

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of October 6, 2020**

**SUBJECT: 3411 Geddes Road Annexation and Zoning  
File Nos. A20-004 and Z20-051**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 3411 Geddes Road Annexation and R1A (Single-Family Dwelling District) Zoning, subject to providing a distance and bearing legal description prior to City Council approval.

**STAFF RECOMMENDATION:**

Staff recommends that the petition be **approved** because the lot is 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 Future Land Use Element of the Master Plan.

**LOCATION:**

This site is located at the northwest corner of Geddes Road and Sumac Lane in the northeast planning area.

**DESCRIPTION OF PROJECT:**

The property owner has requested annexation from Ann Arbor Township and R1A (Single Family Dwelling) zoning designation for this 45,000-square foot lot that contains a single-family home. The owner will connect the existing structure to water and sanitary sewer service which is already available.

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

**LAND USE ANALYSIS:**

	<b>Surrounding Land Use</b>	<b>Surrounding Zoning Districts</b>
<b>NORTH</b>	Single family residential	TWP (Township)
<b>EAST</b>	Single family residential	R1A (Single-Family Residential)
<b>SOUTH</b>	Single family residential	TWP
<b>WEST</b>	Single family residential	R1A

**PLANNING BACKGROUND:**

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

**STAFF COMMENTS:**

Engineering – The R1A zoning designation is appropriate for the existing utility infrastructure, a water main and sanitary sewer in Geddes Road. Fire hydrant coverage meets City standards for the existing structure, but the northerly 225 feet of the parcel is outside of the fire hydrant radius.

Customer Service – The owner has been informed of tap, water meter, water recovery and sewer recovery fees due. The tap and water meter fees have been paid and the recovery fees have been levied, as allowed.

Public Services/Surveying – The State is unlikely to accept the legal description provided, the survey must be in the form of bearings and distances. The owner has been notified of this need and is actively working with their surveyor. An acceptable legal description is expected soon.

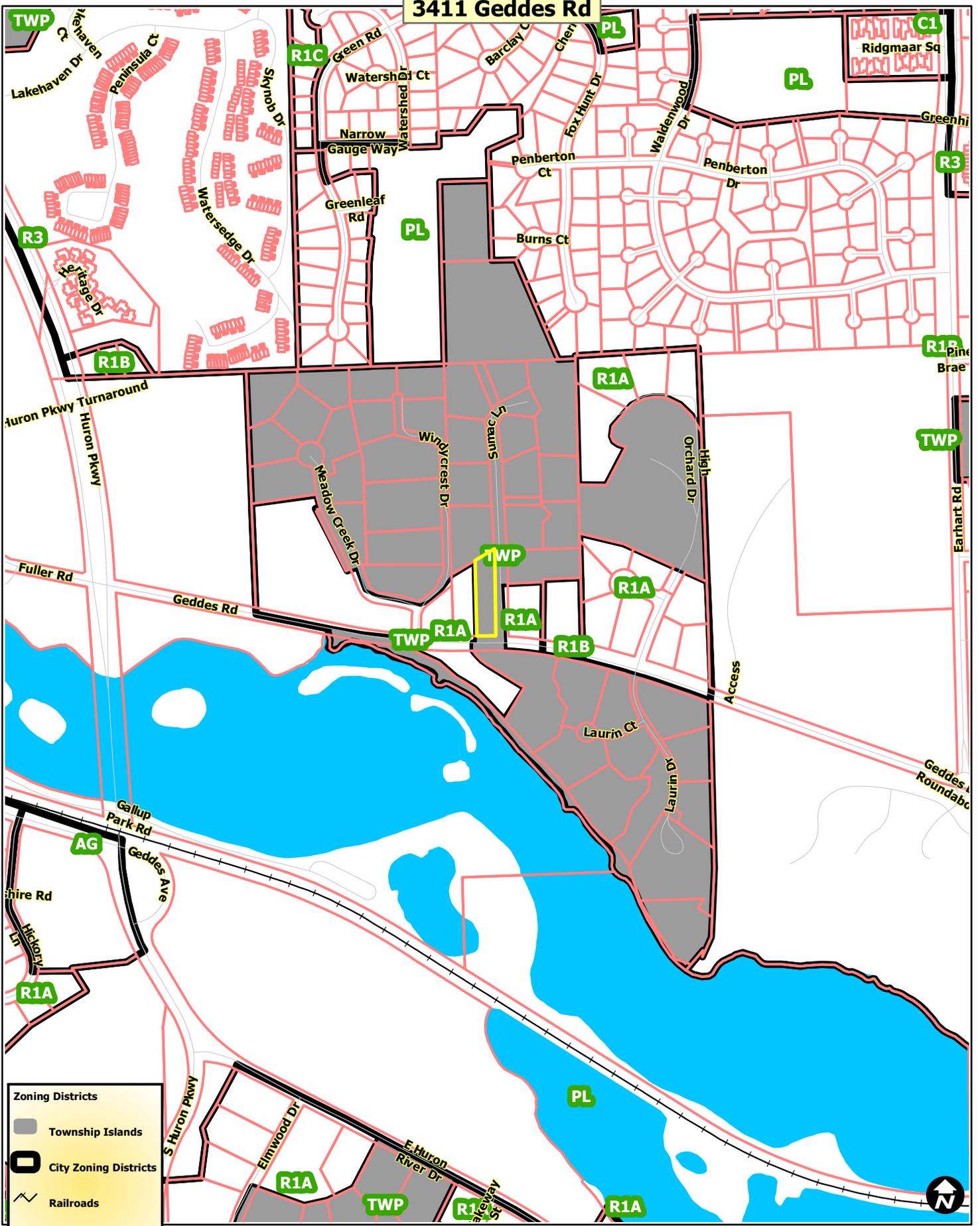
Prepared by Alexis DiLeo  
Reviewed by Brett Lenart  
10/2/20

