

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of January 7, 2020

**SUBJECT: 2731 Newport Road Annexation and Zoning
File Nos. A19-024 and Z19-020**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 2731 Newport 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:

West side of Newport Road between White Oak Drive and Holyoke Lane. Ward 1.

DESCRIPTION OF PROJECT:

The petitioner has requested annexation from Ann Arbor Township and R1A (Single Family Dwelling) zoning designation for a 1.3 acre parcel. There is one single-family home on the parcel.

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	Township
EAST	Single family residential	Township
SOUTH	Single family residential	R1A (Single Family Dwelling)
WEST	Single family residential	Township

HISTORY AND PLANNING ANALYSIS:

The parcel is not part of a platted subdivision.

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

STAFF COMMENTS:

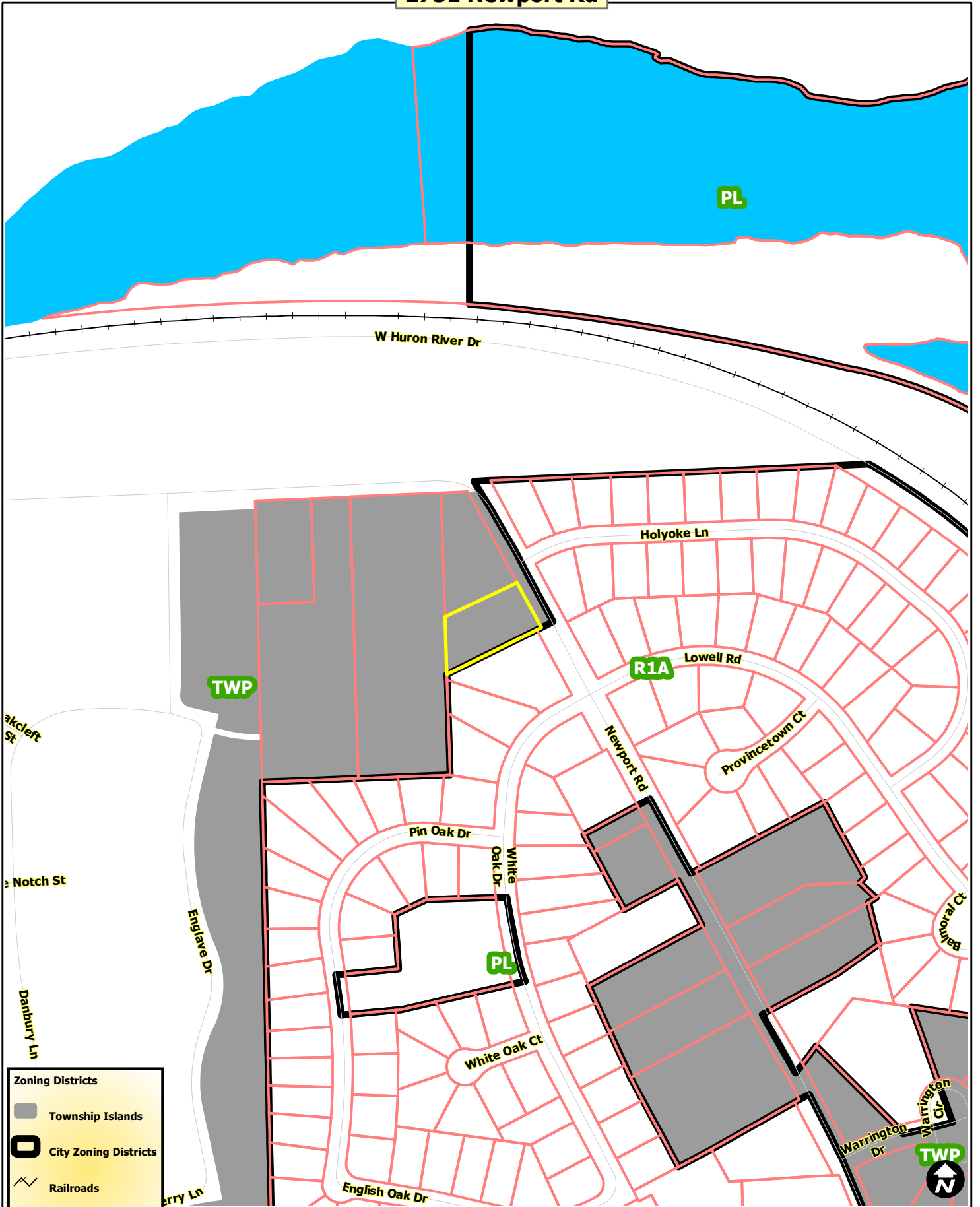
None.

