

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of February 21, 2019

**SUBJECT: Erb-Downward/Picazo Annexation and Zoning (2705 Newport Road)
File Nos. A19-001 and Z19-001**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Erb-Downward/Picazo Annexation and R1A (Single-Family Dwelling District) Zoning (2705 Newport Road).

STAFF RECOMMENDATION

Staff recommends this petition be **approved** because the property is within the City's utility service area and the proposed R1A zoning is consistent with the adjacent zoning, surrounding land uses and the adopted Land Use Plan.

LOCATION

This site is located on the west side of Newport Road, North of M-14. This site is in the Huron River Watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a 1.19 acre parcel in Ann Arbor Township and R1A (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 is requesting water service from the City since their well failed.

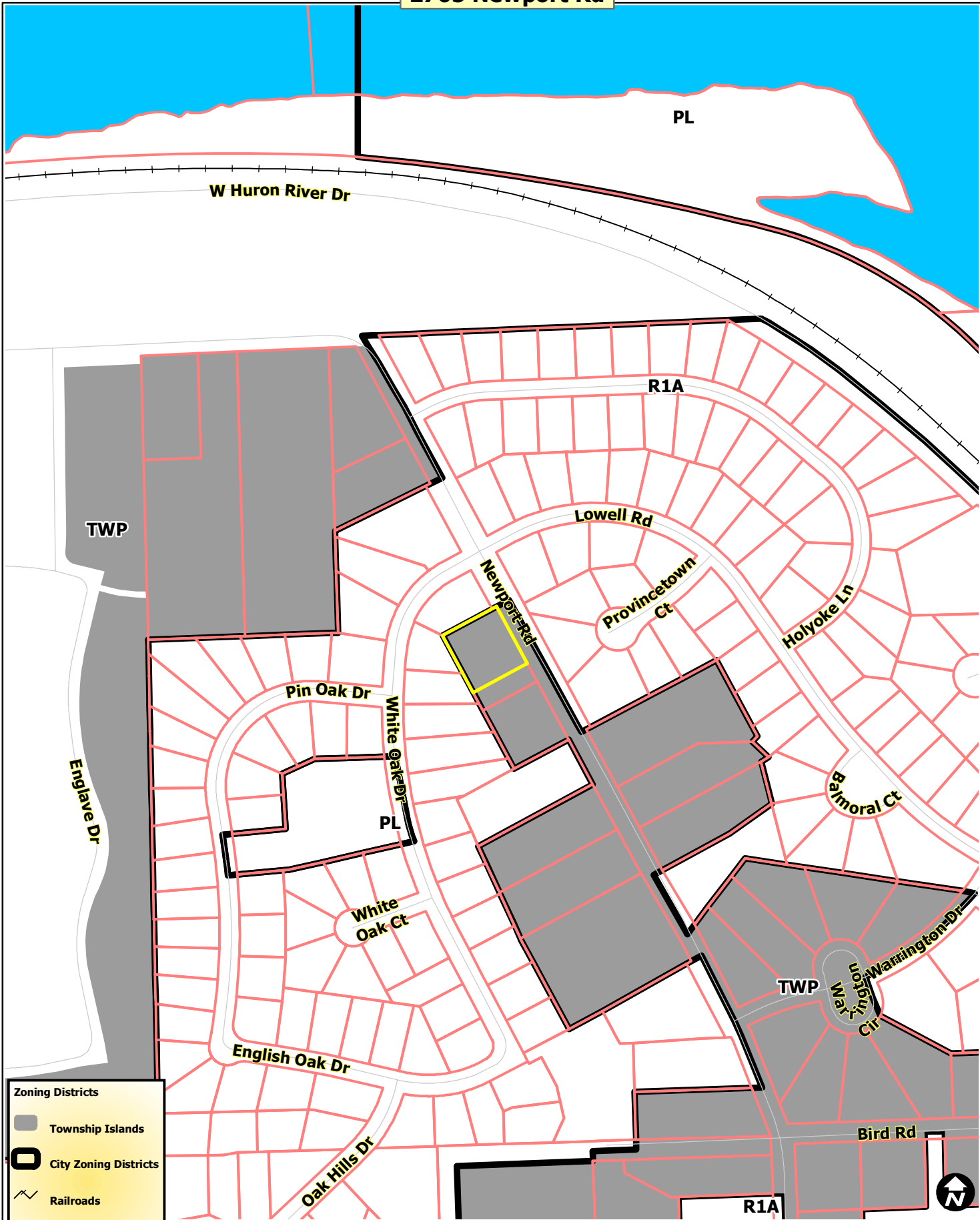
COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1A (Single-Family Dwelling District)	R1A
Gross Lot Area	1.19 acres 51,836 sq ft	1.19 acres 51,836 sq ft	20,000 sq ft MIN
Lot Width	approx. 200 ft	approx. 200 ft	90 ft MIN

