

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of December 21, 2010

**SUBJECT: Brush/Frey Annexation and Zoning (2437 Newport Road)
Project Numbers A10-004 and Z10-012**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Brush/Frey 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 west side of Newport Road between Newport Creek Drive and Bird Road (Northeast 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 is required per the County Time-of-Sale program to connect to City sewer services when available, which was October 2010.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1A	R1A
Gross Lot Area	1.1 ac	1.1 ac	20,000 sq ft MIN
Lot Width	150 ft	150 ft	90 ft MIN

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single-Family Dwelling	TWP Township District
EAST	Single-Family Dwelling	TWP Township District
SOUTH	Single-Family Dwelling	TWP Township District
WEST	Vacant Lot	TWP Township District

HISTORY AND PLANNING BACKGROUND

This parcel is one of about 35 parcels currently within Ann Arbor Township along Newport Road, Bird Road, and Warrington Drive. Surrounding these 35 parcels on three sides are parcels zoned R1A Single-Family Dwelling District. Six of the parcels abut land zoned PL Public Land, east of Newport and south of Bird Hills Road, in the Bird Hills Nature Area.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Public Services (Systems Planning Unit and Project Management Unit) –In order to obtain city utility service, property owners must first sign water & sanitary sewer agreements for service outside the city (per code). The improvement charges will be based upon the date of "active" service (i.e., the water meter is set and the property is receiving utility service). The 2010 fixed water improvement charge is \$14,129 and the fixed sanitary sewer improvement charge is \$21,930. Should service not become active until 2011, the recommended fixed improvement charges pending Council approval are \$14,539 and \$22,530.

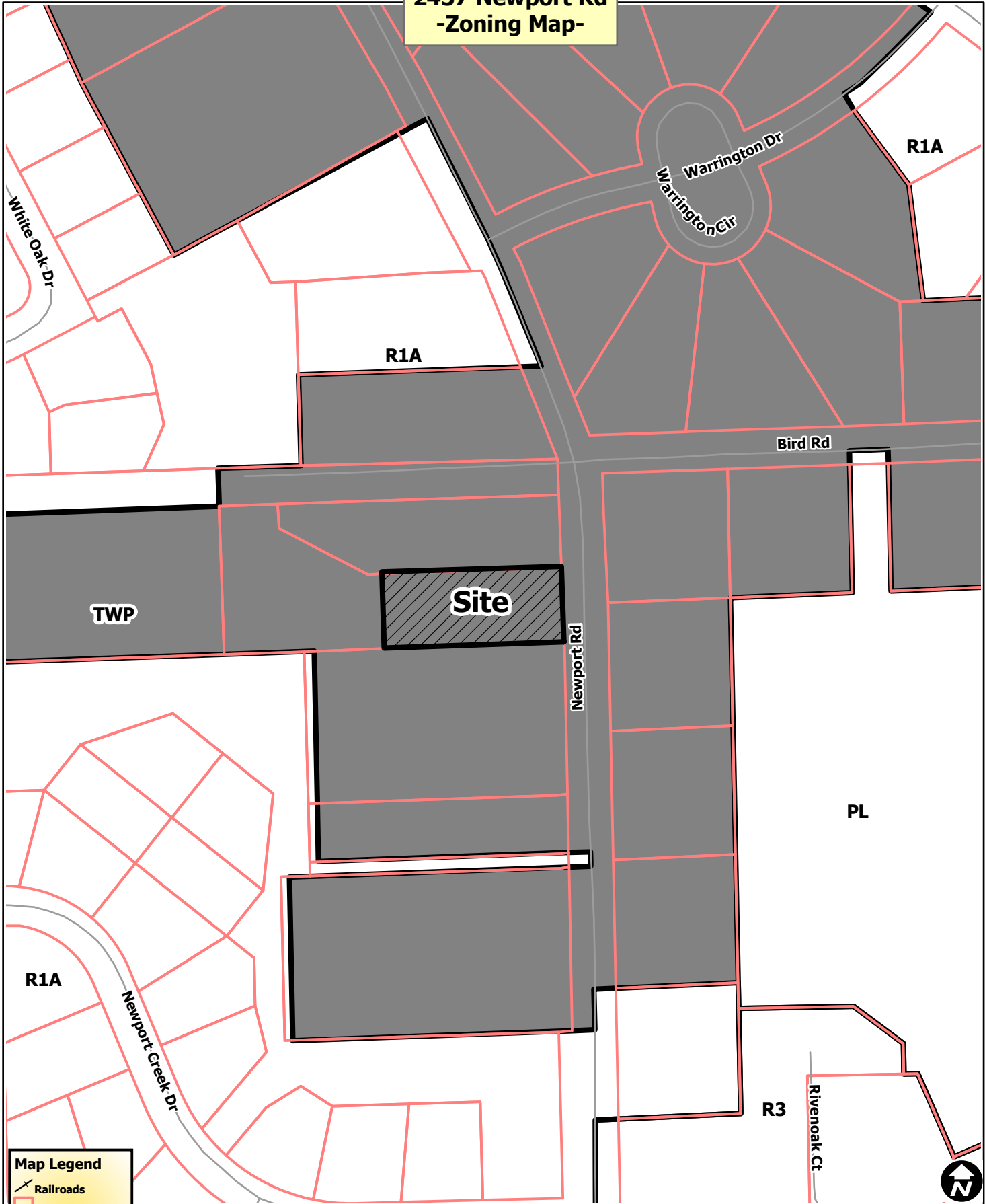
Prepared by Jill Thacher
Reviewed by Wendy Rampson
jsj/12/17/10

Attachments: Zoning/Parcel Maps
Aerial Photo

c: Owner/Petitioner: Lisa Brush
Jim Frey
2437 Newport Road
Ann Arbor, MI 48103

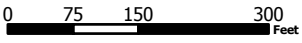
City Assessor
Systems Planning
Project Nos. A10-004 and Z10-012

**2437 Newport Rd
-Zoning Map-**



Map Legend

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



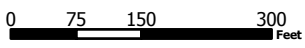
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2437 Newport Rd -Aerial Map-



Map Legend

- Railroads
- Parcel Property
- City Boundary



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