

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of March 19, 2019**

**SUBJECT: Erb-Downward/Picazo Annexation and Zoning (2705 Newport Road)  
File Nos. A19-001 and Z19-001**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Erb-Downward/Picazo Annexation and R1A (Single-Family Dwelling District) Zoning (2705 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.

**LOCATION**

This site is located on the west side of Newport Road, North of M-14. This site is in the Huron River Watershed.

**DESCRIPTION OF PETITION**

The petitioner requests annexation of a 1.19 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 is requesting water service from the City since their well failed.

**COMPARISON CHART**

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1A (Single-Family Dwelling District)	R1A
Gross Lot Area	1.19 acres 51,836 sq ft	1.19 acres 51,836 sq ft	20,000 sq ft MIN
Lot Width	approx. 200 ft	approx. 200 ft	90 ft MIN

**SURROUNDING LAND USES AND ZONING**

	LAND USE	ZONING
NORTH	Single Family Residence	R1A (Single-Family Dwelling District)
EAST	Single Family Residence	R1A
SOUTH	Vacant Parcel	TWP (Township)
WEST	Single Family Residence	R1A

## HISTORY AND PLANNING BACKGROUND

The parcel is in Ann Arbor Township. The City of Ann Arbor Master Plan: Land Use Element recommends single and two family residential uses for this site.

## COMMENTS PENDING, DISMISSED OR UNRESOLVED

Systems Planning – City water service is available to service this parcel, including a 12 inch water main in Newport Road. Sanitary Sewer service does not currently exist.

Planning – The proposed R1A zoning would restrict the use to single-family residential. Staff supports the proposed R1A zoning because it is consistent with the surrounding land uses and the recommendations of the master plan.

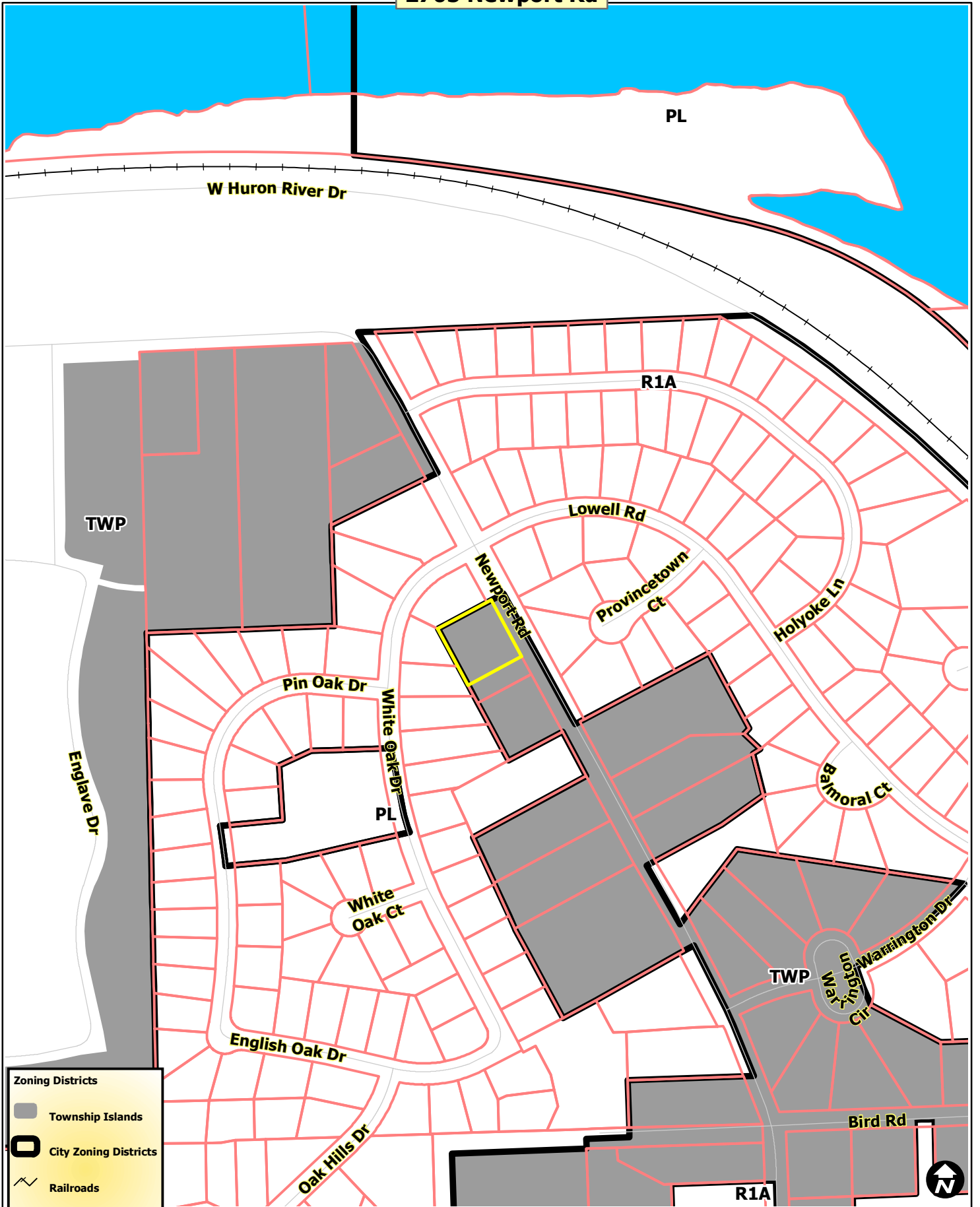
Prepared by Jeff Kahan  
Reviewed by Brett Lenart  
mg/3/19/19

