

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of August 20, 2013

**SUBJECT: Rayer Annexation and Zoning
(2640 Miller Road)
Project Nos. A13-003 and Z13-012**

PROPOSED CITY PLANNING COMMISSION MOTION

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

LOCATION

This site is located on the north side of Miller Road, west of Maple Road in the Honey Creek watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a 0.39-acre (approx. 17,000-square feet) parcel from Scio Township and zoning to R1B Single-Family Dwelling District. The existing septic system has failed and the petitioners would like to connect to City Services for the existing single family home.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1B	R1B
Gross Lot Area	Approx 17,000 sq ft (.39 ac)	Approx 17,000 sq ft (.39 ac)	10,000 sq ft MIN
Lot Width	60 ft	60 ft	70 ft MIN

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single-Family Dwellings	TWP
EAST	Single-Family Dwellings	R1B
SOUTH	Two-Family Dwellings	R2A
WEST	Single-Family Dwellings	R1B

HISTORY AND PLANNING BACKGROUND

The Master Plan: Land Use Element recommends single-family uses for this property. The existing pattern of zoning and lot sizes supports an R1B zoning district.

STAFF COMMENTS

Public Services (Systems Planning Unit and Project Management Unit) – Public water service and sanitary sewer service are available to this site. At the time of connection to the city water and sewer mains and the services becoming active (i.e. when the water meter is set), the current fixed improvement charges in affect at that time will be due. The 2013 improvement charges are \$19,062.31.

Planning & Development Services – The sites meets the R1B zoning district requirement for lot size but is nonconforming with regard to lot width (60 feet; 70 feet required). R1B zoning exists to the east and west of the property.

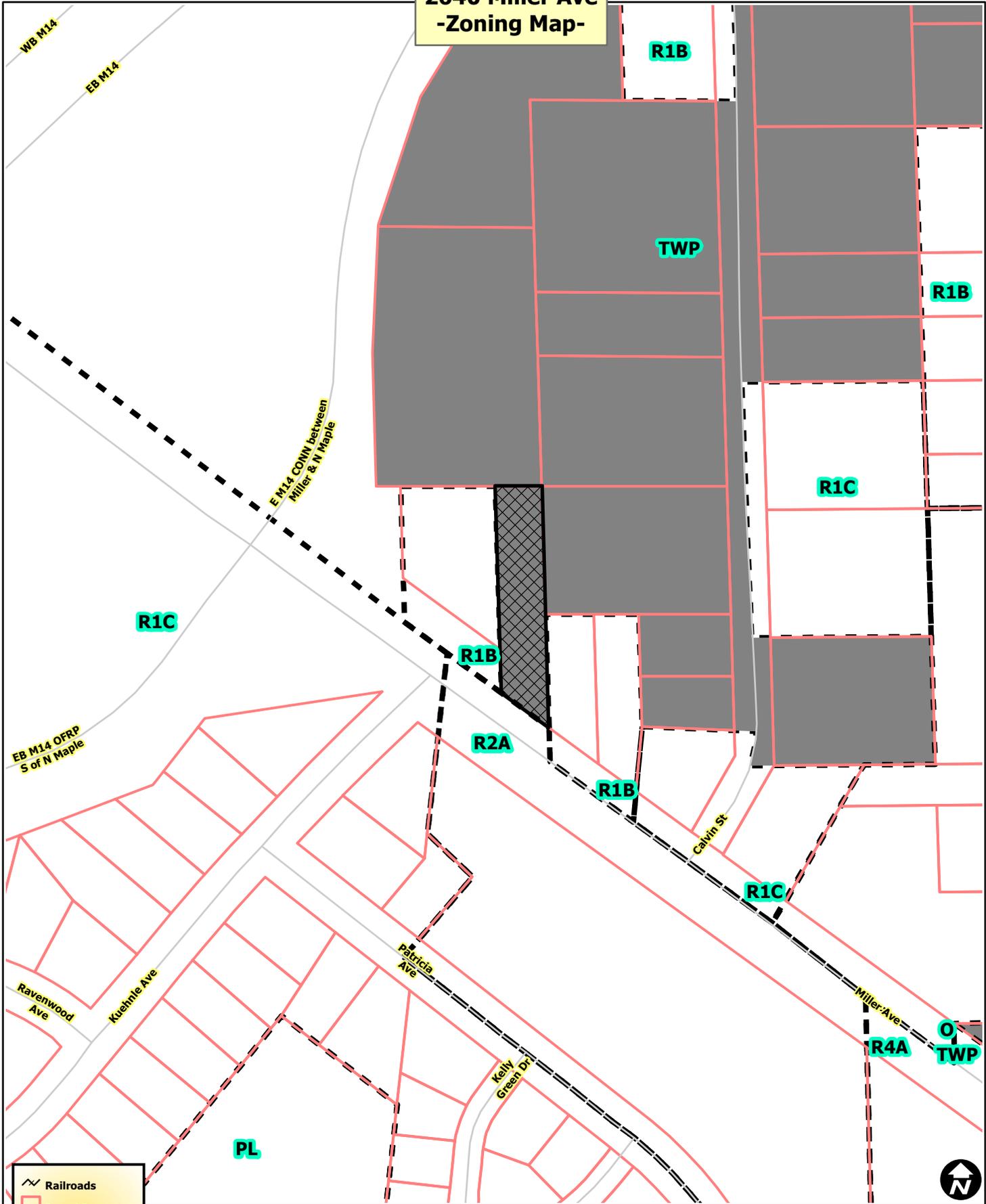
Prepared by Jeff Kahan
Reviewed by Wendy Rampson
rmg/8/15/13

