

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of June 17, 2008**

**SUBJECT: Penske Truck Leasing Annexation and Zoning (1621 Plymouth Road)  
File Nos. 9211S15.1 and .2**

<b>PROPOSED CITY PLANNING COMMISSION MOTION</b>
The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Penske Annexation and C1 (Local Business District) Zoning.

<b>PROPOSED CITY PLANNING COMMISSION MOTION</b>
The Ann Arbor City Planning Commission hereby waives the requirement for an area plan because no new construction is proposed.

**STAFF RECOMMENDATION**

Staff recommends this petition be **approved** because the property is within the City's water and sewage service area and the proposed C1 zoning is consistent with the existing use and the adopted Northeast Area Plan.

**LOCATION**

This site is located on the north side of Plymouth Road west of Pointe Lane (Northeast Area). It is in the Traver Creek Watershed.

**DESCRIPTION OF PETITION**

The petitioner requests annexation of a 1.2-acre site from Ann Arbor Township and zoning to C1 (Local Business District). The petitioner wants to connect the existing structure to City water and sewer. No changes are proposed to the existing cell tower or rental office building.

**COMPARISON CHART**

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	C1	C1
Gross Lot Area	1.2 acres 52,272 sq ft	1.2 acres 52,272 sq ft	2,000 sq ft MIN
Lot Width	297 ft	297 ft	20 ft MIN

8f

**SURROUNDING LAND USES AND ZONING**

	LAND USE	ZONING
NORTH	Vacant and Multiple-Family Dwellings	TWP (Township) and R4A (Multiple-Family Dwelling District)
EAST	Multiple-Family Dwellings	R4A
SOUTH	Multiple-Family Dwellings	R4B (Multiple-Family Dwelling District)
WEST	Vacant Land	TWP

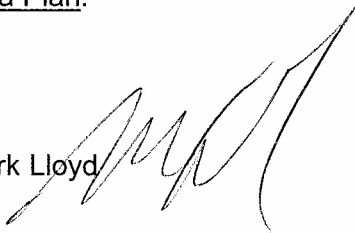
**HISTORY AND PLANNING BACKGROUND**

This site is currently zoned R-3 in Ann Arbor Township (single-family urban residential district). The Northeast Area Plan recommends office and commercial uses for this site.

**COMMENTS PENDING, DISMISSED OR UNRESOLVED**

Planning – Staff supports the proposed zoning because it is consistent with the recommendations of the Northeast Area Plan.

Prepared by Christopher Cheng  
Reviewed by Connie Pulcifer and Mark Lloyd  
jsj/6/9/08

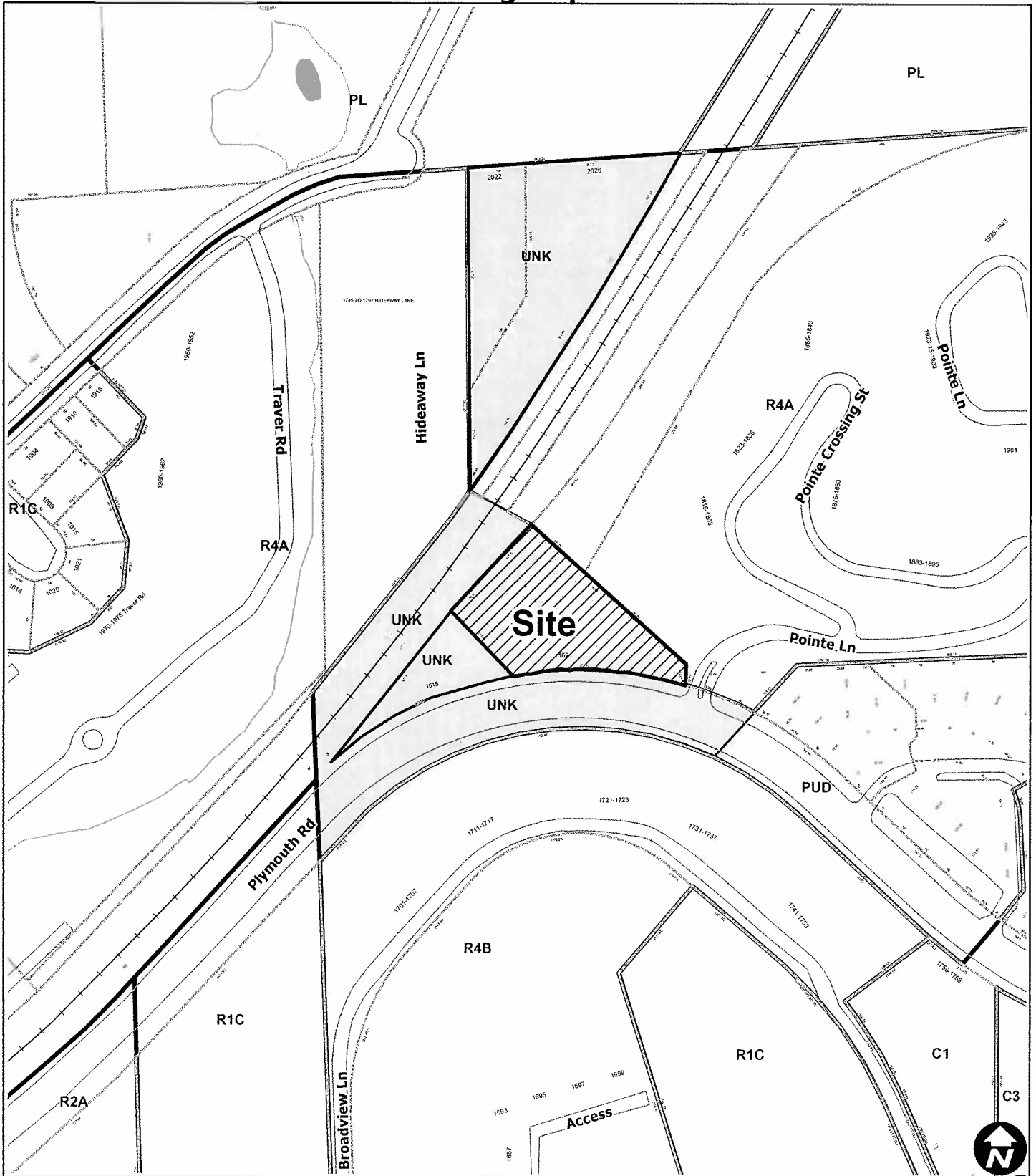


Attachments: Zoning/Parcel Maps  
Aerial Photo  
Existing Layout Plan

c: Owner/Petitioner: Scott Mihail  
1621 Plymouth Road  
Ann Arbor, MI 48105

Assessor  
Systems Planning  
File Nos. 9211S15.1 and .2

# 1621 Plymouth Road -Zoning Map-



**Map Legend**

- City Boundary
- Railroads



Maps available online:  
<http://gisweb.ewashtenaw.org/website/mapwashtenaw/>

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# 1621 Plymouth Road -Aerial Map-



**Map Legend**

-  City Boundary
-  Railroads



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