

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of November 1, 2016

**SUBJECT: DuBuc Annexation and Zoning
(2945 Devonshire Road)
Project Nos. A16-005 and Z16-008**

PROPOSED CITY PLANNING COMMISSION MOTION

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

LOCATION

This site is located on the north side of Devonshire Road, south of Geddes Avenue (Northeast Area). This site is in the Huron River Watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a 0.59-acre (25,640-square feet) parcel from Ann Arbor Township and zoning to R1A Single-Family Dwelling District. The site currently is vacant. The petitioners would like to connect to public water and sanitary sewer service in order to provide service for the construction of a future home.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1A	R1A
Gross Lot Area	25,640 sq ft (.59 ac)	25,640 sq ft (.59 ac)	20,000 sq ft MIN
Lot Width	100 ft	100 ft	90 ft MIN

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single-Family Dwellings	R1A
EAST	Single-Family Dwellings	R1A
SOUTH	Single-Family Dwellings	R1A
WEST	Single-Family Dwellings	R1A

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 R1A 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.

Planning & Development Services – The site will be accessed from Devonshire Road.

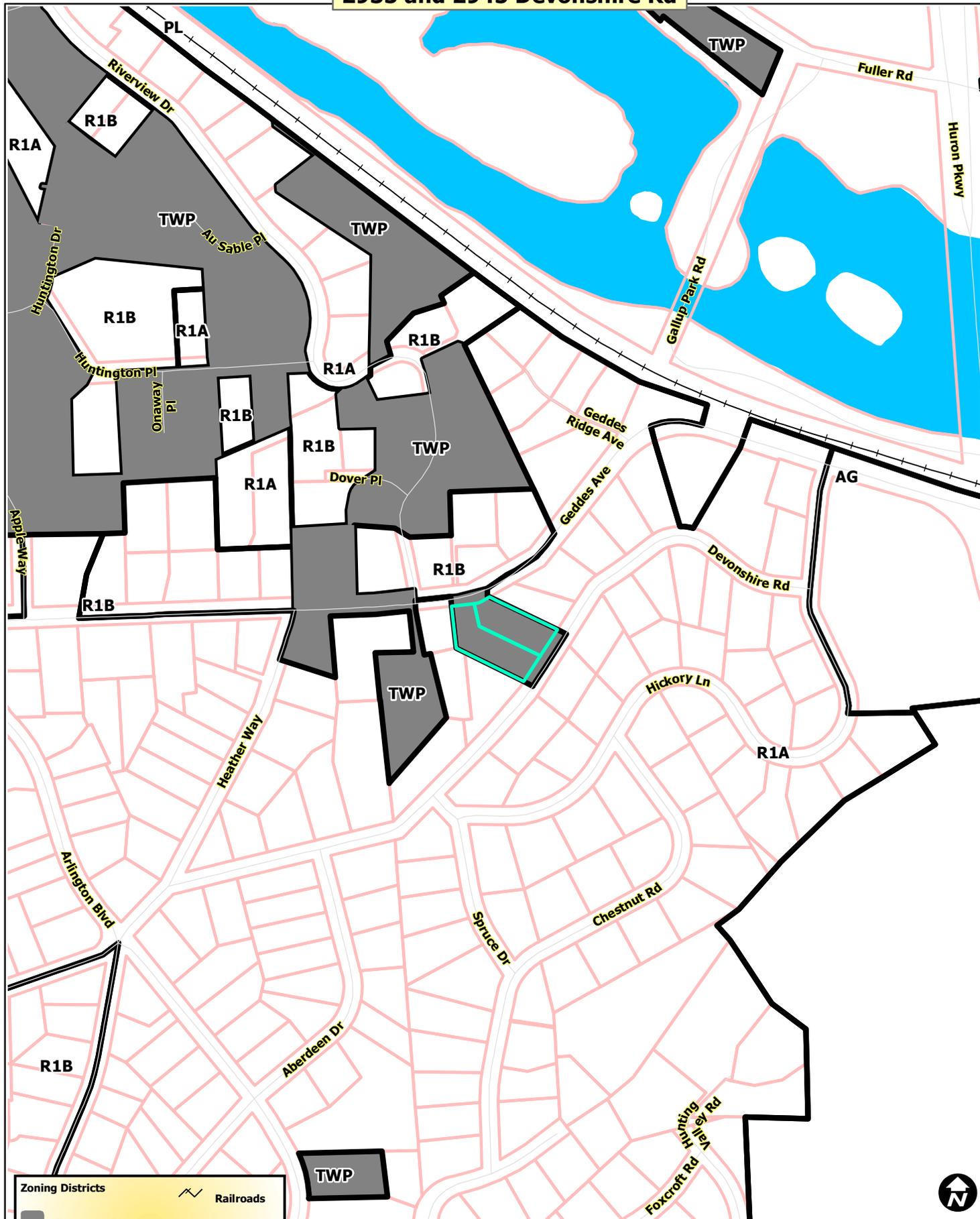
Prepared by Jeff Kahan
Reviewed by Brett Lenart
mg/10/14/16