Attachments: Zoning/Parcel Maps  
Aerial Photo

c: Petitioner: John Erb-Downward and Ingrid Picazo  
2205 Newport Road  
Ann Arbor, MI 48103

City Assessor  
Systems Planning  
File Nos. A19-001 and Z19-001

# 2705 Newport Rd



**Zoning Districts**

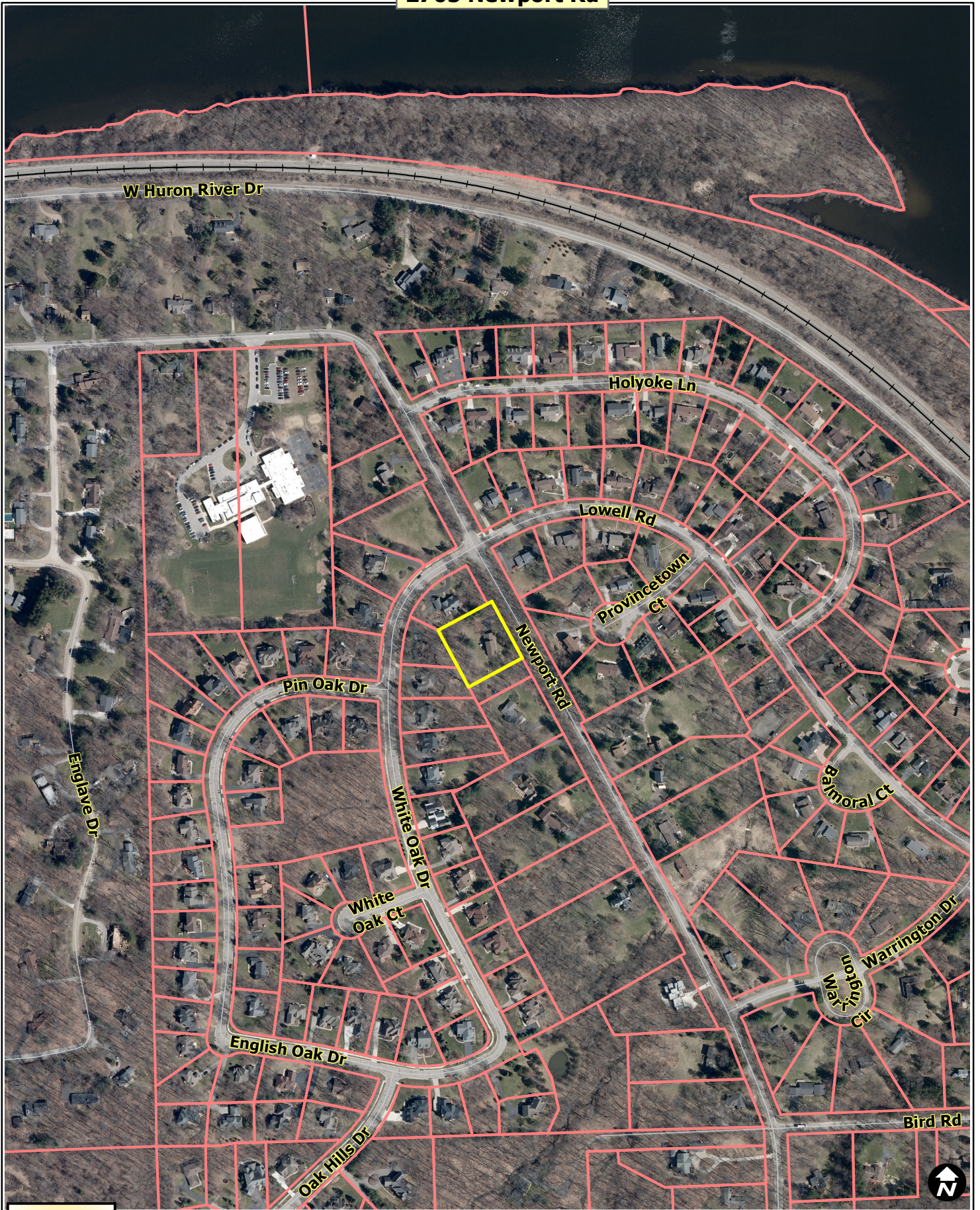
- Township Islands
- City Zoning Districts
- Railroads
- Huron River
- Tax Parcels





