

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of August 21, 2018

**SUBJECT: 1448 Warrington Drive Annexation and Zoning
File Nos. A18-003 and Z18-006**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 1448 Warrington Drive Annexation and R1A (Single-Family Dwelling District) Zoning.

STAFF RECOMMENDATION:

Staff recommends that the petition be **approved** because the lots are within the City's water and sewer service area and the recommended zoning is consistent with the adjacent zoning, the surrounding land uses and the City's Master Plan.

LOCATION:

North side of Warrington Drive between Newport Road and Huron River Drive. West planning area. Ward 1.

DESCRIPTION OF PROJECT:

The petitioner has requested annexation from Ann Arbor Township and R1A (Single Family Dwelling) zoning designation for two platted lots. A home has been built spanning both lots. The lots must be combined into a single tax parcel upon annexation.

The R1A district requires a minimum of 20,000 square feet of lot area.

LAND USE ANALYSIS:

	Surrounding Land Use	Surrounding Zoning Districts
NORTH	Single family residential	R1A (Single Family Dwelling)
EAST	Single family residential	Township
SOUTH	Single family residential	Township
WEST	Single family residential	Township

HISTORY AND PLANNING ANALYSIS:

The Huron River Acres plat was approved by the Ann Arbor Township Board in 1962.

The Master Plan: Lane Use Element recommends continued single-family residential use.

STAFF COMMENTS:

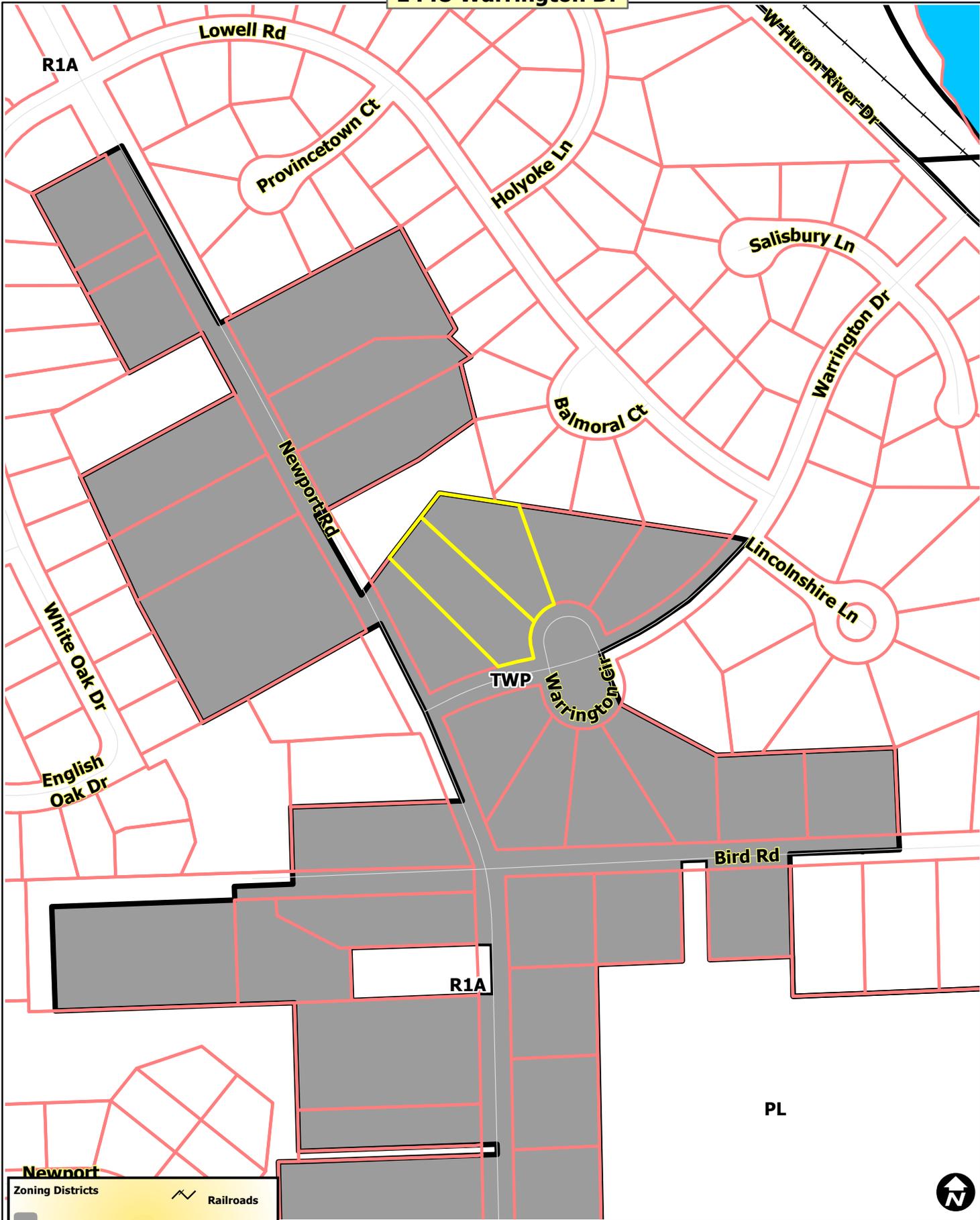
None.

