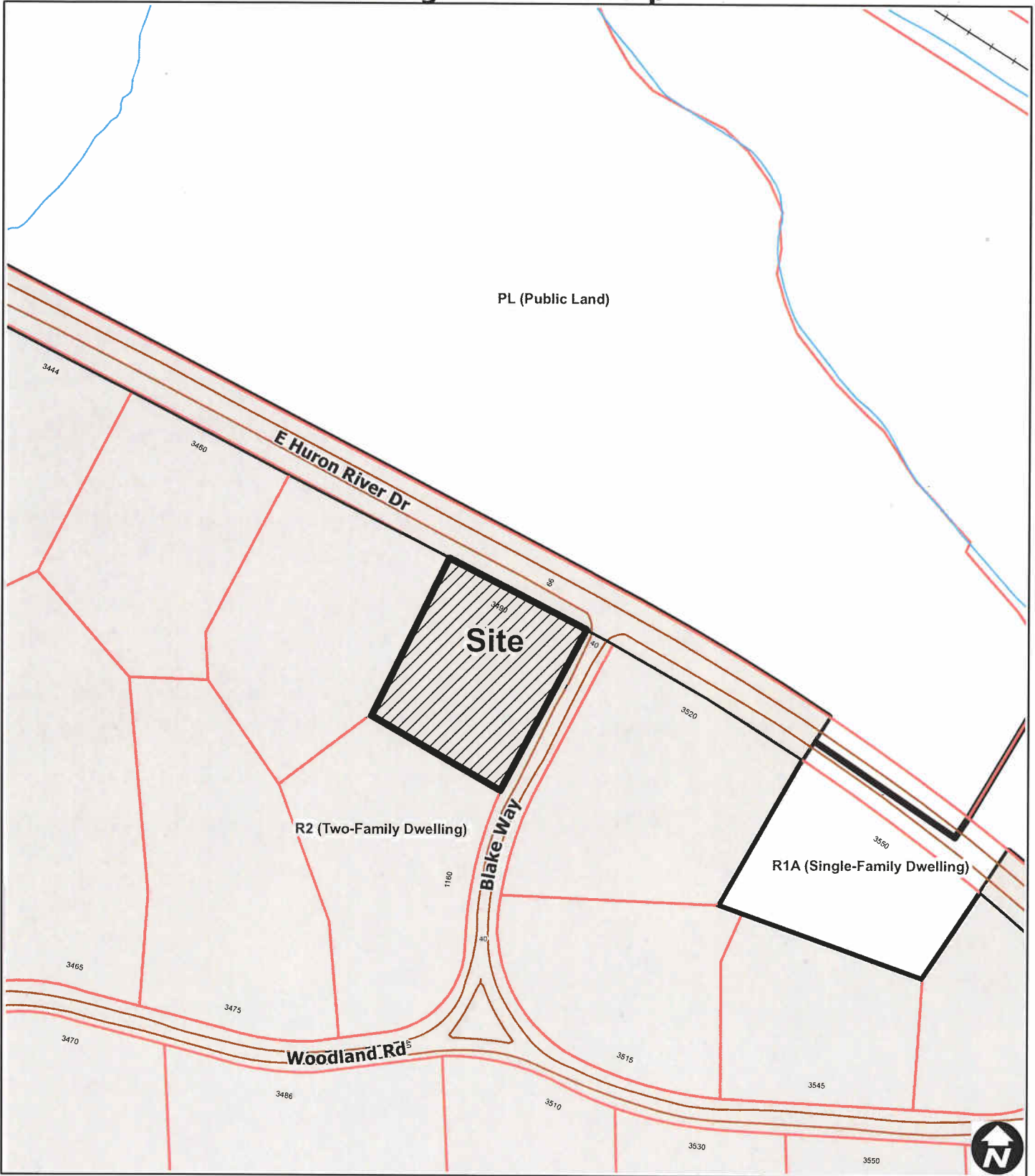


Attachments: Zoning/Parcel Maps
Aerial Photo

c: Owner/Petitioner: Mary Jo and Paul Desprez
3490 East Huron River Drive
Ann Arbor, MI 48104

Assessor
Systems Planning
File Nos. 9352G23.1 and .2

490 E. Huron River Drive -Zoning and Parcel Map-



Map Legend	
	City Boundary
	Railroads
	Edge Of Pavement
	Parcels



Maps available online:
<http://gisweb.ewashtenaw.org/website/mapwashtenaw/>

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3490 E. Huron River Drive -Aerial Map-



Map Legend	
	City Boundary
	Railroads
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