

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of September 15, 2020

**SUBJECT: 1290 Dhu Varren Road Annexation and Zoning
File Nos. A20-002 and Z20-048**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Annexation and R1D (Single-Family Dwelling District) Zoning of 1290 Dhu Varren Road.

STAFF RECOMMENDATION

Staff recommends this petition be **approved** because the property is within the City's utility service area and the proposed R1D zoning is consistent with nearby City zoning, surrounding land uses and the adopted Land Use Plan.

LOCATION

This site is located on the southwest corner of Dhu Varren Road and Pontiac Trail. This site is in the Traver Watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a 2.52-acre parcel in Ann Arbor Township and R1D (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 has also proposed a child care center at the site. After the annexation is complete, the Planning Commission will review a petition for Special Exception Use for the child care center to be located in the existing single-family house. The owner will connect to water and sanitary sewer service which is currently available in Pontiac Trail.

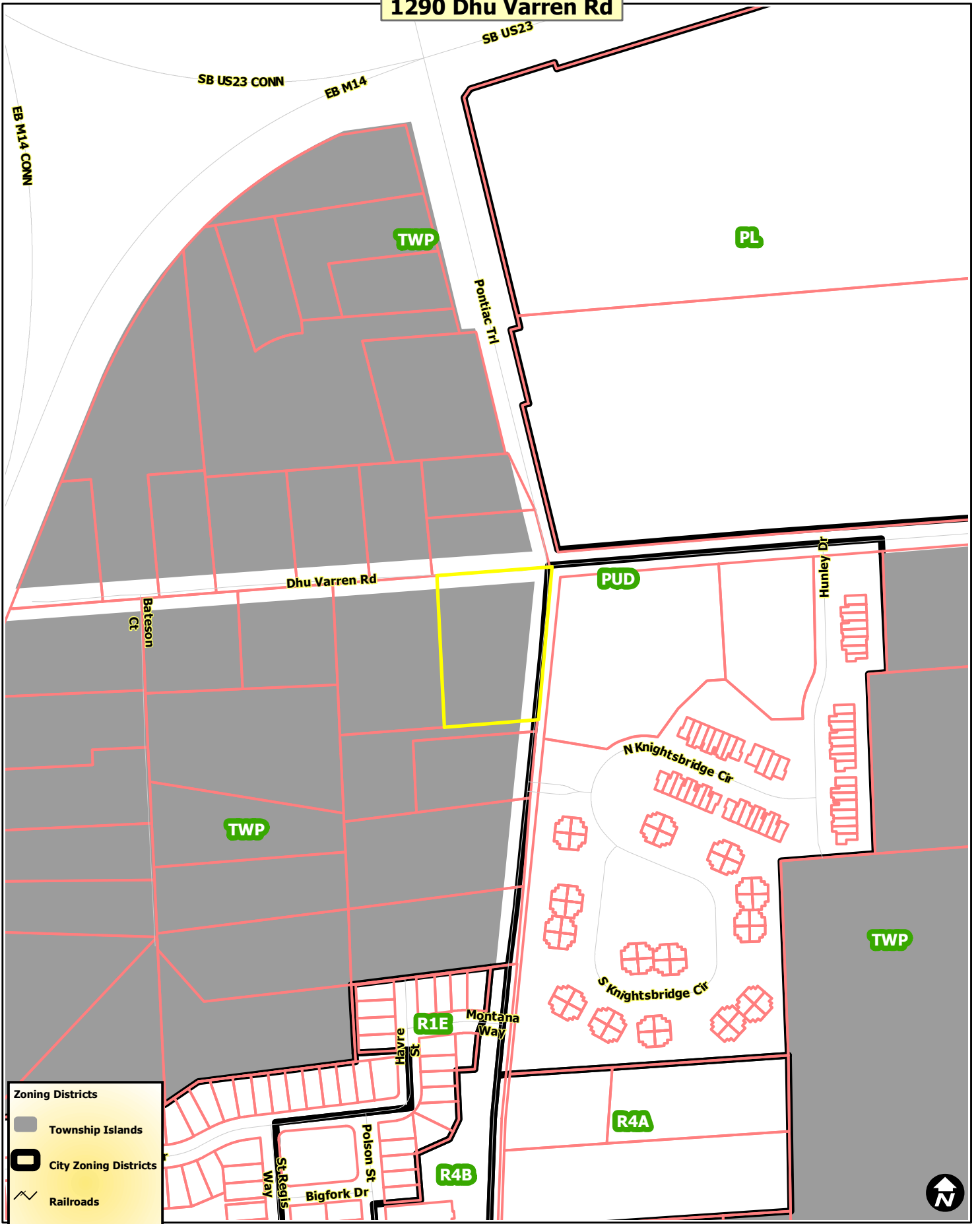
COMPARISON CHART

| | EXISTING | PROPOSED | REQUIRED/PERMITTED |
|----------------|-----------------------------|---------------------------------------|--------------------|
| Zoning | TWP (Township District) | R1D (Single-Family Dwelling District) | R1D |
| Gross Lot Area | 2.52 acres 109,771 sq ft | 2.52 acres 109,771 sq ft | 5,000 sq ft MIN |
| Lot Width | approx. 275 ft | approx. 275 ft | 40 ft MIN |

SURROUNDING LAND USES AND ZONING

| | LAND USE | ZONING |
|-------|-------------------------|--------------------------------|
| NORTH | Single Family Residence | TWP (Township) |
| EAST | Vacant | PUD (Planned Unit Development) |
| SOUTH | Single Family Residence | TWP |

1290 Dhu Varren Rd



Zoning Districts

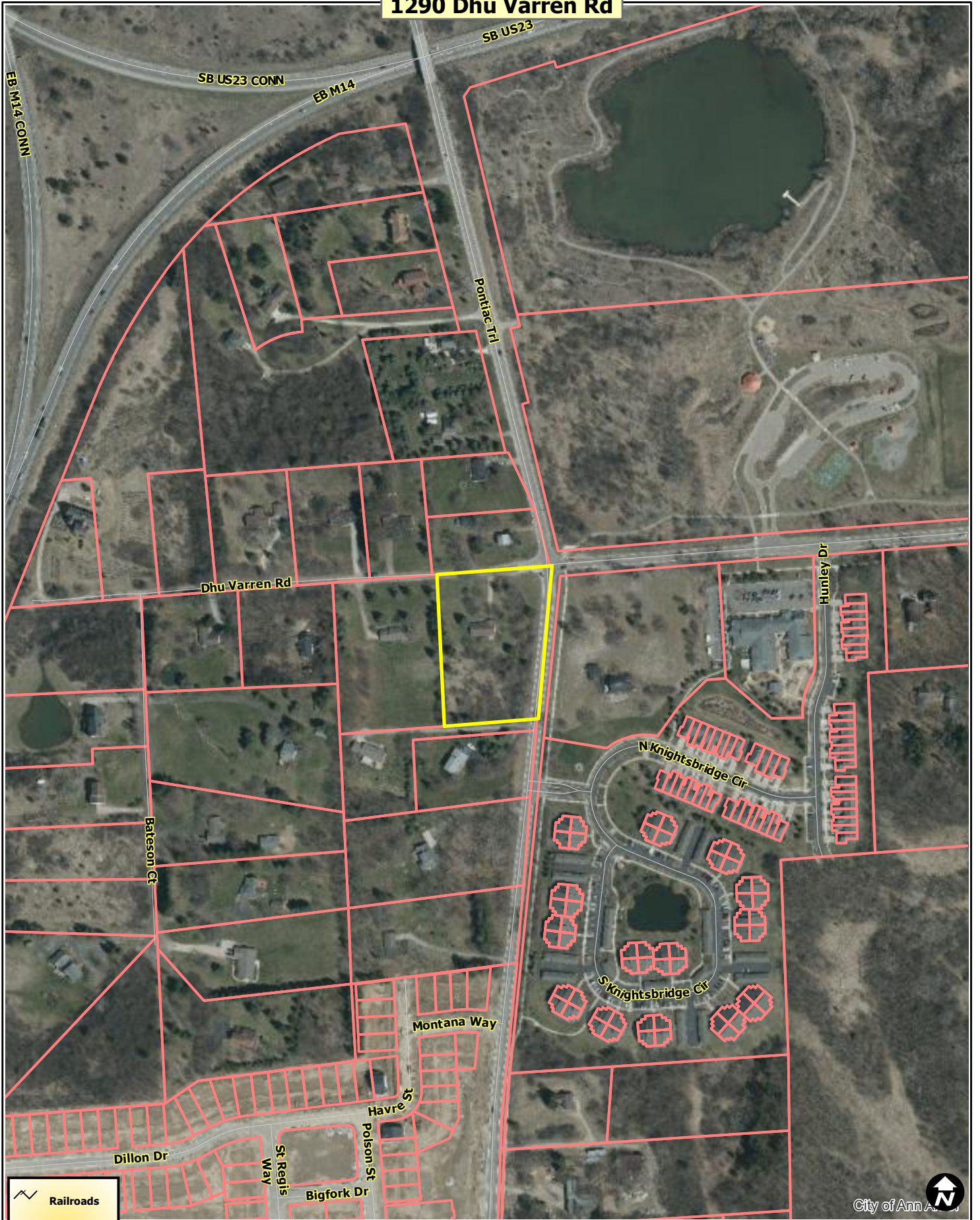
- Township Islands
- City Zoning Districts
- Railroads
- Huron River
- Tax Parcels






