

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of December 17, 2019

**SUBJECT: Hosford Annexation and Zoning (2260 Traver Road)
File Nos. A19-023 and Z19-018**

PROPOSED CITY PLANNING COMMISSION MOTION
The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Hosford Annexation and R1B (Single-Family Dwelling District) Zoning (2260 Traver Road).

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 the adjacent zoning, surrounding land uses, and the adopted Land Use Plan.

LOCATION

This site is located on the east side of Traver Road, south of Traver Boulevard. This site is in the Huron River Watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a 3.56 acre parcel in Ann Arbor Township and R1B (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 is requesting sanitary service from the City since their septic system is failing.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1B (Single-Family Dwelling District)	R1B
Gross Lot Area	3.56 acres 155,074 sq ft	3.56 acres 155,074 sq ft	10,000 sq ft MIN
Lot Width	approx. 300 ft	approx. 300 ft	70 ft MIN

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Vacant Parcel Vacant Parcel	PL (Public Land) TWP (Township)
EAST	Golf Course	PL (Public Land)
SOUTH	Golf Course	PL (Public Land)
WEST	Golf Course	PL (Public Land)

HISTORY AND PLANNING BACKGROUND

The parcel is in Ann Arbor Township. The City of Ann Arbor Master Plan: Land Use Element recommends single family residential uses for this site: "Single-family uses would be appropriate when this site is annexed into the City of Ann Arbor."

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Systems Planning – There is a 24-inch sanitary sewer available to service this parcel in Traver Road. Once the property is annexed, if the home has not yet connected to the City sanitary sewer, the City will notify the owner that this connection will need to be completed within the subsequent 90 days.

Planning – The proposed R1B zoning would restrict the use to single-family residential. Staff supports the proposed R1B zoning because it is consistent with the surrounding land uses and the recommendations of the master plan.

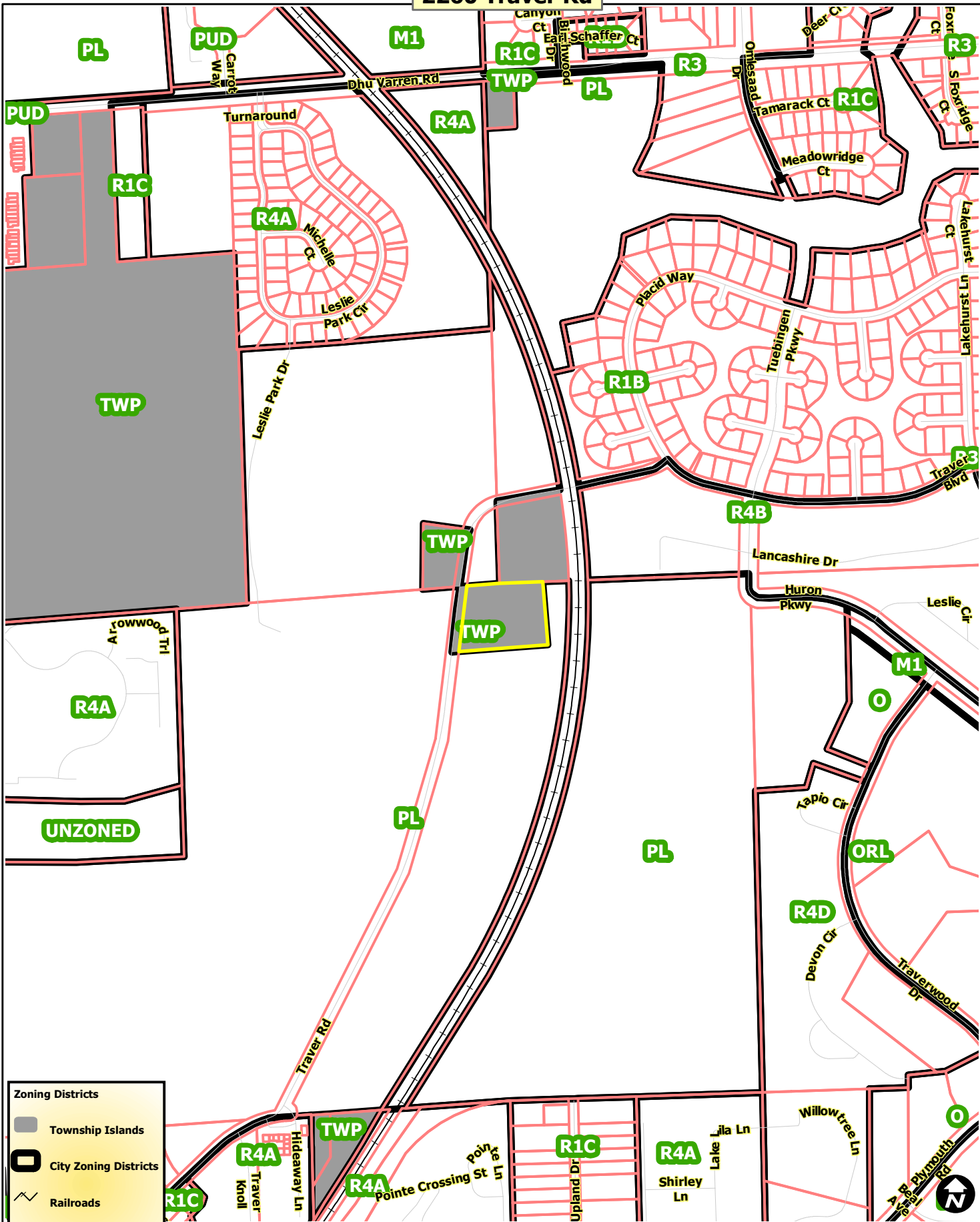
Prepared by Jeff Kahan
Reviewed by Brett Lenart
mg/12/13/19

