

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of July 22, 2021

**SUBJECT: Rothfuss Annexation and Zoning (3090 Geddes Road)
File Nos. A20-009 and Z21-002**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Rothfuss Annexation and R1A (Single-Family Dwelling District) Zoning (3090 Geddes Road) subject to obtaining an updated access easement description for 3100 Geddes 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 south side of Geddes Road, west of Huron Parkway. This site is in the Huron River Watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a 1.49 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 sanitary and water service from the City. A single-family house is located on the parcel.

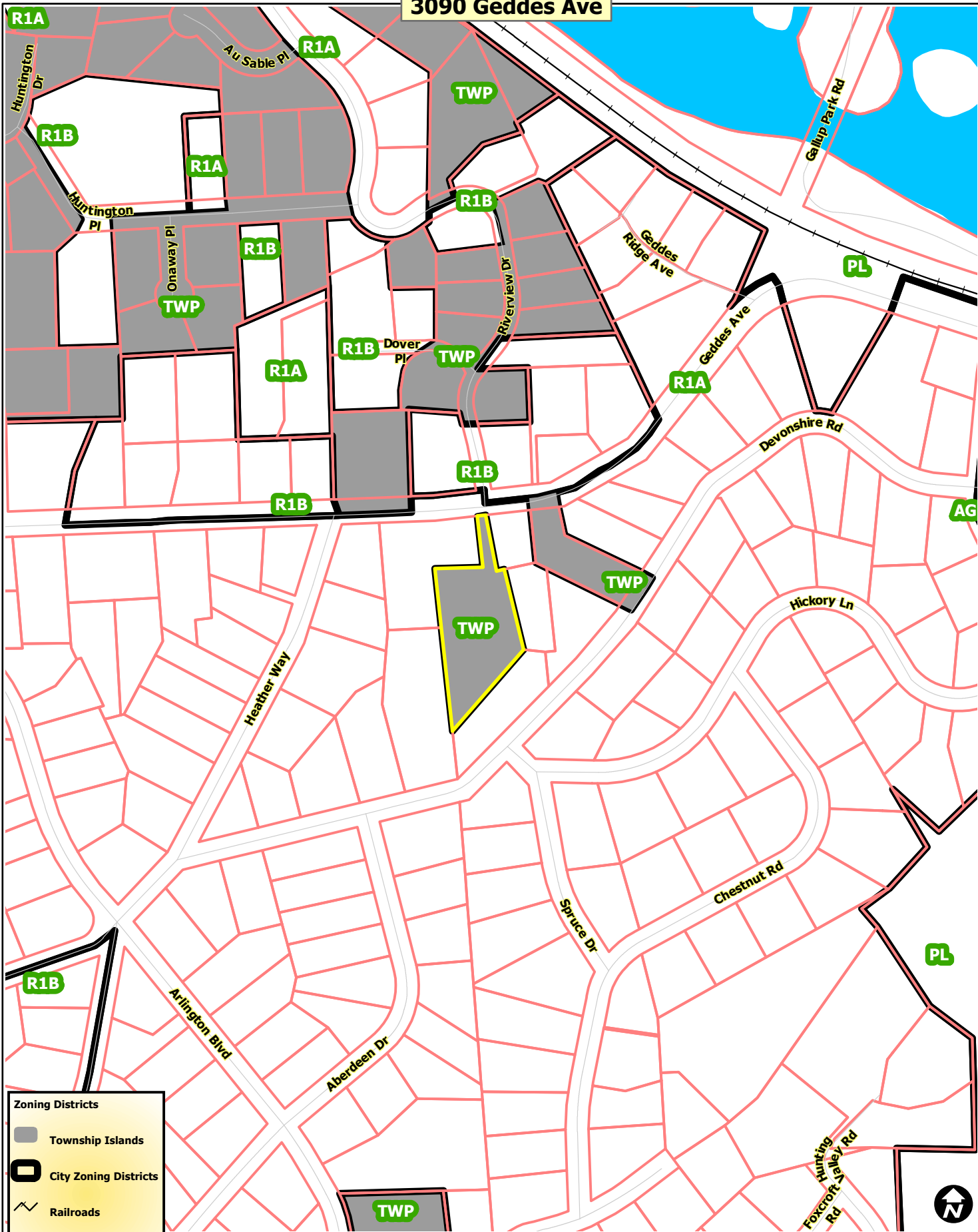
COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1A (Single-Family Dwelling District)	R1A
Gross Lot Area	1.49 acres 64,904 sq ft	1.49 acres 64,904 sq ft	20,000 sq ft MIN
Lot Width	approx. 240 ft	approx. 240 ft	90 ft MIN