Map date: 2/5/2019  
Any aerial imagery is circa 2018 unless otherwise noted  
Terms of use: [www.a2gov.org/terms](http://www.a2gov.org/terms)



# 2705 Newport Rd



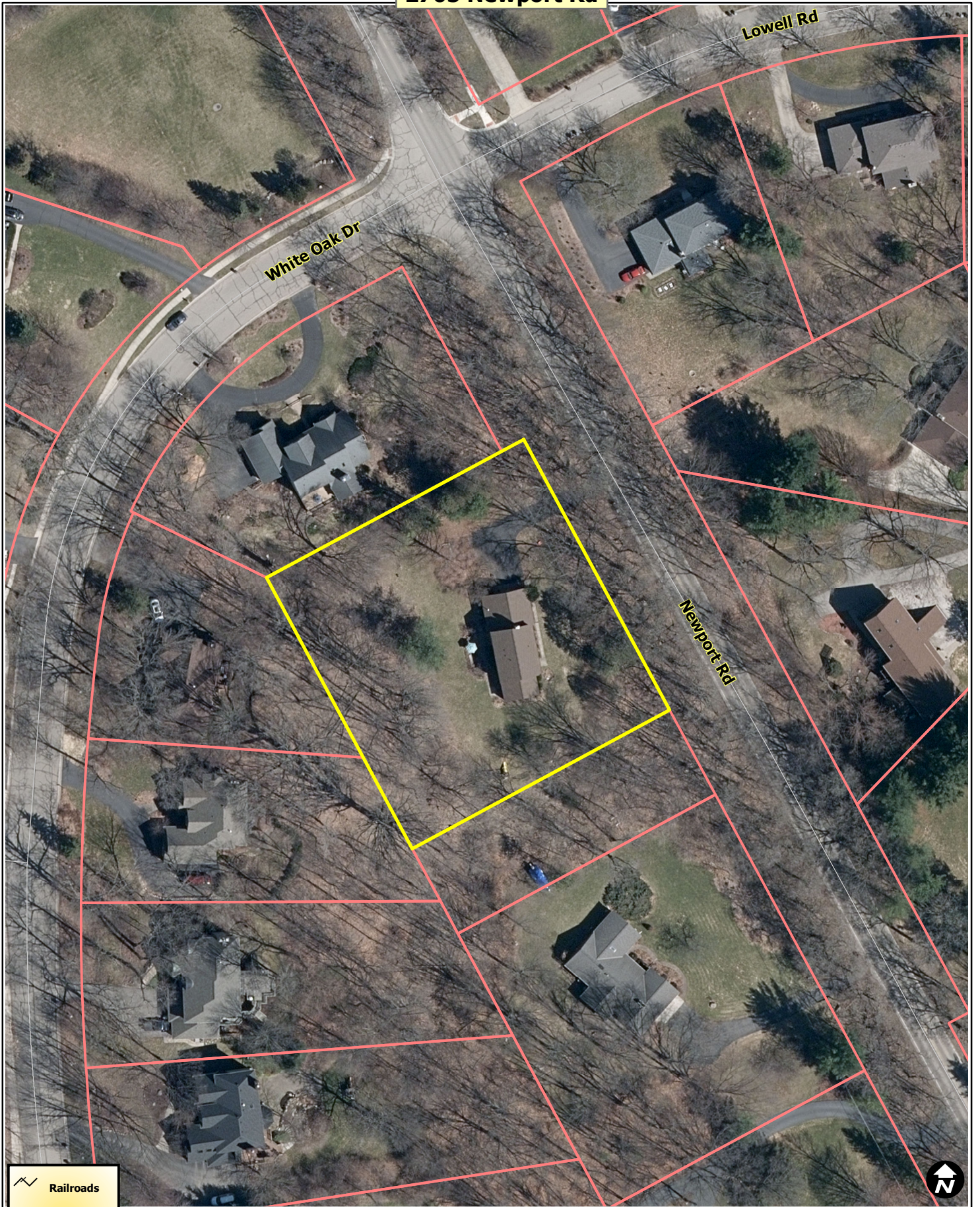
 Railroads  
 Tax Parcels






Map date: 2/5/2019  
Any aerial imagery is circa 2018  
unless otherwise noted  
Terms of use: [www.a2gov.org/terms](http://www.a2gov.org/terms)



**2705 Newport Rd**



-  Railroads
-  Huron River
-  Tax Parcels



Map date: 2/5/2019  
Any aerial imagery is circa 2018  
unless otherwise noted  
Terms of use: [www.a2gov.org/terms](http://www.a2gov.org/terms)