

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of January 15, 2019

**SUBJECT: Durling Annexation and Zoning (2625 Valley Drive)
File Nos. A18-009 and Z18-023**

PROPOSED CITY PLANNING COMMISSION MOTION
The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Durling Annexation and R1C (Single-Family Dwelling District) Zoning (2625 Valley Drive).

STAFF RECOMMENDATION

Staff recommends this petition be **approved** because the property is within the City's water and sewer service area and the proposed R1C zoning is consistent with the adjacent zoning, surrounding land uses and the adopted Land Use Plan.

LOCATION

This site is located on the south side of Valley Drive, southwest of Dexter Rd. This site is in the Allen Creek Watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a 4,636 square foot vacant lot in Scio Township and R1C (Single-Family Dwelling District) zoning. The petitioner is requesting annexation of this parcel since it is within the contiguous bounded limits of the City. The owner is considering the possibility of constructing a new single family home.

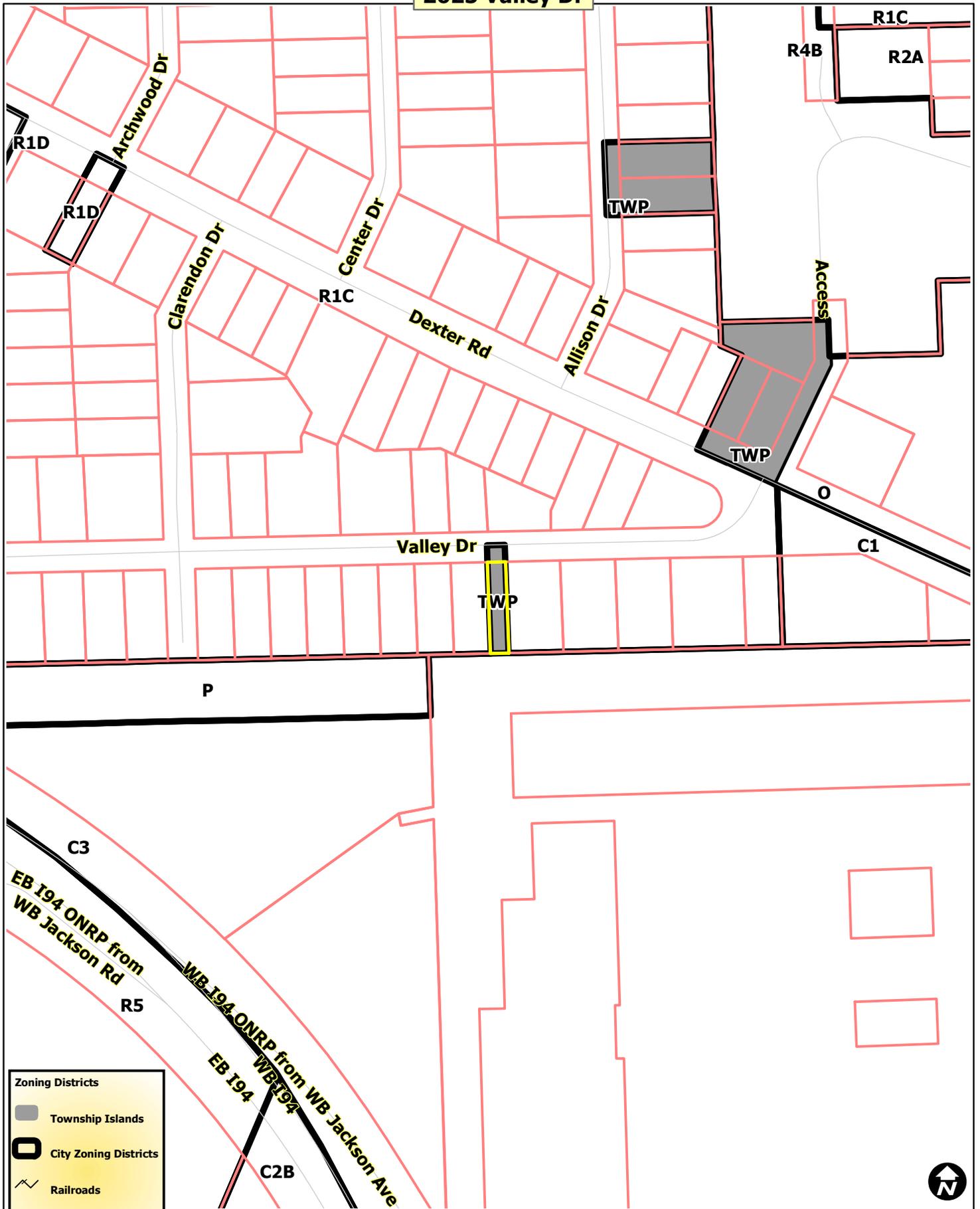
COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1C (Single-Family Dwelling District)	R1C
Gross Lot Area	.106 acres 4,636 sq ft	.106 acres 4,636 sq ft	7,200 sq ft MIN
Lot Width	30.82 ft	30.82 ft	60 ft MIN

