

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of January 7, 2020

**SUBJECT: Lohmann Annexation and Zoning (2511 Newport Road)
File Nos. A19-022 and Z19-011**

PROPOSED CITY PLANNING COMMISSION MOTION
The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Lohmann Annexation and R1A (Single-Family Dwelling District) Zoning (2511 Newport Road).

STAFF RECOMMENDATION

Staff recommends this petition be **approved** because the property is within the City’s utility service area and the proposed R1A zoning is consistent with the adjacent zoning, surrounding land uses and the adopted Land Use Plan, which recommends single-family detached uses.

LOCATION

This site is located on the west side of Newport Road, north of Bird Road. This site is in the Huron River Watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a 1.55 acre parcel in Ann Arbor Township and R1A (Single-Family Dwelling District) zoning. The petitioner is requesting annexation of this parcel since it is within the contiguous bounded limits of the City. The owner has requested water and sanitary service from the City since their septic system has failed.

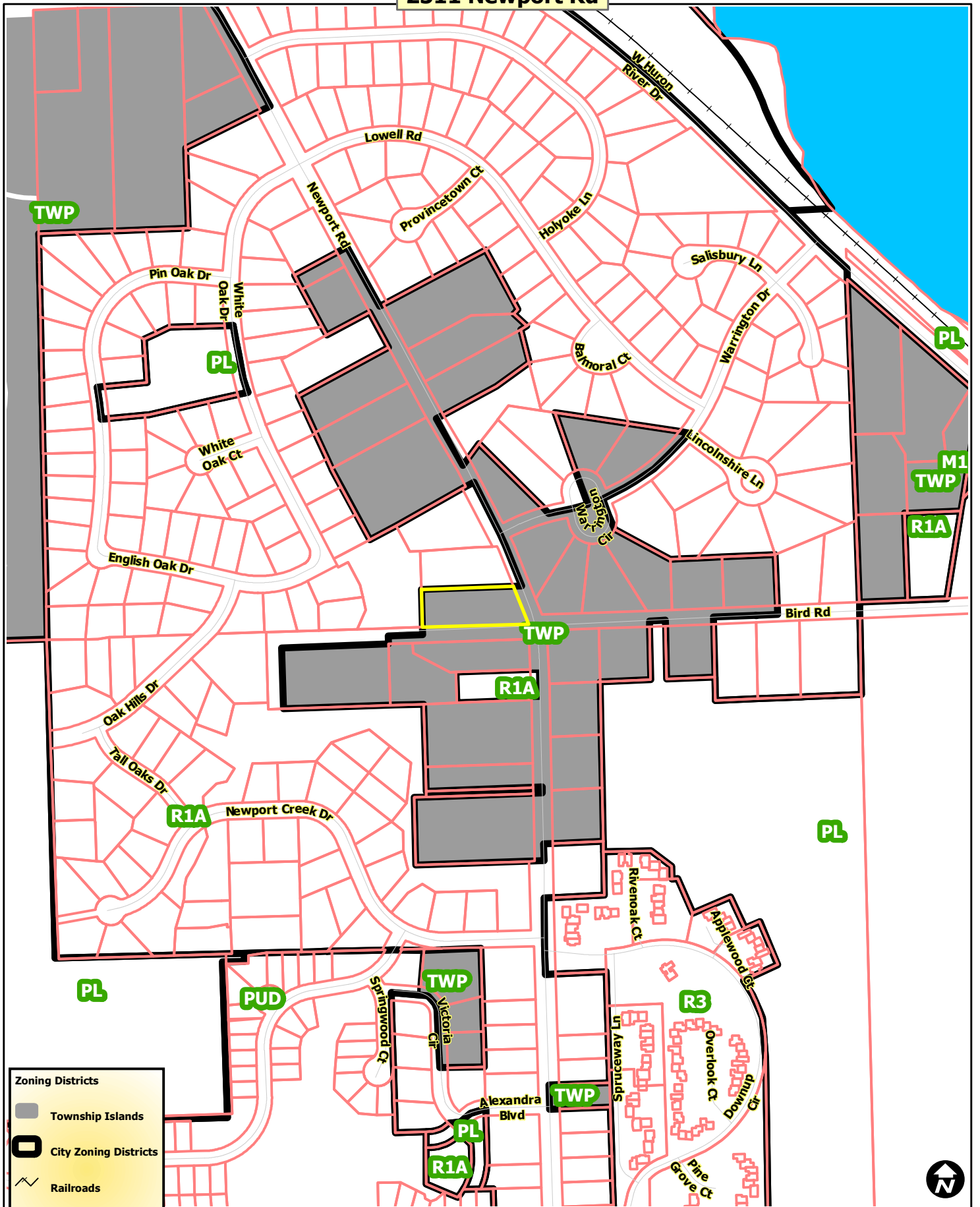
COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1A (Single-Family Dwelling District)	R1A
Gross Lot Area	1.52 acres 66,211 sq ft	1.52 acres 66,211 sq ft	20,000 sq ft MIN
Lot Width	approx. 155.8 ft	approx. 155.8 ft	90 ft MIN