Attachments: Zoning/Parcel Maps
Aerial Photo

c: Petitioner: Hosford Estate, Jean Hosford, Trustee
7910 Fifth Street
Dexter, MI 48130

City Assessor
Systems Planning
File Nos. A19-023 and Z19-018

2260 Traver Rd



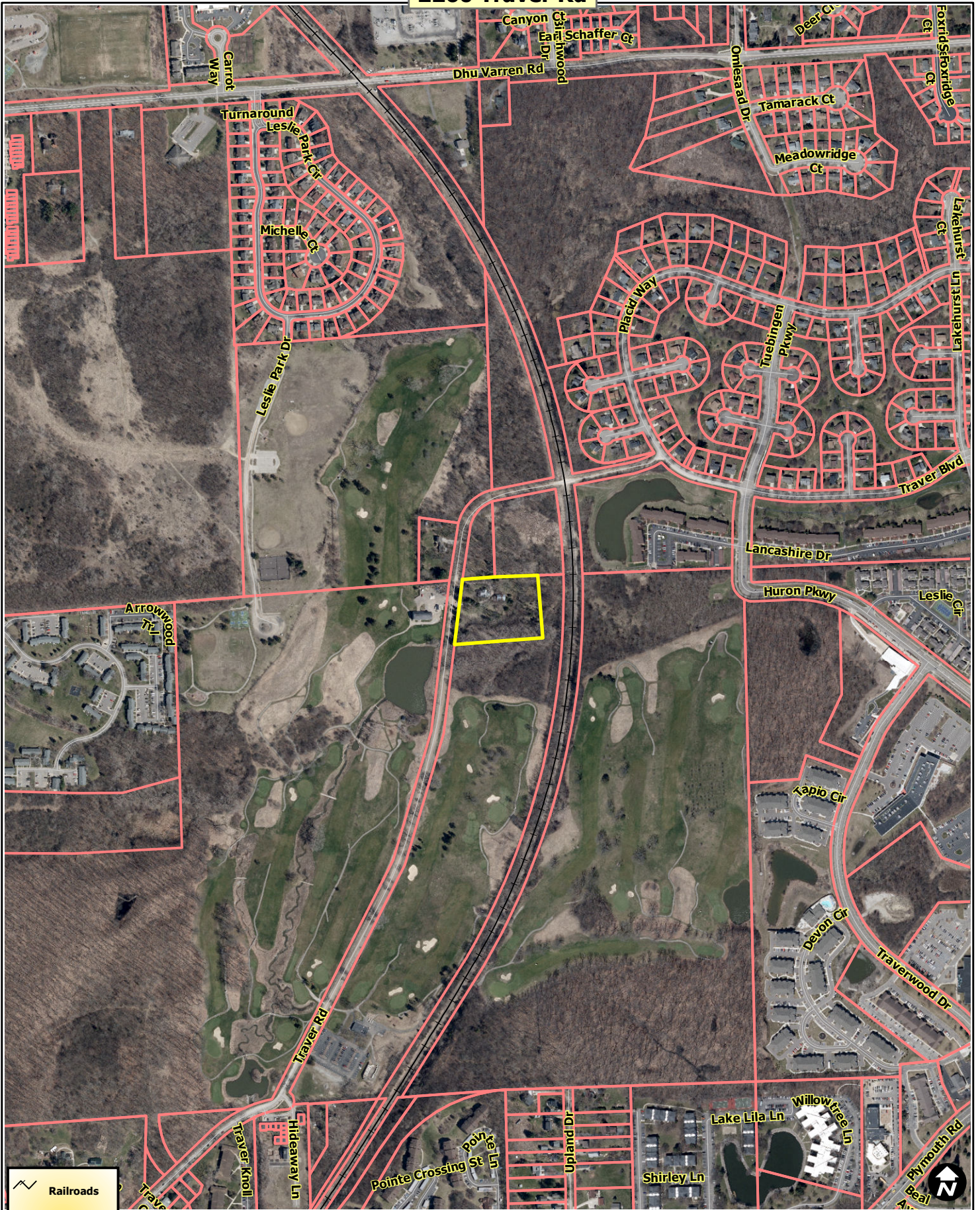
Zoning Districts

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



