

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of December 7, 2010

**SUBJECT: Betke Annexation and Zoning (2562 Newport Road)
Project Nos. A10-002 and Z10-011**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Betke 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 Master Plan Future Land Use Element.

LOCATION

This site is located on the east side of Newport Road, just north of Warrington (West Area). This site is in the Huron River Watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a 1.1-acre site from Ann Arbor Township and zoning to R1A single-family residential. The site contains an existing single-family home, and the petitioner would like to connect to public water service, which is currently available, and public sanitary sewer service when available in the future.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1A	R1A
Gross Lot Area	1.1 ac (47,916 sq ft)	1.1 ac (47,916 sq ft)	20,000 sq ft MIN
Lot Width	206 ft	206 ft	90 ft MIN

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single-Family Dwelling	Township
EAST	Single-Family Dwelling	R1A Single-Family Dwelling District
SOUTH	Single-Family Dwelling	Township
WEST	Single-Family Dwelling	Township

HISTORY AND PLANNING BACKGROUND

This Ann Arbor Township parcel is surrounded by City parcels zoned R1A. The Master Plan Land Use Element recommends single-family residential use for this site.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Public Services (Systems Planning Unit and Project Management Unit) – Public water service is available to this site but sanitary sewer service is not. There is a Water Improvement Charge of \$1,447.09 that is due December 31, 2010. Petitioner must connect to water service within 90 days of annexation. When available, the petitioner will be obligated to connect to the public sanitary sewer and pay the fixed sanitary sewer improvement charge in place at the time. (The 2010 fixed sanitary sewer improvement charge was \$21,930. The 2011 charge is not yet established.)

Planning & Development – If this house is to be rented once it is annexed into the City, it must be registered with the Planning & Development Services Unit.

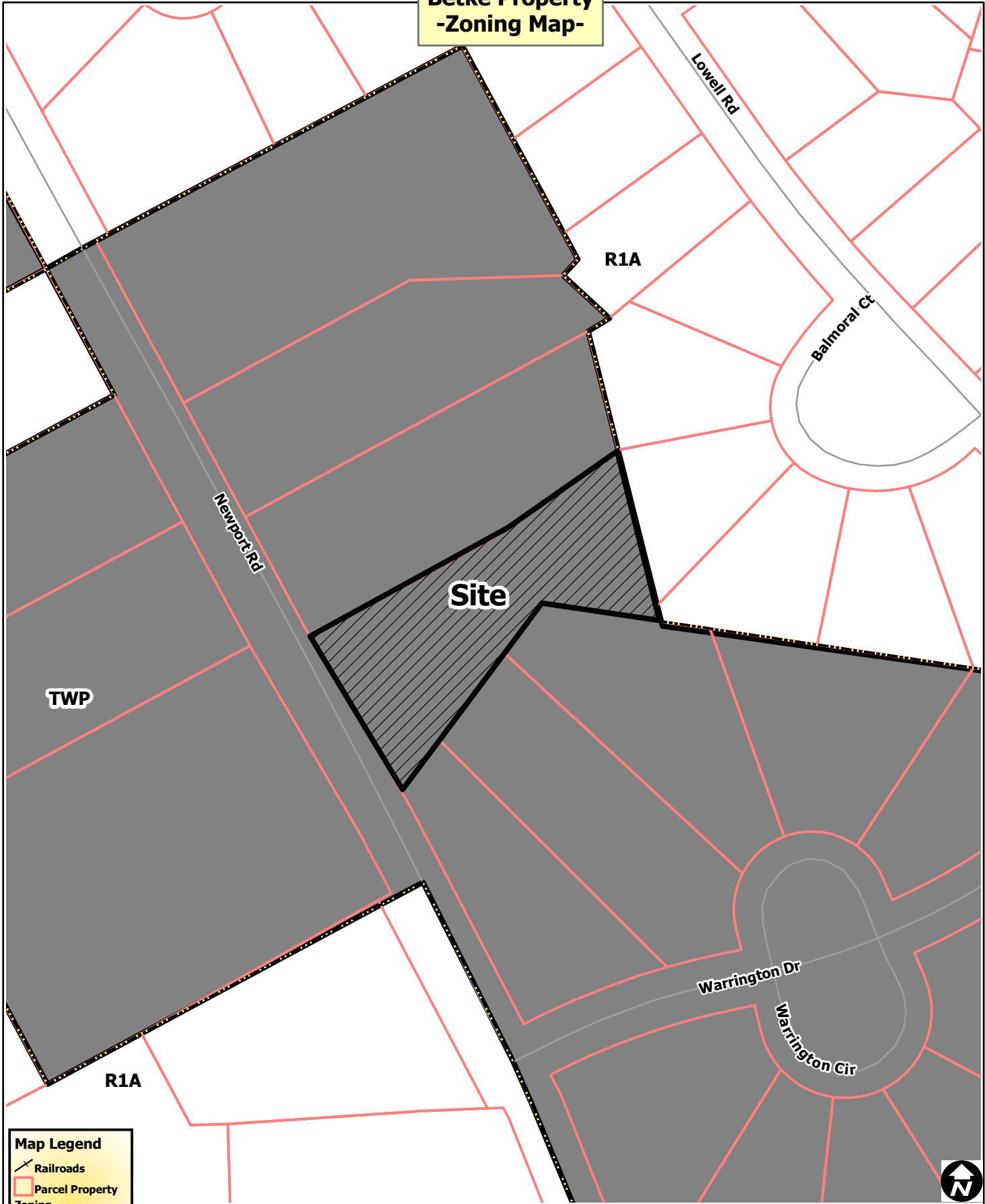
Prepared by Matthew Kowalski, City Planner
Reviewed by Wendy Rampson, Planning Manager

Attachments: Zoning/Parcel Maps
Aerial Photo

c: Owner/Petitioner: Michael L. Betke
908 Broken Bow Trail
Alabaster, AL 35007

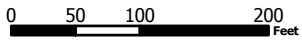
City Assessor
Systems Planning
Field Operations
Project Nos. A10-002 and Z10-011

**Betke Property
-Zoning Map-**



Map Legend

- Railroads
- Parcel Property Zoning
- Township
- City of Ann Arbor
- City Boundary



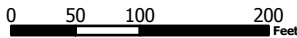
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Betke Property -Aerial Map-



Map Legend

- Railroads
- Parcel Property
- City Boundary



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