PLANNING SERVICES STAFF REPORT

For Planning Commission Meeting of October 17, 2017

SUBJECT: Malooley-Gordon Annexation and Zoning (2410 Newport Road)

File Nos. A17-009 and Z17-013

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Malooley-Gordon 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 adopted West Area Plan.

LOCATION

This site is located on the east side of Newport Road south of Bird Road. This site is in the Huron River Watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a 1.05-acre site from Ann Arbor Township and zoning to R1A (Single-Family Dwelling District). The petitioner is requesting annexation of this parcel since it is within the contiguous bounded limits of the City.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1A (Single-Family Dwelling District)	R1A
	1.05 acres 45,650 sq ft	1.05 acres 45,650 sq ft	20,000 sq ft MIN
Lot Width	218.5 ft	218.5 ft	90 ft MIN

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single Family Residence	TWP (Ann Arbor Township)
EAST	Bird Hills Nature Area	PL (Public Land)
SOUTH	Single Family Residence	TWP
WEST	Single Family Residence	TWP

HISTORY AND PLANNING BACKGROUND

The existing house was constructed in 1964. The <u>West Area Plan</u> recommends residential use for this site.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

<u>Systems Planning</u> – There are city utilities available to service this parcel, including a 16" water main and an 8" sanitary sewer in Newport Road. Connection to sewers may require detailed design by an engineer. No representation is made as to ability to connect.

There is not a project included in the City's Capital Improvements Plan (CIP) to extend storm sewer that would service this parcel.

Once the property has annexed, if the property has not yet connected to the city water main and sanitary sewer systems, the city will notify the owner that these connections will need to be completed within the subsequent 90 days.

At the time of connection to the City water and sewer mains, Water and Sanitary Capital Recovery Charges will be due. It is noted that fire hydrant coverage does not meet city standards for the existing structure. Residential structures are to be included within a 350-foot radius of a fire hydrant

<u>Planning</u> – The petitioner intends to demolish the existing house and construct a new home. The proposed R1A zoning would restrict the use to single-family residential. Staff supports the proposed R1A zoning because it is consistent with the surrounding land uses and the recommendations of the <u>West Area Plan</u>.