Attachments: Zoning/Parcel Maps
Aerial Photo

c: Owner/Petitioner: Robert Rayer
2640 Miller
Ann Arbor, MI 48130

City Assessor
Rental Housing
Systems Planning
Project Nos. A13-003 and Z13-012

2640 Miller Ave -Zoning Map-



Railroads
 Parcel Property
Zoning
 Township Island
 Zoning



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**2640 Miller Ave
-Aerial Map-**

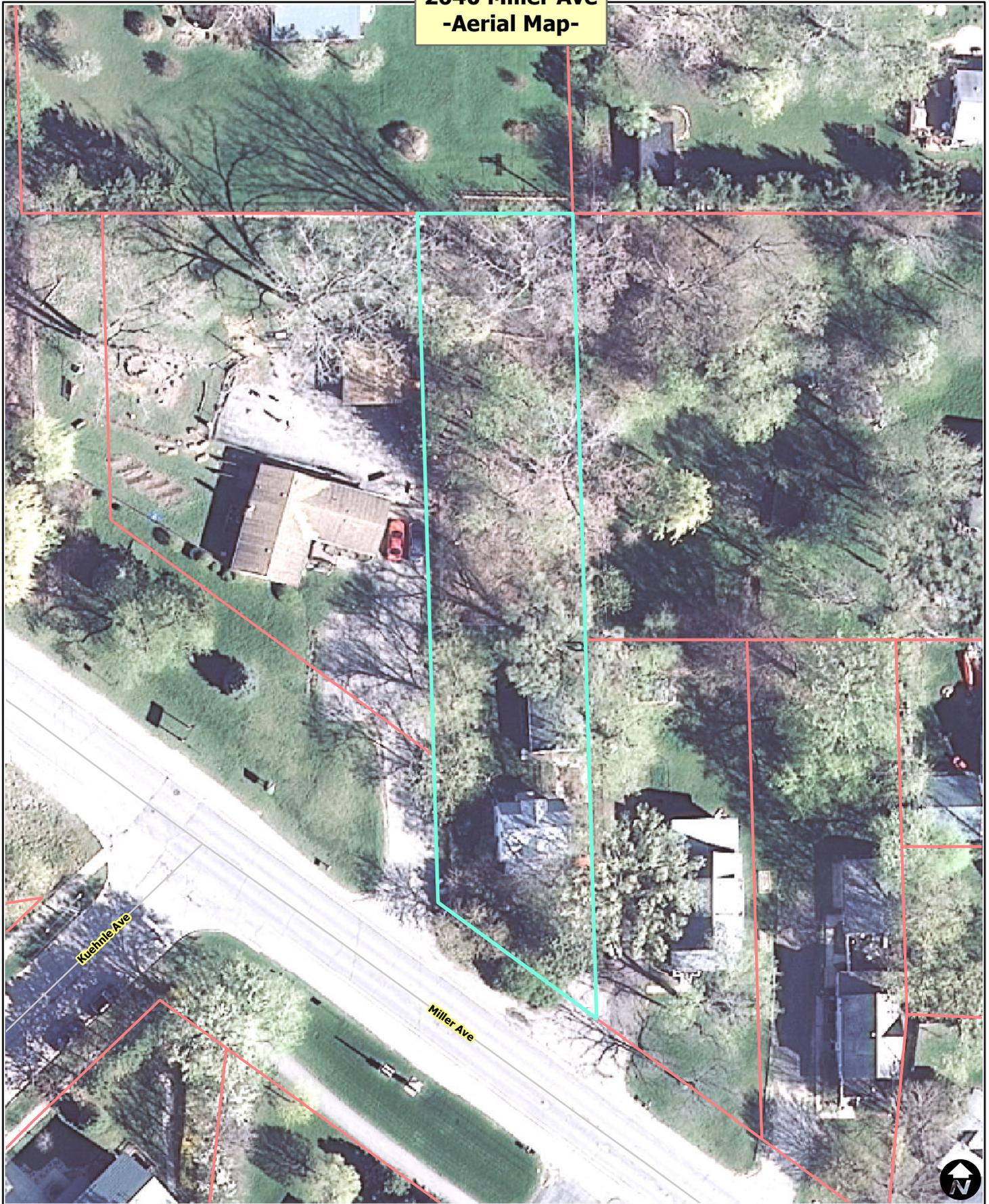


-  Railroads
-  Parcel Property



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**2640 Miller Ave
-Aerial Map-**



-  Railroads
-  Parcel Property



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