

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of April 16, 2024

SUBJECT: 444 Huntington Place Annexation and Zoning
File No. AOI23-0003

PROPOSED CITY PLANNING COMMISSION MOTION
The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Annexation and R1B (Single-Family Dwelling District) Zoning of 444 Huntington.

STAFF RECOMMENDATION

Staff recommends this petition be **approved** because the property is within the City’s utility service area and the proposed R1B zoning is consistent with nearby City zoning, surrounding land uses and the adopted Land Use Plan.

LOCATION

This site is located on the south side of Huntington Place, north of Geddes Drive and west of Riverview Drive. The site is in the Huron River watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a .51 acre parcel in Ann Arbor Township and R1B (Single Family Dwelling District) zoning. The petitioner is requesting annexation of this parcel for connection to utilities since it is within the contiguous bounded limits of the City.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1B (Single-Family Dwelling District)	R1B
Gross Lot Area	.51 acres 22,313 sq ft	.51 acres 22,313 sq ft	10,000 sq ft MIN
Lot Width	approx. 114 ft	approx. 114 ft	90 ft MIN

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single Family Residence	TWP (Township)
EAST	Single Family Residence	R1B (Single Family)
SOUTH	Single Family Residence	R1A (Single Family)
WEST	Single Family Residence	R1B (Single Family)

HISTORY AND PLANNING ANALYSIS

The parcel is in Ann Arbor Township. The City of Ann Arbor Master Plan: Land Use Element recommends single- and two-family residential uses for this site. Ann Arbor Township has already released this parcel. Planning Staff supports the proposed annexation and R1B zoning. R1B zoning is consistent with the adjacent zoning. The 10,000 square foot minimum for R1B would allow the parcel to be split into two lots based on minimum lot area required. No analysis was completed on whether the subject parcel could meet zoning setbacks or building placement.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Engineering – Water and sanitary sewer services are available to the property. Public storm sewer is not available to the property. Connection to sanitary sewer may require detailed design by an engineer.

Prepared by Matt Kowalski
Reviewed by Brett Lenart

Attachments: Zoning/Parcel Maps
Aerial Photo

c: Petitioner/Owner:

Irene and Ming Loo
444 Huntington Place
Ann Arbor, MI 48104

City Assessor
Systems Planning
File No. AOI23-0003