Prepared by Christopher Cheng Reviewed by Brett Lenart mg/10/10/17

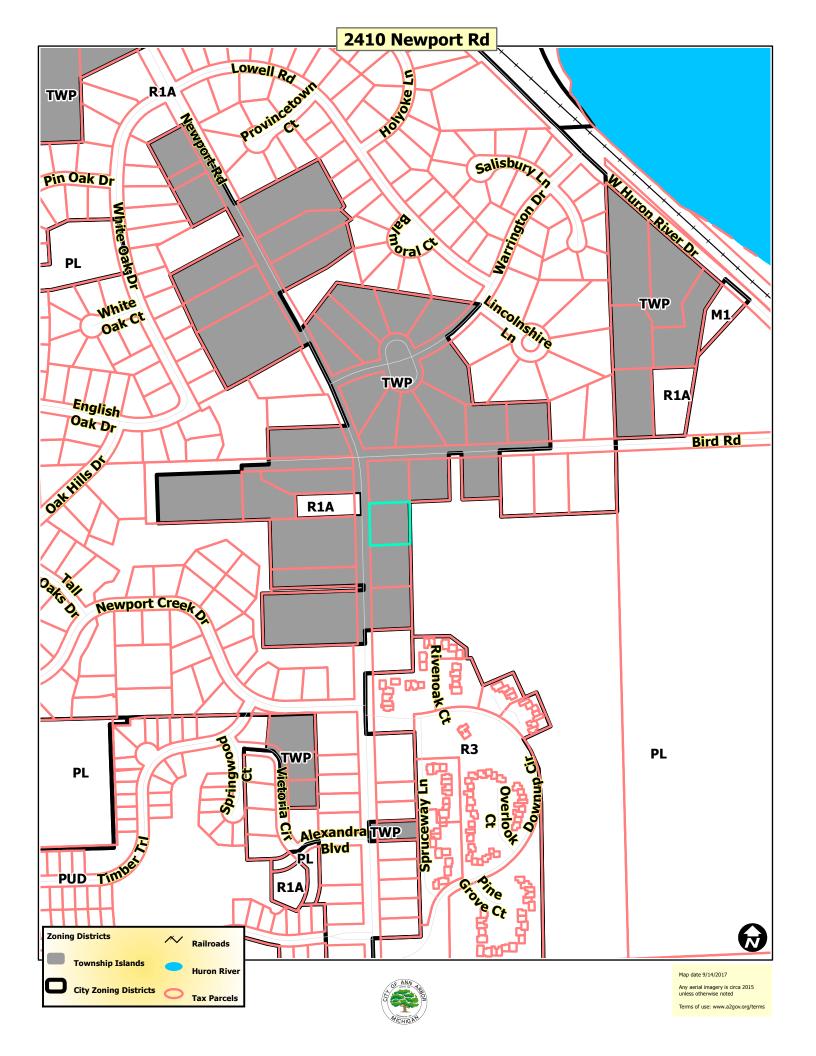
Attachments: Zoning/Parcel Maps

Aerial Photo

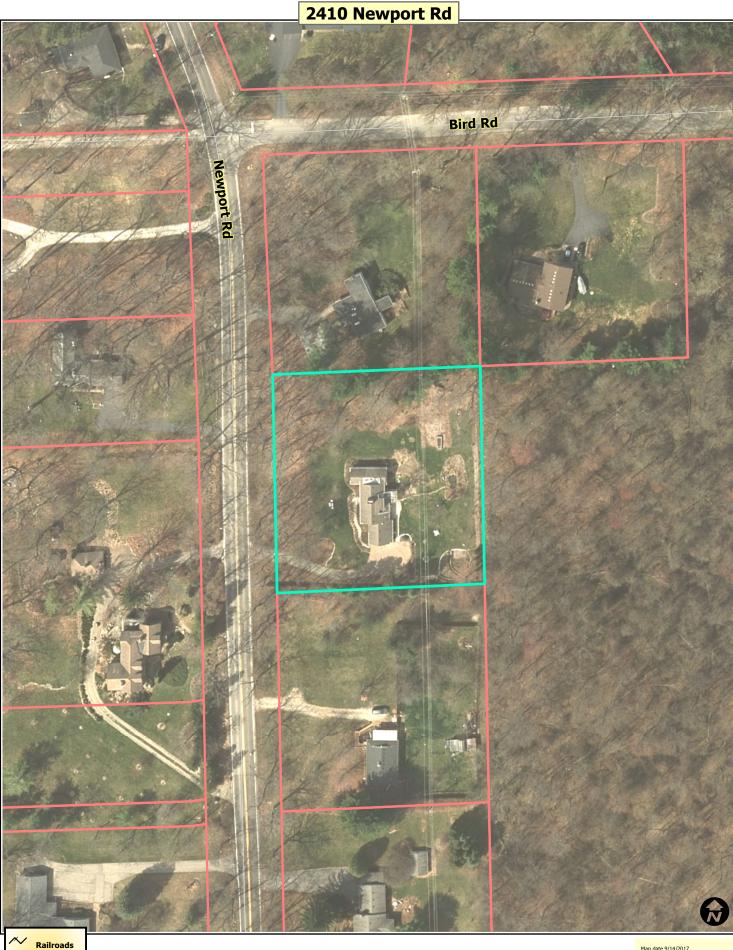
c: Petitioner: Marc Malooley & Kathryn Gordon

28590 Hurwich Drive Farmington Hills, MI 48334

City Assessor Systems Planning File Nos. A17-009 and Z17-013







OF ANW TOP

Tax Parcels

Map date 9/14/2017 Any aerial imagery is circa 2015 unless otherwise noted