

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of August 19, 2008**

**SUBJECT: Muhleman Annexation and Zoning (3055 Dover Place)  
File Nos. A08-003 and Z08-004**

**PROPOSED CITY PLANNING COMMISSION MOTION**  
The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Muhleman 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 between Huntington Place and Dover Place (Northeast Area). This site is in the Huron River Watershed.

**DESCRIPTION OF PETITION**

The petitioner requests annexation of a 0.88-acre parcel and a contiguous 0.37-acre parcel from Ann Arbor Township and zoning to R1B single-family residential zoning designation.

**COMPARISON CHART**

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1B	R1B
Gross Lot Area	0.88 acres (38,398 sq ft) 0.37 acres (16,074 sq ft)	0.88 acres 0.37 acres	10,000 sq ft MIN
Lot Width	93 ft 120 ft	93 ft 120 ft	70 ft MIN

**SURROUNDING LAND USES AND ZONING**

	LAND USE	ZONING
NORTH	Single-Family Dwelling	R1A (Single-Family Dwelling District) and R1B
EAST	Single-Family Dwelling	R1B
SOUTH	Single-Family Dwelling	R1B
WEST	Single-Family Dwelling and Vacant Land	R1A, R1B & TWP (Township District)

8d

### HISTORY AND PLANNING BACKGROUND

The parcels were platted in Ann Arbor Township. The existing home was constructed in 1967. The current Northeast Area Plan recommends single-family residential use for these sites.

### COMMENTS PENDING, DISMISSED OR UNRESOLVED

Systems Planning – The existing house is already connected to the city sanitary sewer system. Improvement charges related to the sanitary sewer system have been paid in full. There currently is not a project included in the City's Capital Improvements Plan (CIP) to extend water main or storm sewer utilities in a specific location which would serve these parcels.

Planning – Staff supports the proposed zoning because it is consistent with the surrounding land uses and the recommendations of the Northeast Area Plan. The petitioner requests both parcels remain separate upon annexation.

Prepared by Christopher Cheng  
Reviewed by Connie Pulcifer and Mark Lloyd  
jsj/8/12/08

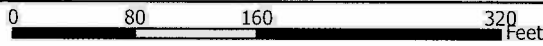
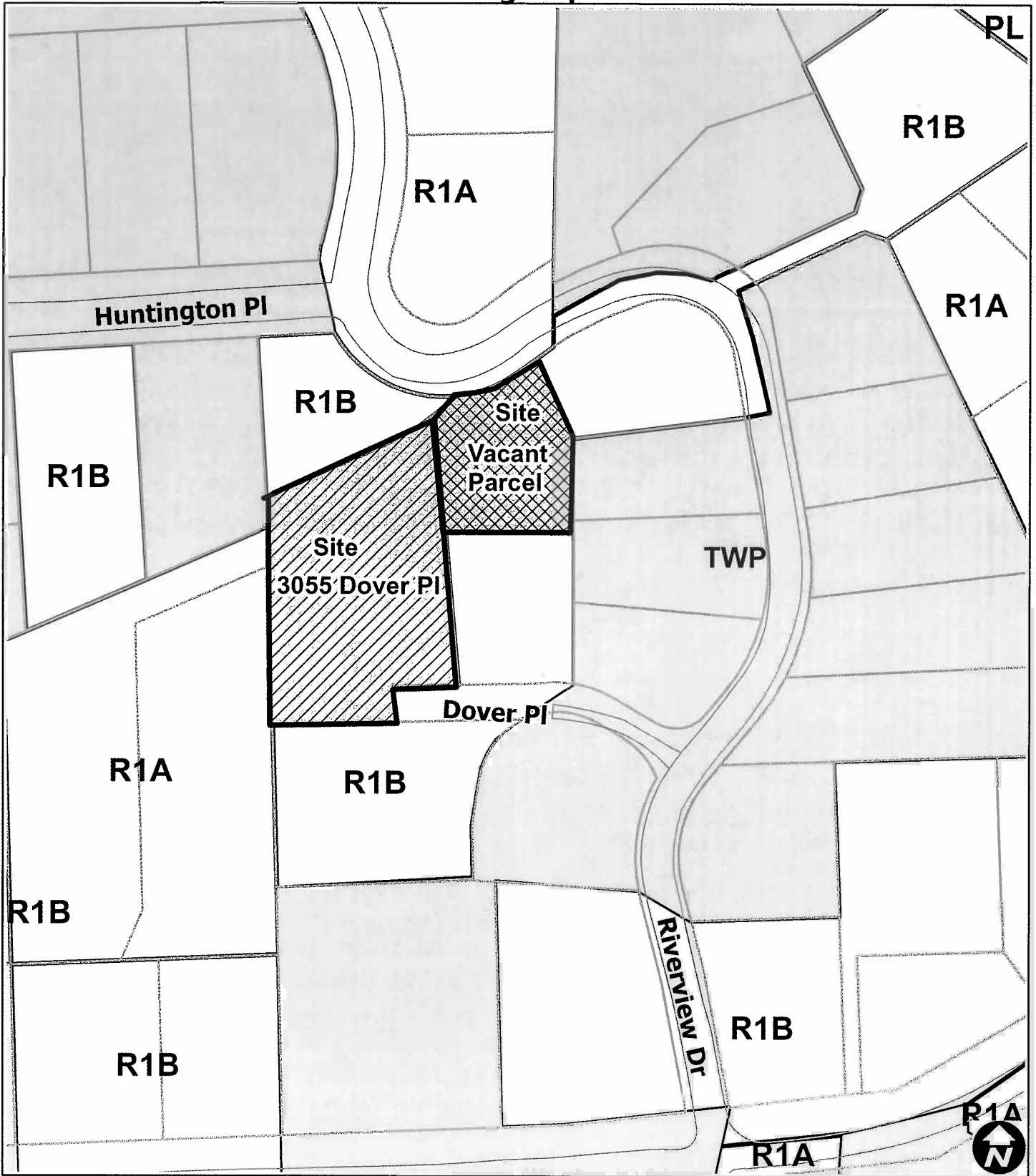


Attachments: Zoning/Parcel Maps  
Aerial Photo

c: Owner/Petitioner: Janet C. Muhleman  
3055 Dover Place  
Ann Arbor, MI 48104

City Assessor  
Systems Planning  
File Nos. A08-003 and Z08-004

# 3055 Dover Place and Vacant Parcel -Zoning Map-



Maps available online:

<http://gisweb.ewashtenaw.org/website/mapwashtenaw/>

**Map Legend**

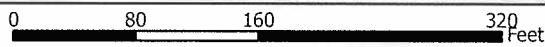
— Railroads

Copyright 2008 City of Ann Arbor, Michigan

No part of this product shall be reproduced or transmitted in any form or by any means, electronic or mechanical, for any purpose, without prior written permission from the City of Ann Arbor.

This map complies with National Map Accuracy Standards for mapping at 1 Inch = 100 Feet. The City of Ann Arbor and its mapping contractors assume no legal representation for the content and/or inappropriate use of information on this map.

# 3055 Dover Place and Vacant Parcel -Aerial Map-



Maps available online:

<http://gisweb.ewashtenaw.org/website/mapwashtenaw/>

**Map Legend**  
— Railroads

Copyright 2008 City of Ann Arbor, Michigan

No part of this product shall be reproduced or transmitted in any form or by any means, electronic or mechanical, for any purpose, without prior written permission from the City of Ann Arbor.

This map complies with National Map Accuracy Standards for mapping at 1 Inch = 100 Feet. The City of Ann Arbor and its mapping contractors assume no legal representation for the content and/or inappropriate use of information on this map.