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single Family Residence	R1C (Single-Family Dwelling District)
EAST	Single Family Residence	R1C
SOUTH	Maple Village Shopping Center	C3 (Fringe Commercial)
WEST	Single Family Residence	R1C

2625 Valley Dr

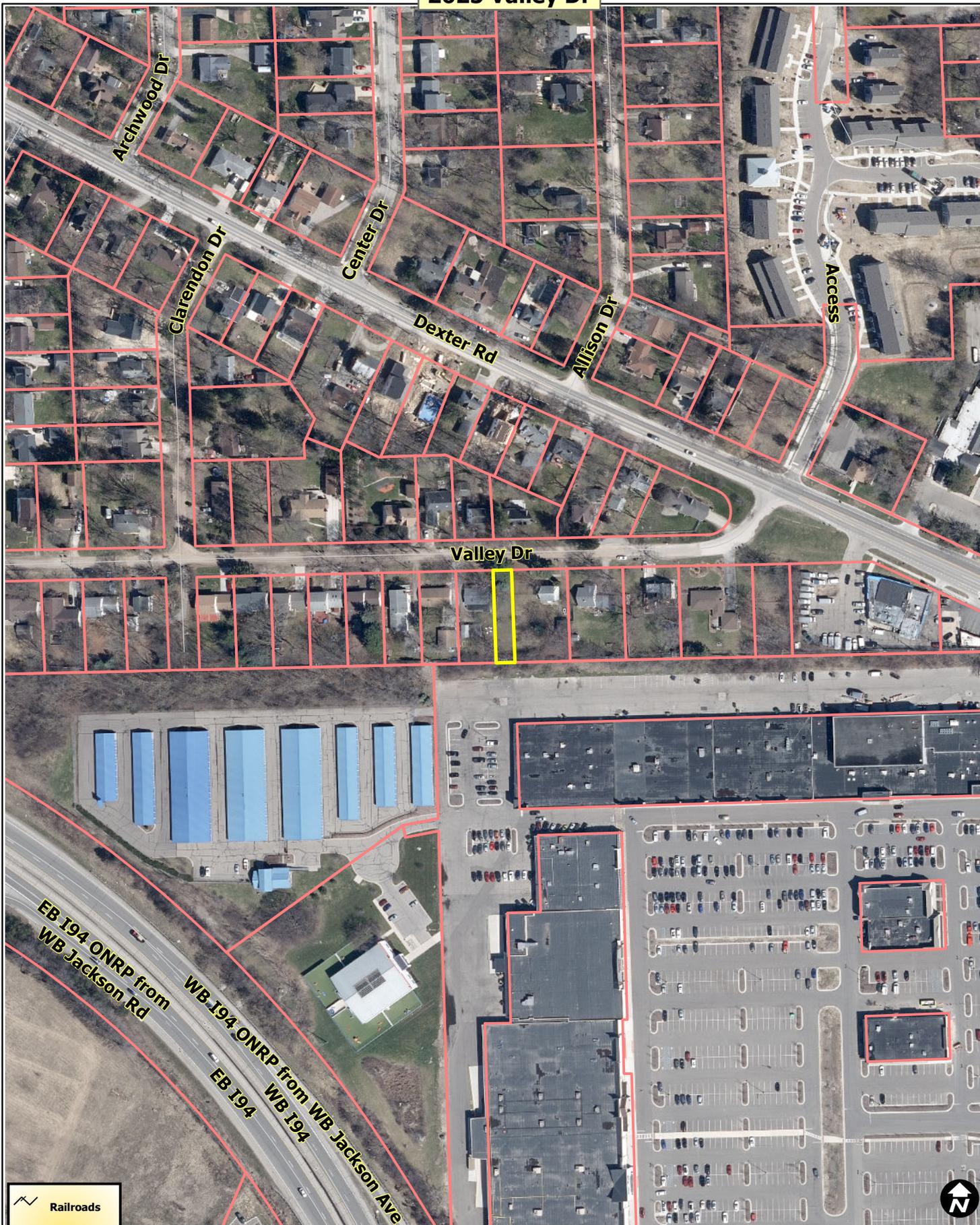


Zoning Districts