Map date: 11/21/2019
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2260 Traver Rd

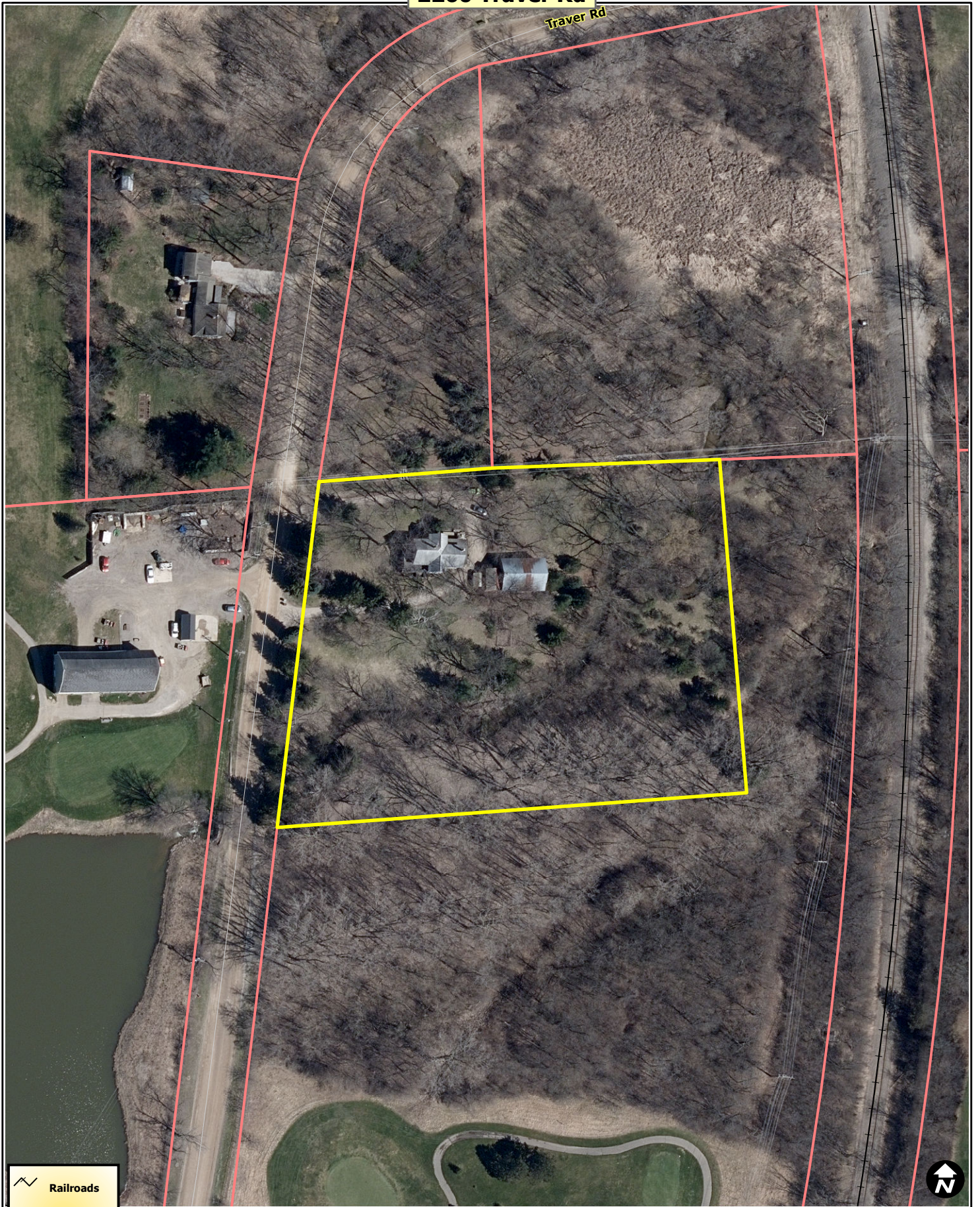





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2260 Traver Rd



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-  Huron River
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