

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of October 3, 2017

**SUBJECT: Flannery Annexation and Zoning (2883 Stone School)
Project Nos. A17-008 and Z17-012**

| PROPOSED CITY PLANNING COMMISSION MOTION |
|--|
| The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Flannery Annexation and R1D (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 R1D zoning is consistent with the adjacent zoning, surrounding land uses and the Master Plan Future Land Use Element.

LOCATION

This site is located on the east side of Stone School Road between Packard Road and East Eisenhower Parkway (South Area).

DESCRIPTION OF PETITION

The petitioner requests annexation of a 0.76 acre site from Pittsfield Township and zoning to R1D single-family residential. The site is currently vacant. A house previously on the site was demolished within the last two years.

COMPARISON CHART

| | EXISTING | PROPOSED | REQUIRED/PERMITTED |
|----------------|-------------------------|------------|--------------------|
| Zoning | TWP (Township District) | R1D | R1D |
| Gross Lot Area | 0.76 acres | 0.76 acres | 5,000 sq ft MIN |
| Lot Width | 140 ft | 140 ft | 40 ft MIN |

SURROUNDING LAND USES AND ZONING

| | LAND USE | ZONING |
|-------|---|---------------------|
| NORTH | Single-Family Dwelling | TWP |
| EAST | Single-Family Dwelling | TWP, R1D |
| SOUTH | Single-Family Dwelling | TWP |
| WEST | Single-Family Dwelling, Stone School Park | TWP, PL Public Land |

HISTORY AND PLANNING BACKGROUND

Of the ten parcels on this side of Stone School Road, all but two are township islands. The properties to the east and north, along Shady Land and Packard Road, are zoned R1D. The proposed zoning meets the Land Use Element of the City Master Plan, which calls for single- and two-family residential.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Public Services (Systems Planning Unit and Project Management Unit) – A right-of-way easement will be required for the area shown on the property survey as right-of-way. The lot's property description extends to the center line of the parcel.

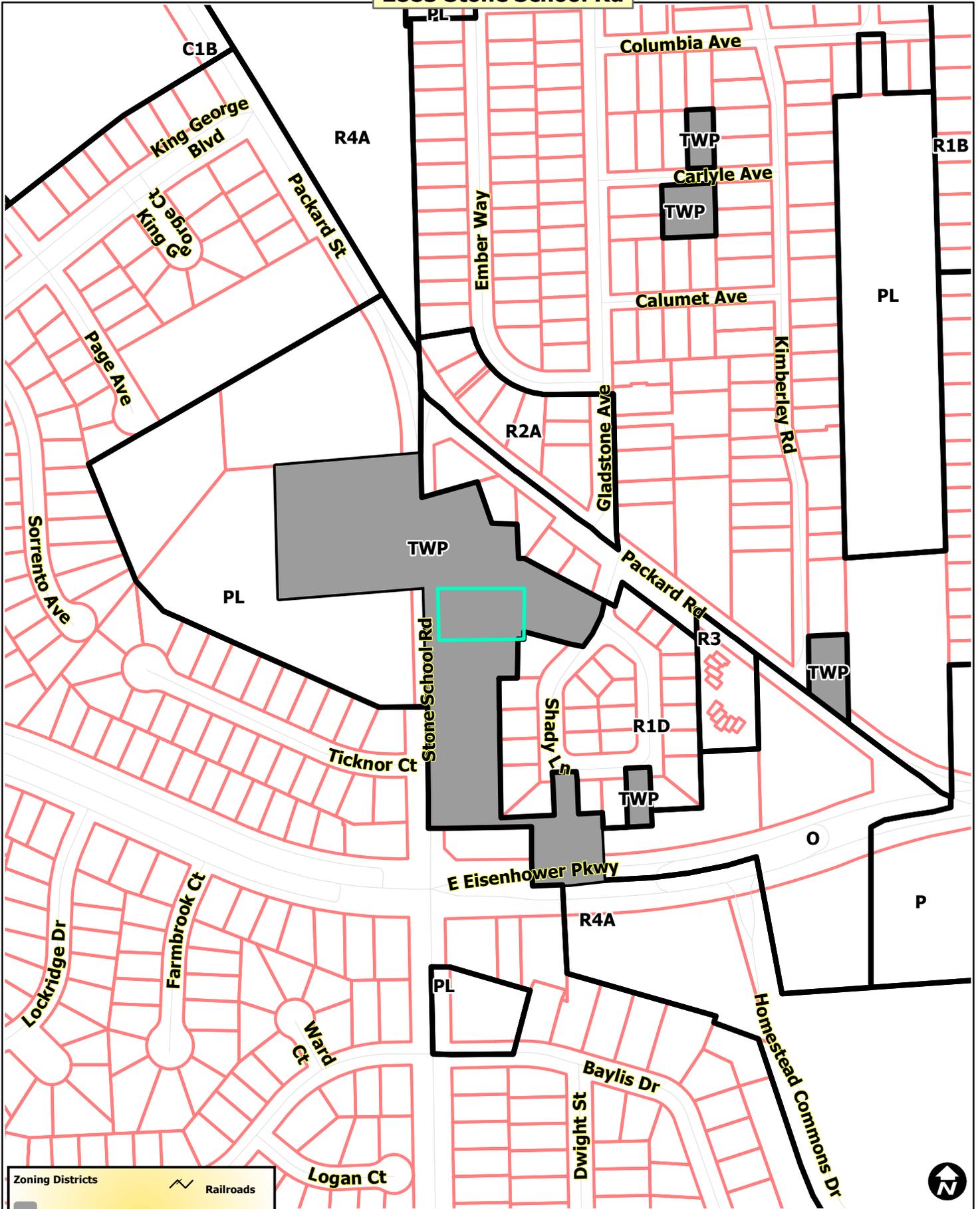
Prepared by Jill Thacher
Reviewed by Brett Lenart, Planning Manager
/mg