SURROUNDING LAND USES AND ZONING

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

2511 Newport Rd



Zoning Districts

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



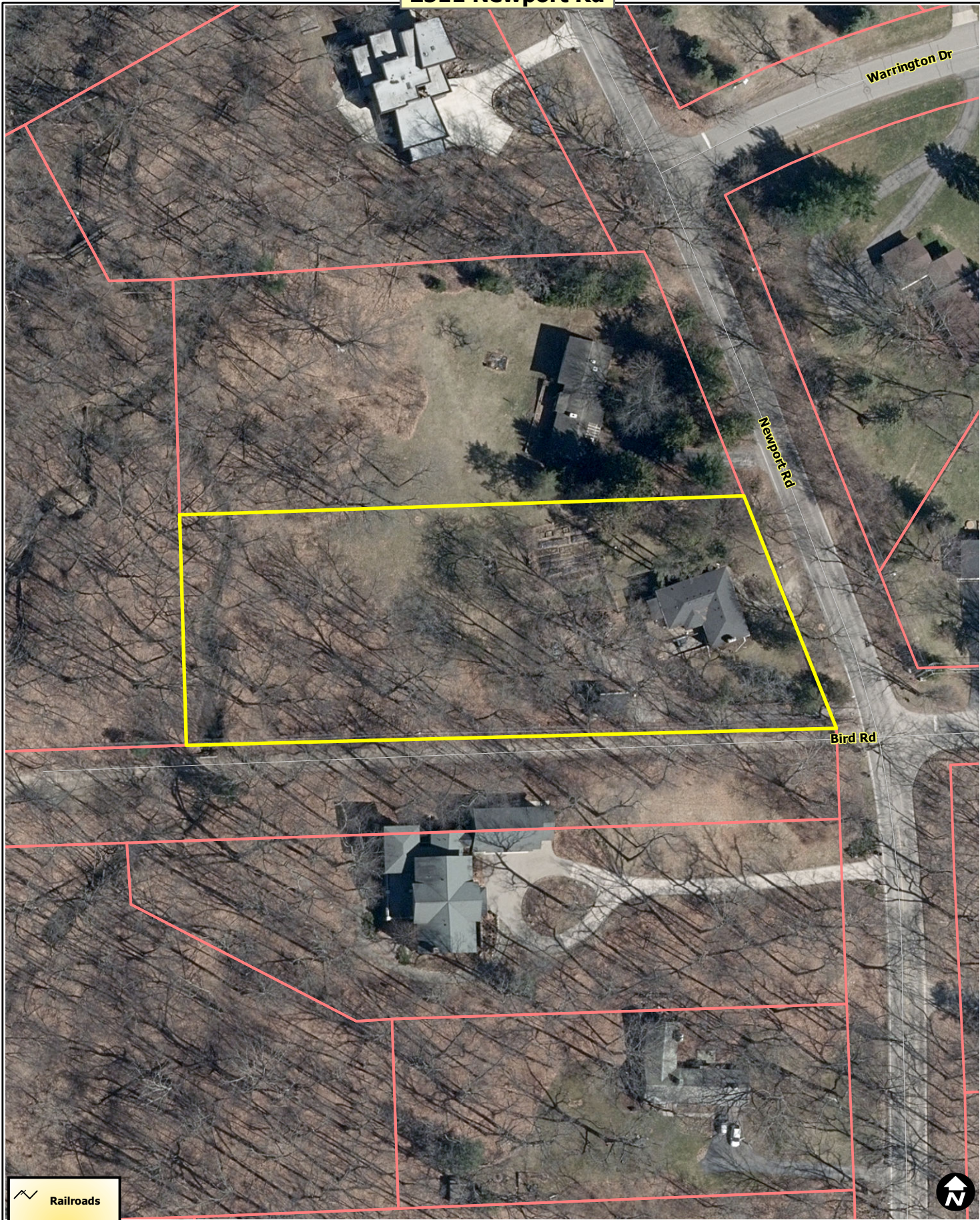
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2511 Newport Rd





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2511 Newport Rd



 Railroads

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