Prepared by Alexis DiLeo
Reviewed by Brett Lenart
8/14/18

Attachments: Zoning Map
Aerial Photo

c: Robert McCowan – Petitioner and Owner
Assessor's Office
Systems Planning
File

1448 Warrington Dr



Newport



Map date 7/31/2018
 Any aerial imagery is circa 2015
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1448 Warrington Dr

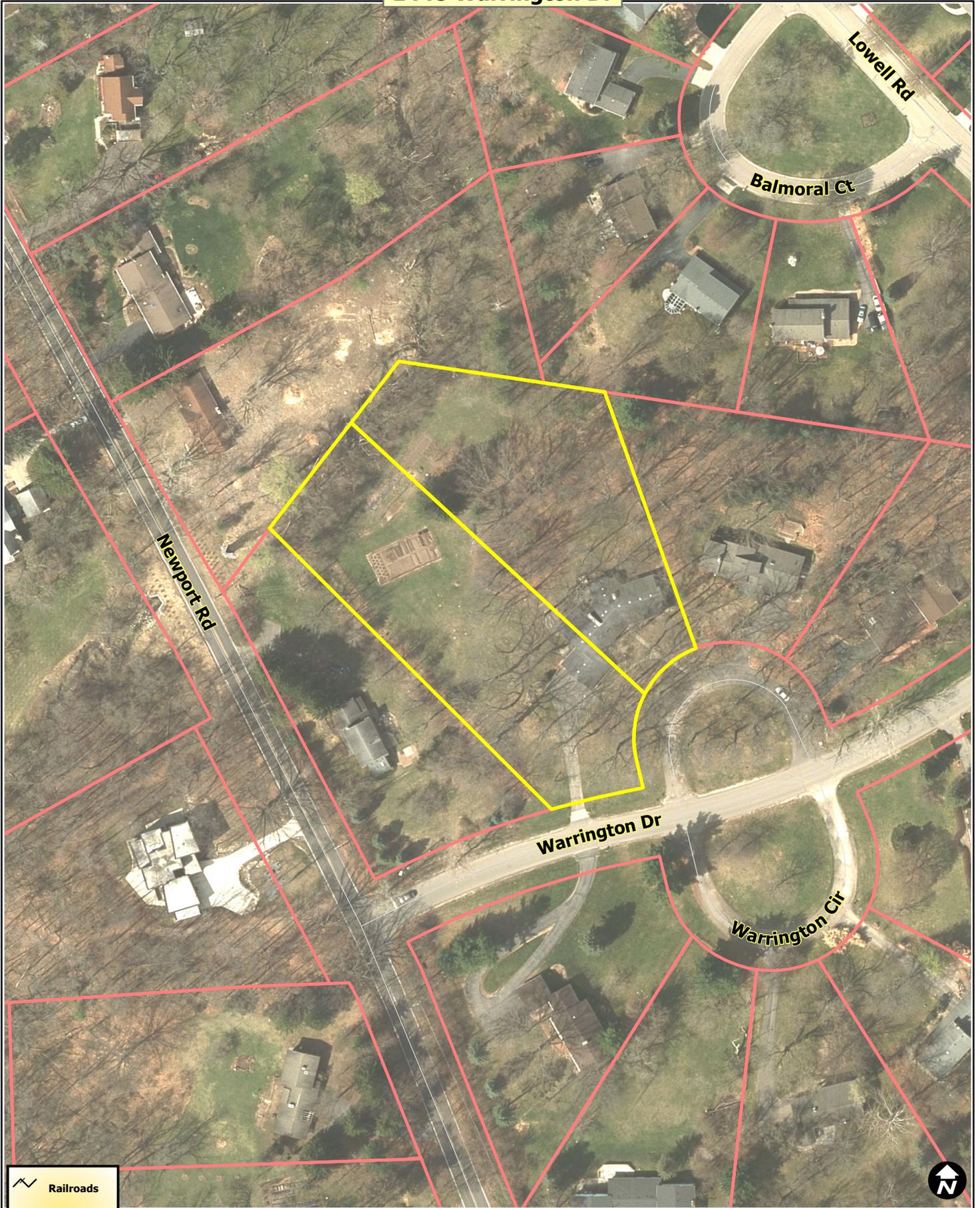


 Railroads
 Tax Parcels



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1448 Warrington Dr



-  Railroads
-  Huron River
-  Tax Parcels



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