

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of October 16, 2018**

**SUBJECT: 715 Heather Way Annexation and Zoning  
File Nos. A18-005 and Z18-010**

<b>PROPOSED CITY PLANNING COMMISSION MOTION</b>
The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 715 Heather Way 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:**

Southeast corner of Heather Way and Geddes Avenue. Northeast planning area. Ward 2.

**DESCRIPTION OF PROJECT:**

The petitioner has requested annexation from Ann Arbor Township and R1A (Single Family Dwelling) zoning designation for this 34,848-square foot lot. The lot contains a single-family home built in 1970.

The R1A district requires a minimum of 20,000 square feet of lot area.

**LAND USE ANALYSIS:**

	<b>Surrounding Land Use</b>	<b>Surrounding Zoning Districts</b>
<b>NORTH</b>	Single family residential	TWP (Township)
<b>EAST</b>	Single family residential	R1A (Single-Family Residential)
<b>SOUTH</b>	Single family residential	R1A
<b>WEST</b>	Single family residential	R1A

**HISTORY AND PLANNING ANALYSIS:**

This lot is not part of a plat. The existing home was built in 1970.

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

**STAFF COMMENTS:**

None.




Prepared by Alexis DiLeo  
Reviewed by Brett Lenart  
10/11/18

Attachments: Zoning Map  
Aerial Photo

c: Hayg and Georgi-Ann Oshagan – Petitioner and Owner (715 Heather Way, Ann Arbor, MI 418104)  
Assessor's Office  
Systems Planning  
File

715 Heather Way

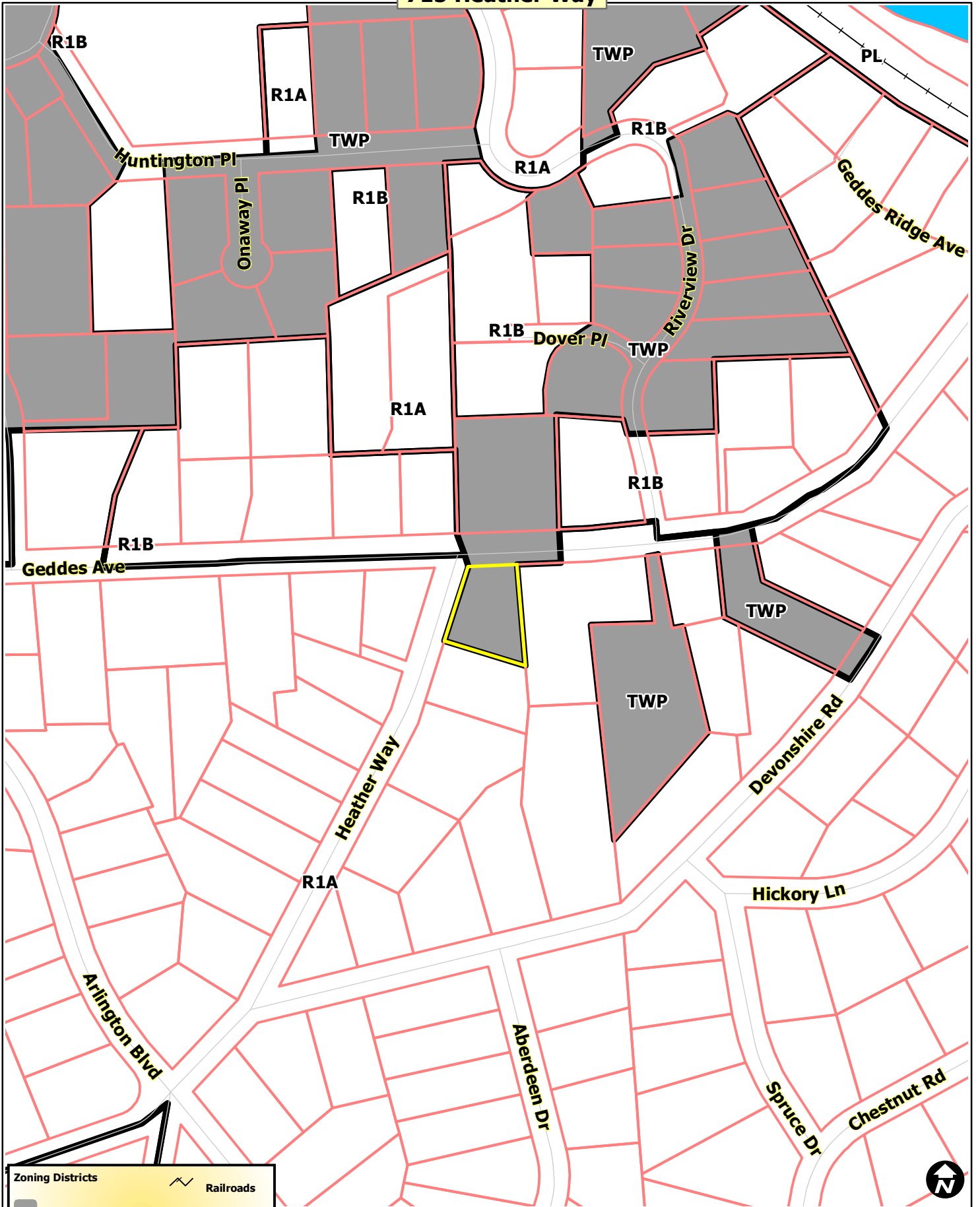


-  Railroads
-  Huron River
-  Tax Parcels



Map date: 9/25/2018  
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715 Heather Way



<b>Zoning Districts</b>	Railroads
Township Islands	Huron River
City Zoning Districts	Tax Parcels



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