Attachments: Zoning/Parcel Maps
Aerial Photo

c: Owner/Petitioner: Steve and Dawn DuBuc
1350 Emily Court
Ann Arbor, MI 48104

City Assessor
Systems Planning
Project Nos. A16-005 and Z16-008

2935 and 2945 Devonshire Rd



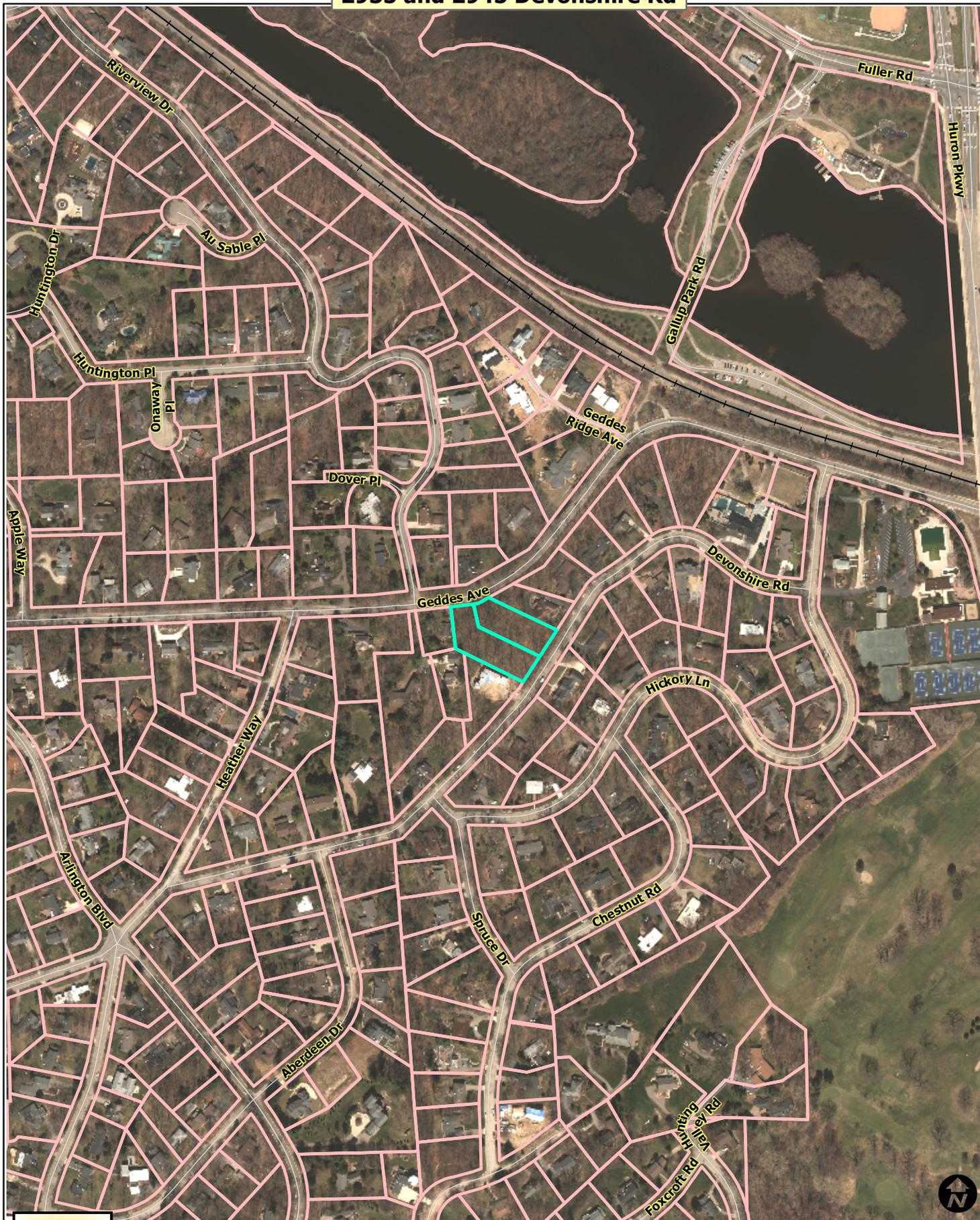
Zoning Districts	Railroads
Township Islands	Parcels
City Zoning Districts	Huron River



Map date 10/5/2016
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2935 and 2945 Devonshire Rd



 Railroads
 Parcels



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2935 and 2945 Devonshire Rd



Geddes Ave

Devonshire Rd

 Railroads

 Parcels



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