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single Family Residence	R1A (Single-Family Dwelling District)
EAST	Single Family Residence	R1A
SOUTH	Vacant Parcel	TWP (Township)
WEST	Single Family Residence	R1A

2705 Newport Rd



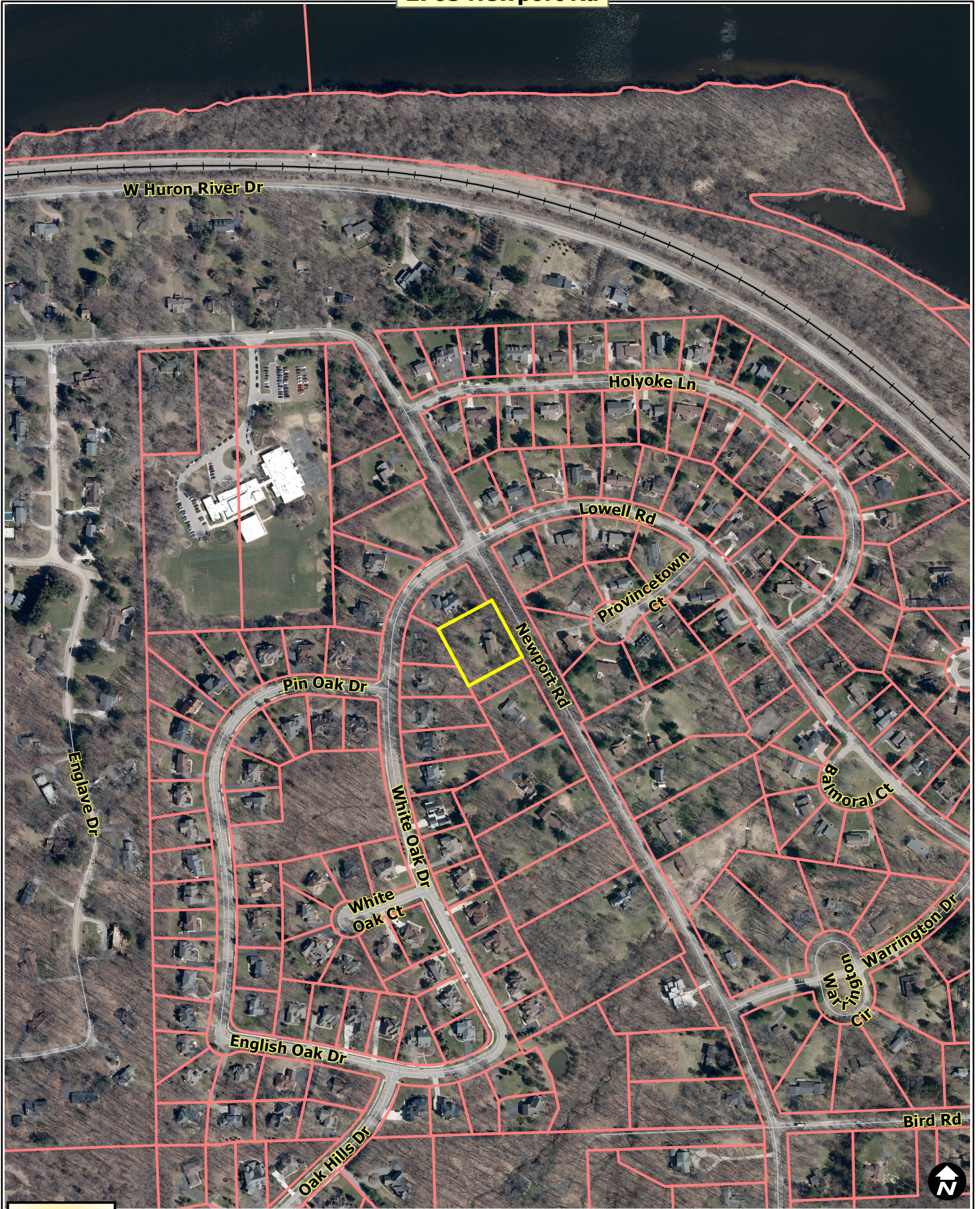
Zoning Districts



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



Map date: 2/5/2019
Any aerial imagery is circa 2018 unless otherwise noted
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2705 Newport Rd



