

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of September 5, 2018

**SUBJECT: 2861 Stone School Road Annexation and Zoning
File Nos. A18-004 and Z18-008**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 2861 Stone School Road 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:

East side of Stone School Road between Packard Road and East Eisenhower Parkway.

DESCRIPTION OF PROJECT:

The petitioner has requested annexation from Pittsfield Township and R1C (Single Family Dwelling) zoning designation. The current parcel has an area of 42,680 square feet (.98 acres) and contains one single-family house.

The R1C district requires a minimum of 7,200 square feet of lot area.

LAND USE ANALYSIS:

	Surrounding Land Use	Surrounding Zoning Districts
NORTH	Single family residential	Township
EAST	Single family residential	R1C (Single Family Dwelling)
SOUTH	Single family residential	Township
WEST	Single family residential	Township

HISTORY AND PLANNING ANALYSIS:

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

STAFF COMMENTS:

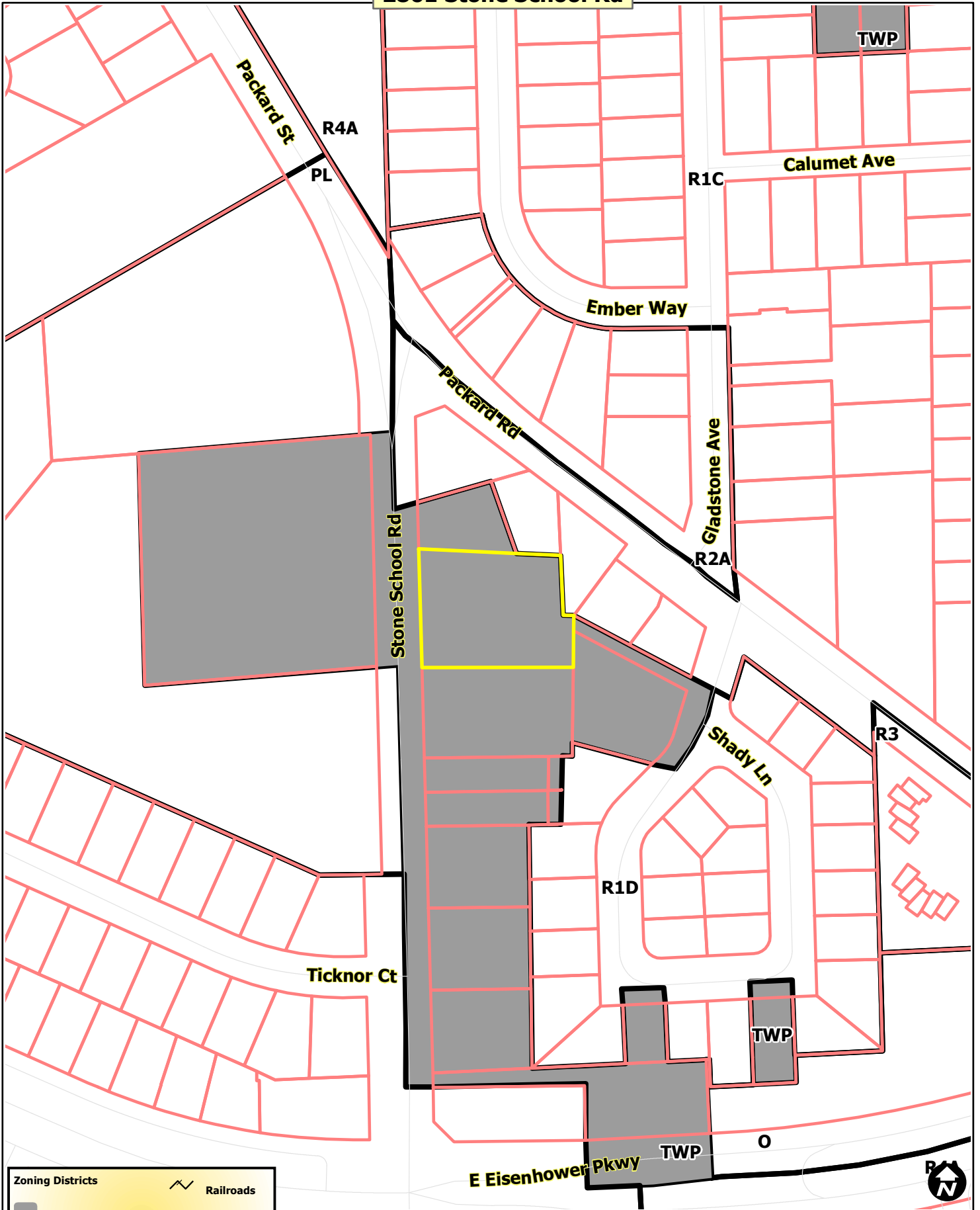
None.

Prepared by Matt Kowalski
Reviewed by Brett Lenart
8/24/18

Attachments: Zoning Map
Aerial Photo

c: Jeremy Dantzler – Petitioner and Owner
Assessor's Office
Systems Planning
File

2861 Stone School Rd



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






Map date: 8/10/2018
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2861 Stone School Rd



-  Railroads
-  Huron River
-  Tax Parcels




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2861 Stone School Rd




Stone School Rd

Packard Rd

 Railroads

 Huron River

 Tax Parcels



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