Prepared by Matt Kowalski
Reviewed by Brett Lenart
12/26/19

Attachments: Zoning Map
Aerial Photo

c: Talpos and Knight– Petitioner and Owner
Assessor's Office
Systems Planning
File

2731 Newport Rd



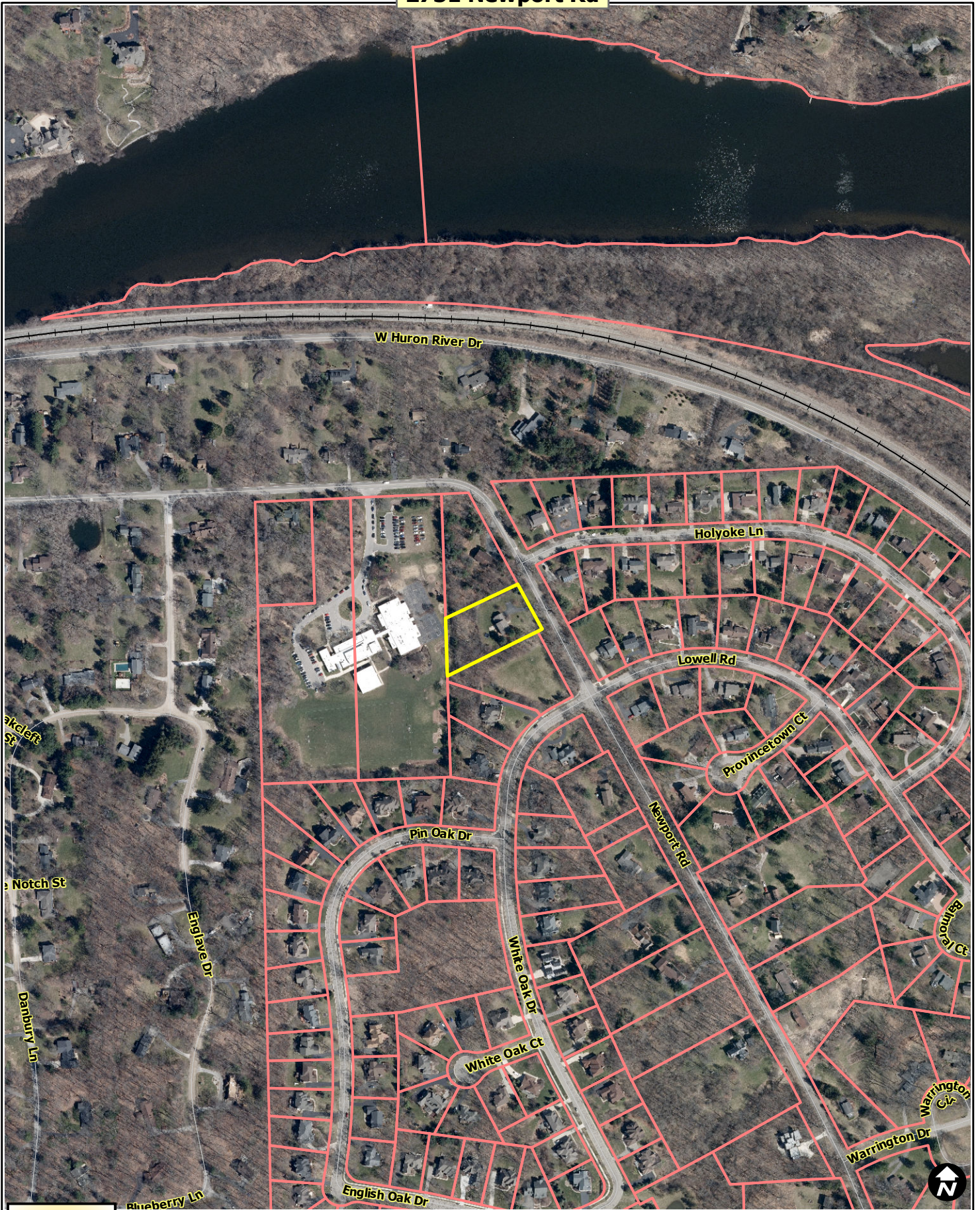
Zoning Districts



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



Map date: 12/12/2019
Any aerial imagery is circa 2018 unless otherwise noted
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2731 Newport Rd



 Railroads
 Tax Parcels





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