

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of August 5, 2008**

**SUBJECT: Mucha Annexation and Zoning (3094 Newcastle)  
File Nos. A08-001 and Z08-002**

<b>PROPOSED CITY PLANNING COMMISSION MOTION</b>
The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Mucha Annexation and R1A (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 R1A zoning is consistent with the adjacent zoning, surrounding land uses and the adopted Northeast Area Plan.

**LOCATION**

This site is located on the west side of South Huron Parkway south of Exmoor Road (Northeast Area). This site is in the Huron River Watershed.

**DESCRIPTION OF PETITION**

The petitioner requests annexation of a 0.12-acre site from Ann Arbor Township and zoning to R1A single-family residential zoning designation. The petitioner wants to combine this parcel with the parent parcel containing an existing home connected to City water and sewer.

**COMPARISON CHART**

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1A	R1A
Gross Lot Area	0.123 acres 5,358 sq ft	0.733 acres 31,929 sq ft	20,000 sq ft MIN
Lot Width	35 ft	120 ft	90 ft MIN

**SURROUNDING LAND USES AND ZONING**

	LAND USE	ZONING
NORTH	Single-Family Dwelling	R1A (Single-Family Dwelling District)
EAST	Single-Family Dwelling	R1A
SOUTH	Multiple-Family Dwelling	R4A (Multiple-Family Dwelling District)
WEST	Single-Family Dwelling	R1A

8a

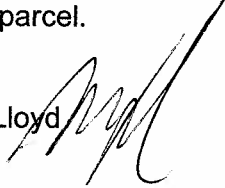
### HISTORY AND PLANNING BACKGROUND

The parcel was platted in Ann Arbor Township. The home was constructed in 1962. The current Northeast Area Plan recommends single-family residential use for this site.

### COMMENTS PENDING, DISMISSED OR UNRESOLVED

Planning – Staff supports the proposed zoning because it is consistent with the surrounding land uses and the recommendations of the Northeast Area Plan. The petitioner is required to combine this parcel with the parent parcel.

Prepared by Christopher Cheng  
Reviewed by Jeff Kahan and Mark Lloyd  
jsj/7/29/08

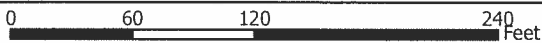
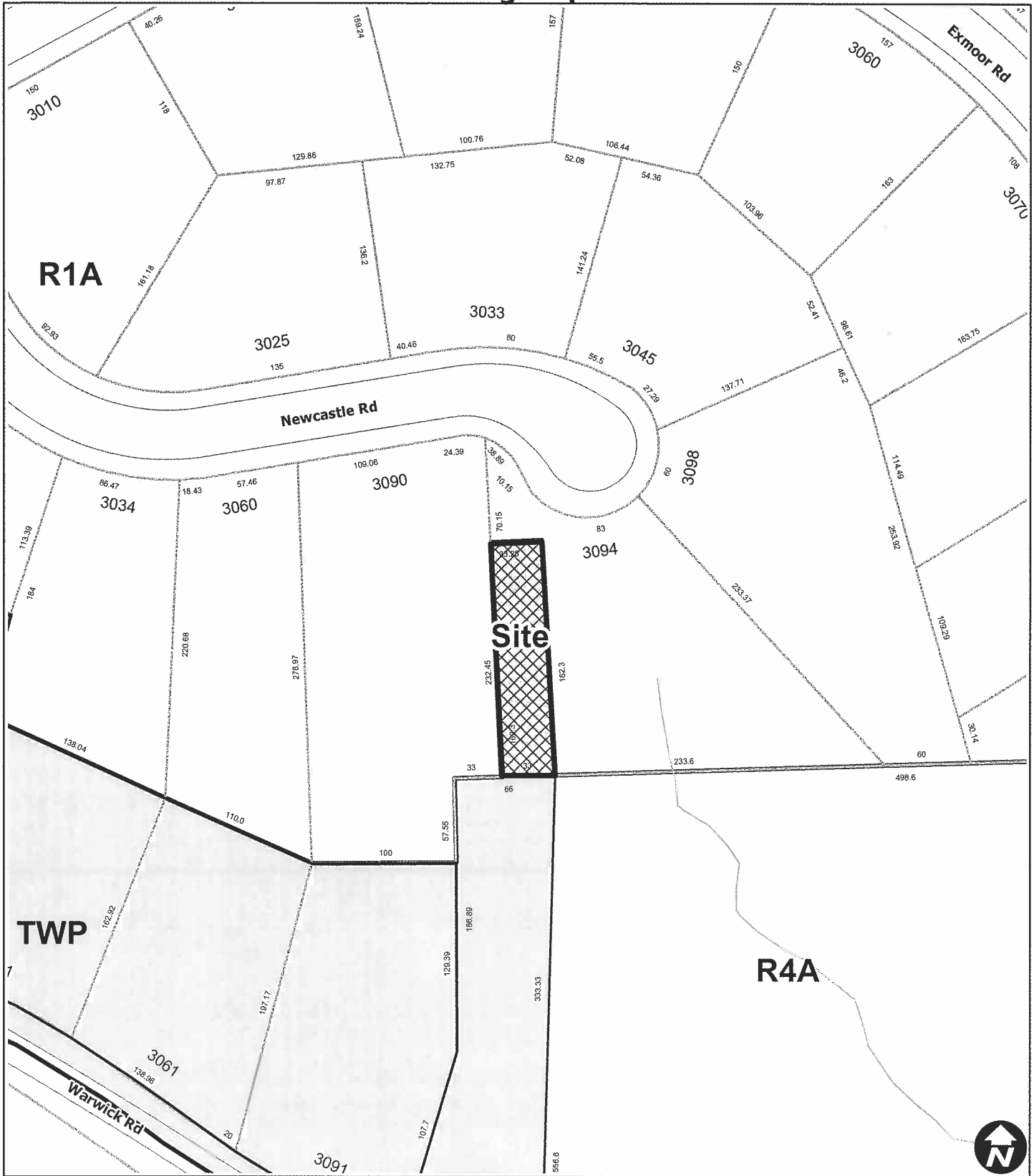


Attachments: Zoning/Parcel Maps  
Aerial Photo

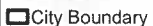
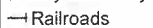
c: Owner/Petitioner: Ronald and Samantha Mucha  
4073 Lark Lane  
Ypsilanti, MI 48197

City Assessor  
Systems Planning  
File Nos. A08-001 and Z08-002

# 3094 Newcastle -Zoning Map-



### Map Legend

-  City Boundary
-  Railroads



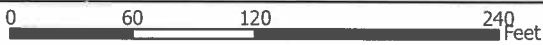
Maps available online:  
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# 3094 Newcastle -Aerial Map-



### Map Legend

- City Boundary
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