SURROUNDING LAND USES AND ZONING

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

3090 Geddes Ave



Zoning Districts

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






Map date: 7/16/2021
 Any aerial imagery is circa 2020 unless otherwise noted
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3090 Geddes Ave



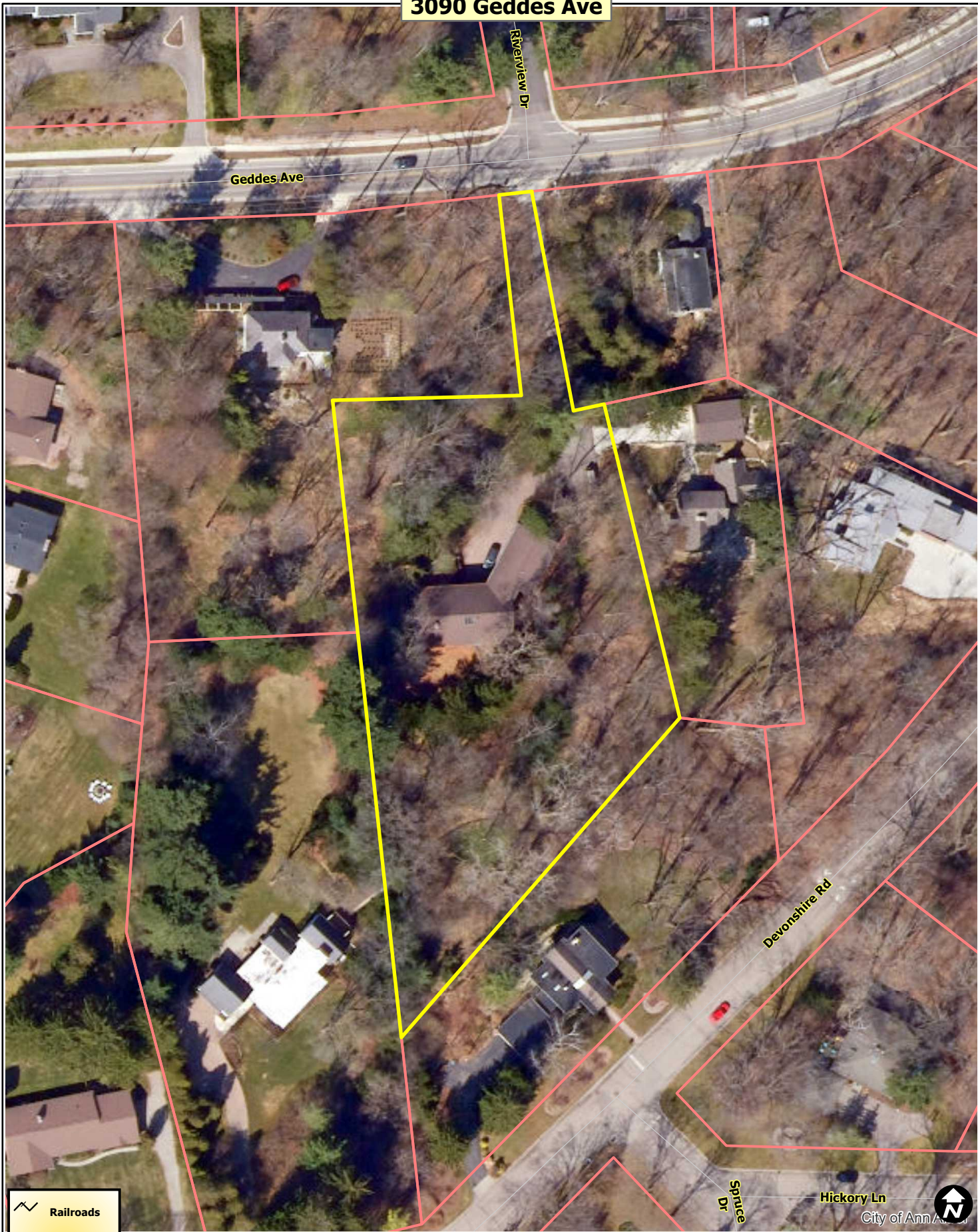
-  Railroads
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3090 Geddes Ave



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