Attachments: Zoning/Parcel Maps
Aerial Photo

c: Owner: Patrick Flannery
1577 King George Blvd
Ann Arbor, MI 48104

City Assessor
Systems Planning
Project Nos. A17-008 and Z17-012

2883 Stone School Rd



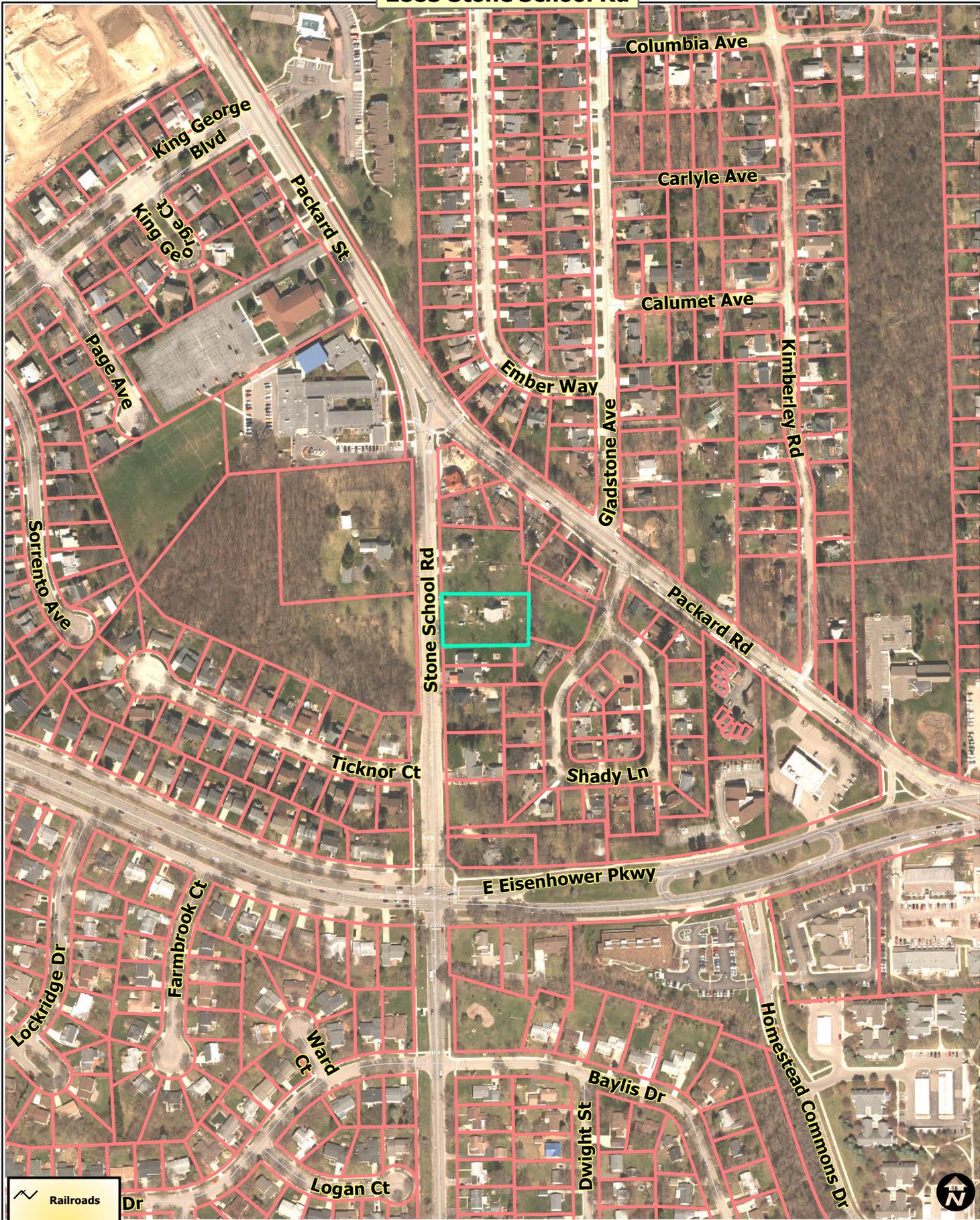
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|--|-----------------------|--|-------------|
| | Zoning Districts | | Railroads |
| | Township Islands | | Huron River |
| | City Zoning Districts | | Tax Parcels |



Map date 8/31/2017
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2883 Stone School Rd



- Railroads
- Huron River
- Tax Parcels



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2883 Stone School Rd



Stone School Rd

-  Railroads
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