Map date: 6/26/2020
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1290 Dhu Varren Rd



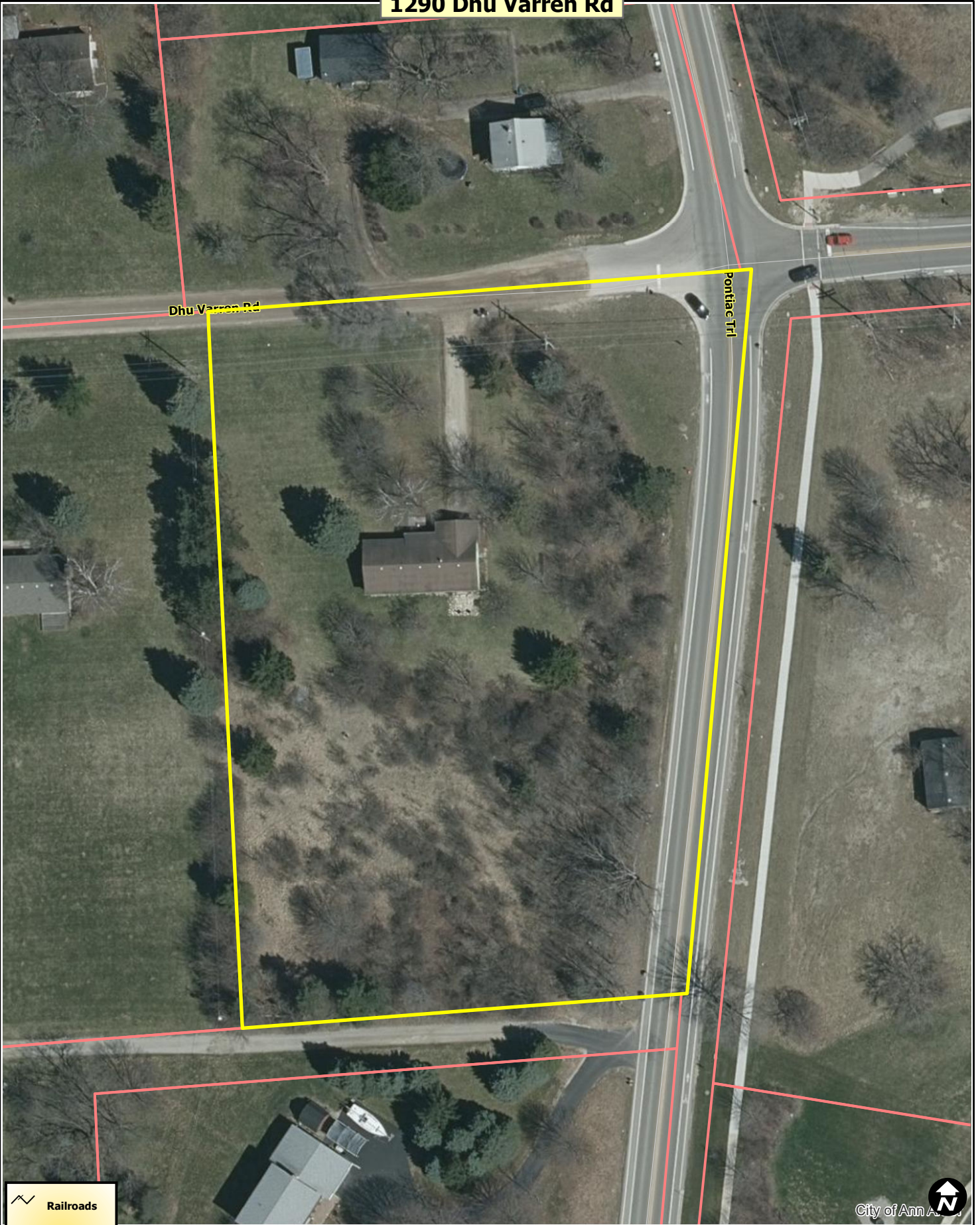
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City of Ann Arbor




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1290 Dhu Varren Rd



Dhu Varren Rd

Pontiac Trl

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