Attachments: Zoning Map  
Aerial Photo

c: Carol G Barber, Trustee – Petitioner and Owner  
3411 Geddes Road  
Ann Arbor, MI 48104

City Assessor  
Systems Planning  
File

3411 Geddes Rd



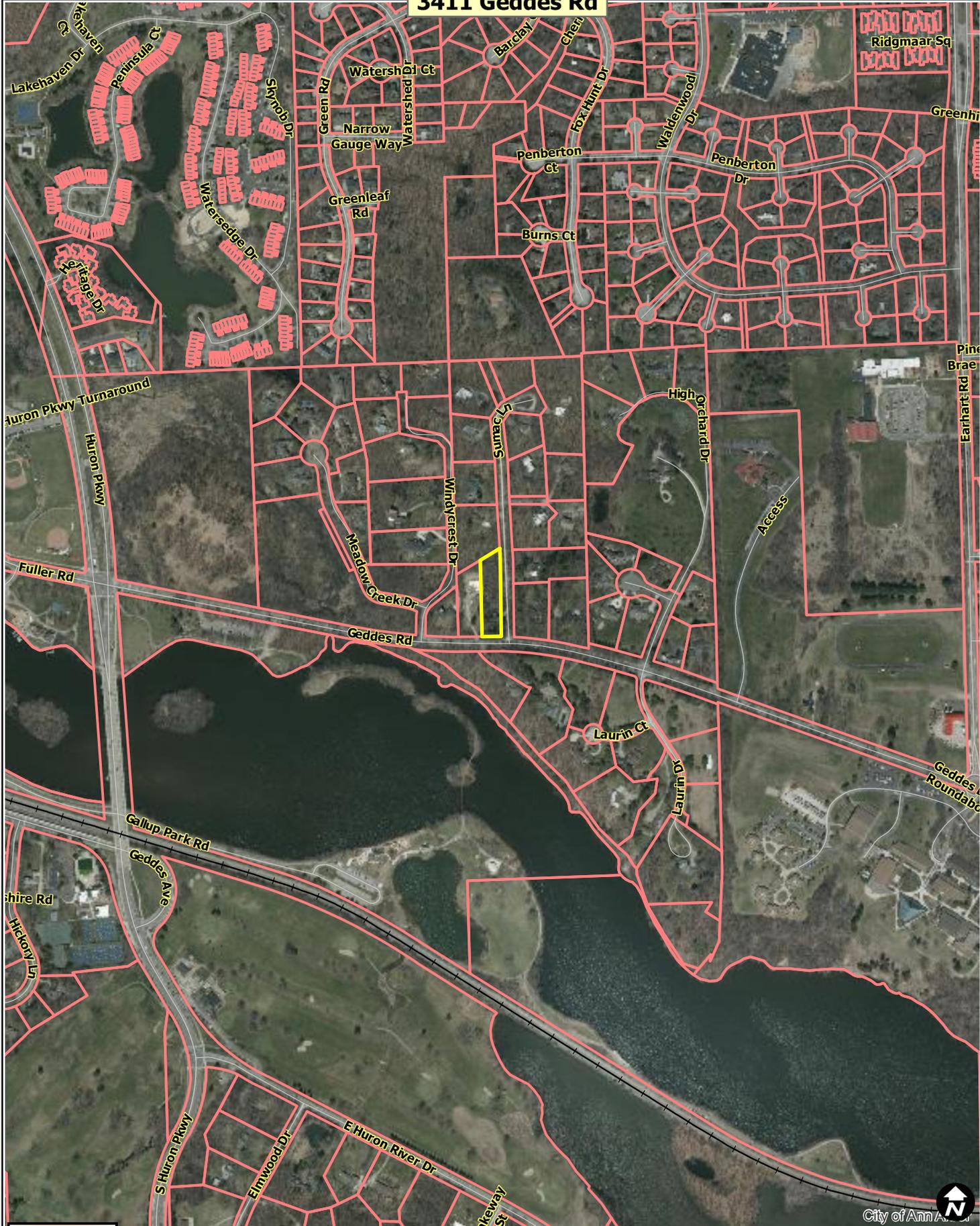
**Zoning Districts**

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



Map date: 9/16/2020  
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# 3411 Geddes Rd



 Railroads

 Tax Parcels



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