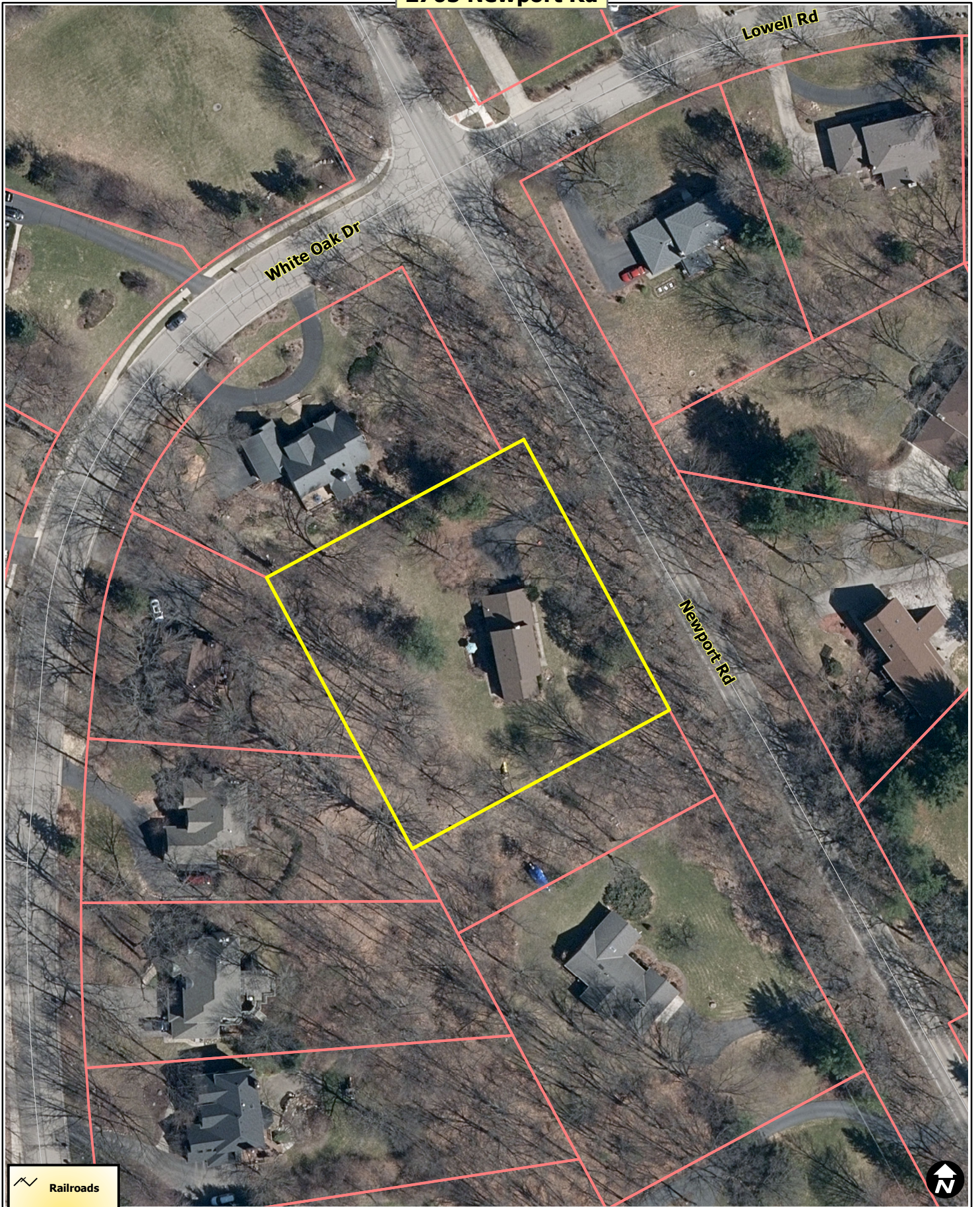
 Railroads
 Tax Parcels






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2705 Newport Rd



-  Railroads
-  Huron River
-  Tax Parcels



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