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



2625 Valley Dr

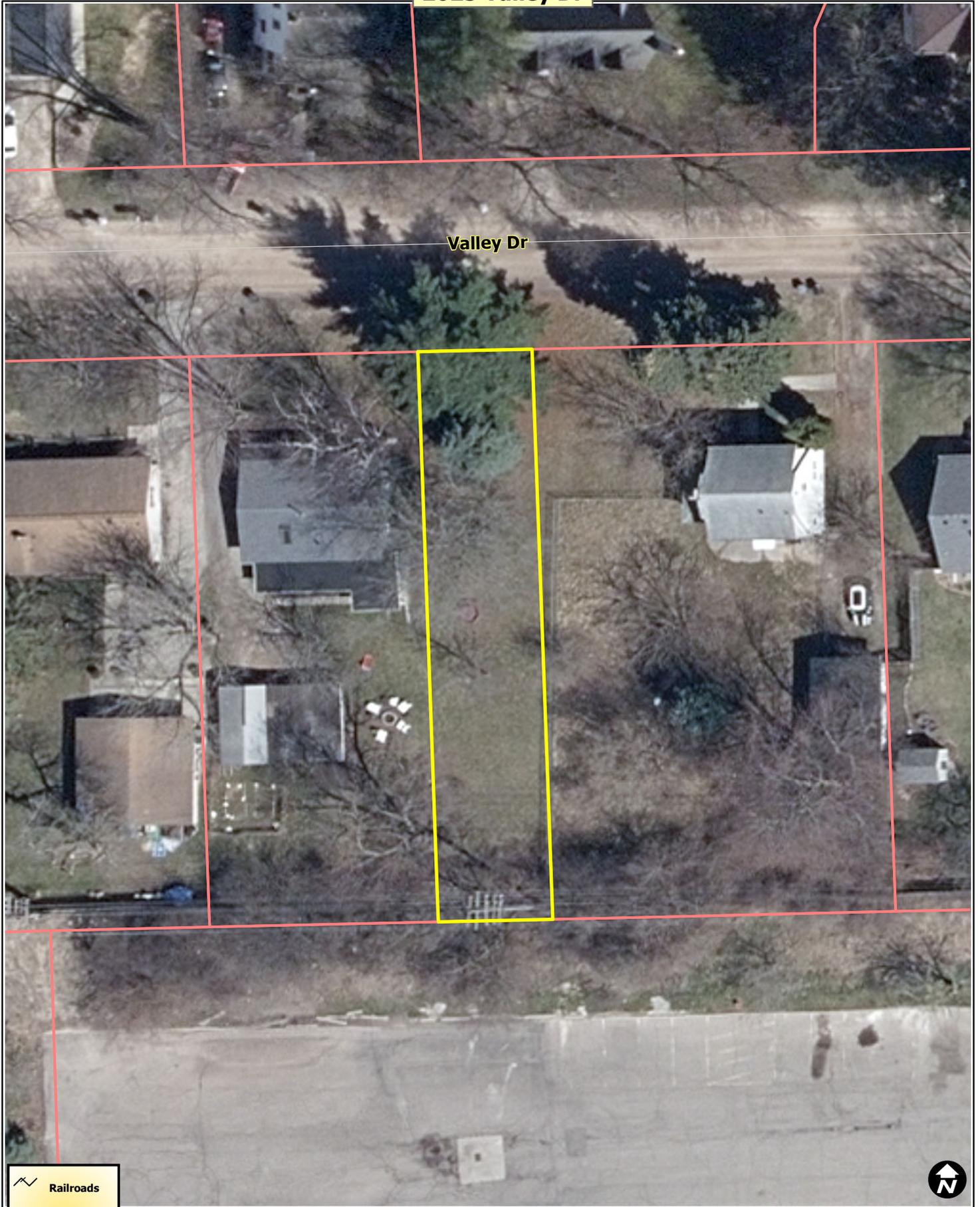


-  Railroads
-  Huron River
-  Tax Parcels



Map date: 11/28/2018
Any aerial imagery is circa 2018 unless otherwise noted
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2625 Valley Dr



Valley Dr

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