

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of December 18, 2018**

**SUBJECT: Payne Annexation and Zoning (245 Orchard Hills Drive)  
File Nos. A18-008 and Z18-019**

<b>PROPOSED CITY PLANNING COMMISSION MOTION</b>
The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Payne Annexation and R1B (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 R1B zoning is consistent with the adjacent zoning, surrounding land uses and the adopted Northeast Area Plan.

**LOCATION**

This site is located on the north side of Geddes Ave. east of Orchard Hills Road. This site is in the Huron Creek Watershed. Ward 2.

**DESCRIPTION OF PETITION**

The petitioner requests annexation of this 2,274-square foot house on .48-acres from Ann Arbor Township and zoning to R1B (Single-Family Dwelling District). The petitioner is requesting annexation of this parcel since it is within the contiguous bounded limits of the City.

**COMPARISON CHART**

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1B (Single-Family Dwelling District)	R1B
Gross Lot Area	.482 acres 20,996 sq ft	.482 acres 20,996 sq ft	10,000 sq ft MIN
Lot Width	136 ft	136 ft	60 ft MIN

**SURROUNDING LAND USES AND ZONING**

	LAND USE	ZONING
NORTH	Single Family Residence	R1B (Single-Family Dwelling District)
EAST	Single Family Residence	R1B
SOUTH	Single Family Residence	R1A & TWP (Single-Family Dwelling District & Township)
WEST	Single Family Residence	R1B

