

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of July 15, 2014

**SUBJECT: Betke Residual Property Annexation and Zoning (2562 Newport Road)
Project Nos. A14-004 and Z14-020**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Betke Residual Property Annexation and R1A (Single-Family Dwelling District) Zoning.

STAFF RECOMMENDATION

Staff recommends this petition be **approved** because the property is within the City's water and sewer service area and the proposed R1A zoning is consistent with the adjacent zoning, surrounding land uses and the Master Plan Future Land Use Element.

LOCATION

This site is located on the east side of Newport Road, just north of Warrington (West Area). This site is in the Huron River Watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a .09-acre residual property from Ann Arbor Township and zoning to R1A single-family residential. This site is a 12 foot wide by 330 foot long section of the principal parcel known as 2562 Newport. The main parcel was annexed in August 2011 and contains an existing single-family home; there is no structure on the portion currently being annexed.

The application for the original annexation of the parent parcel did not include this residual section of the parcel. This annexation is needed to clear the title for sale to a new owner. There are no plans to construct anything on this section of the parcel. The original intent of the 12 foot strip was to guarantee access to a well that was formerly located on the land. The well has since been removed and the parent parcel is connected to City water.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1A	R1A
Gross Lot Area (Overall parcel)	47,916 sq ft (1.1 ac)	47,916 sq ft (1.1 ac)	20,000 sq ft MIN
Parcel Section to be annexed	3,960 sq ft (.09 ac)	3,960 sq ft (.09 ac)	

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single-Family Dwelling	Township
EAST	Single-Family Dwelling	R1A Single-Family Dwelling District
SOUTH	Single-Family Dwelling	Township
WEST	Single-Family Dwelling	Township

HISTORY AND PLANNING BACKGROUND

The main parcel was annexed in 2011 and is zoned R1A. The 12 foot wide strip now being annexed was not included in the materials filed for annexation at that time. This strip of land is surrounded by Ann Arbor Township parcels. The Master Plan Land Use Element recommends single-family residential use for this site.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Public Services (Systems Planning Unit and Project Management Unit) – There are no fees due as a result of this annexation.

Planning & Development – This annexation will clean up the parcel and tax assessing records.

Prepared by Matthew Kowalski, City Planner
Reviewed by Wendy Rampson, Planning Manager

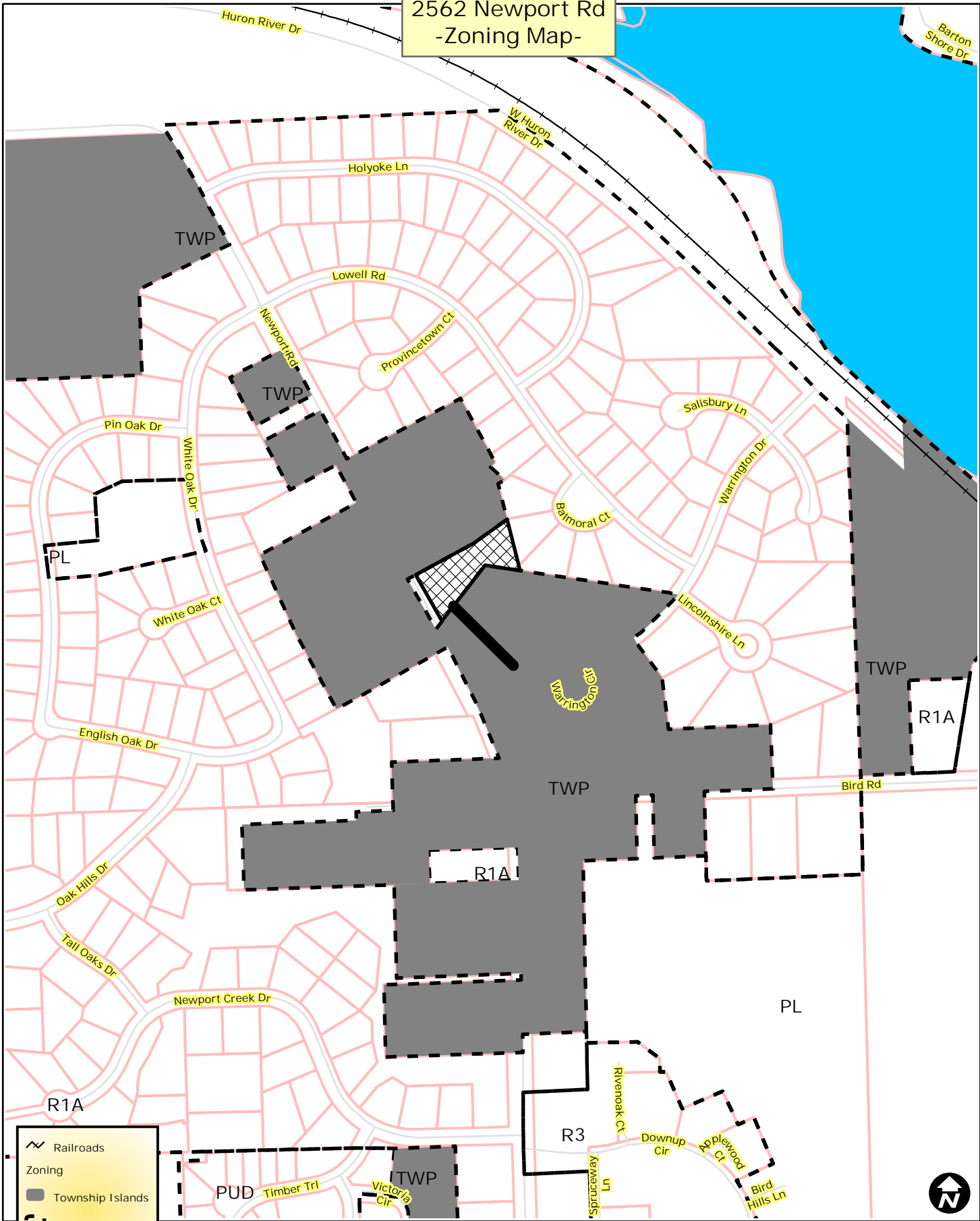
Attachments: Zoning/Parcel Maps
Aerial Photo

c: Petitioner: Michael L. Betke
908 Broken Bow Trail
Alabaster, AL 35007

Owner: Erik & Alicia Majcher
2562 Newport Road
Ann Arbor, MI 48103

City Assessor
Systems Planning
Project Nos. A14-004 and Z14-020

2562 Newport Rd
-Zoning Map-

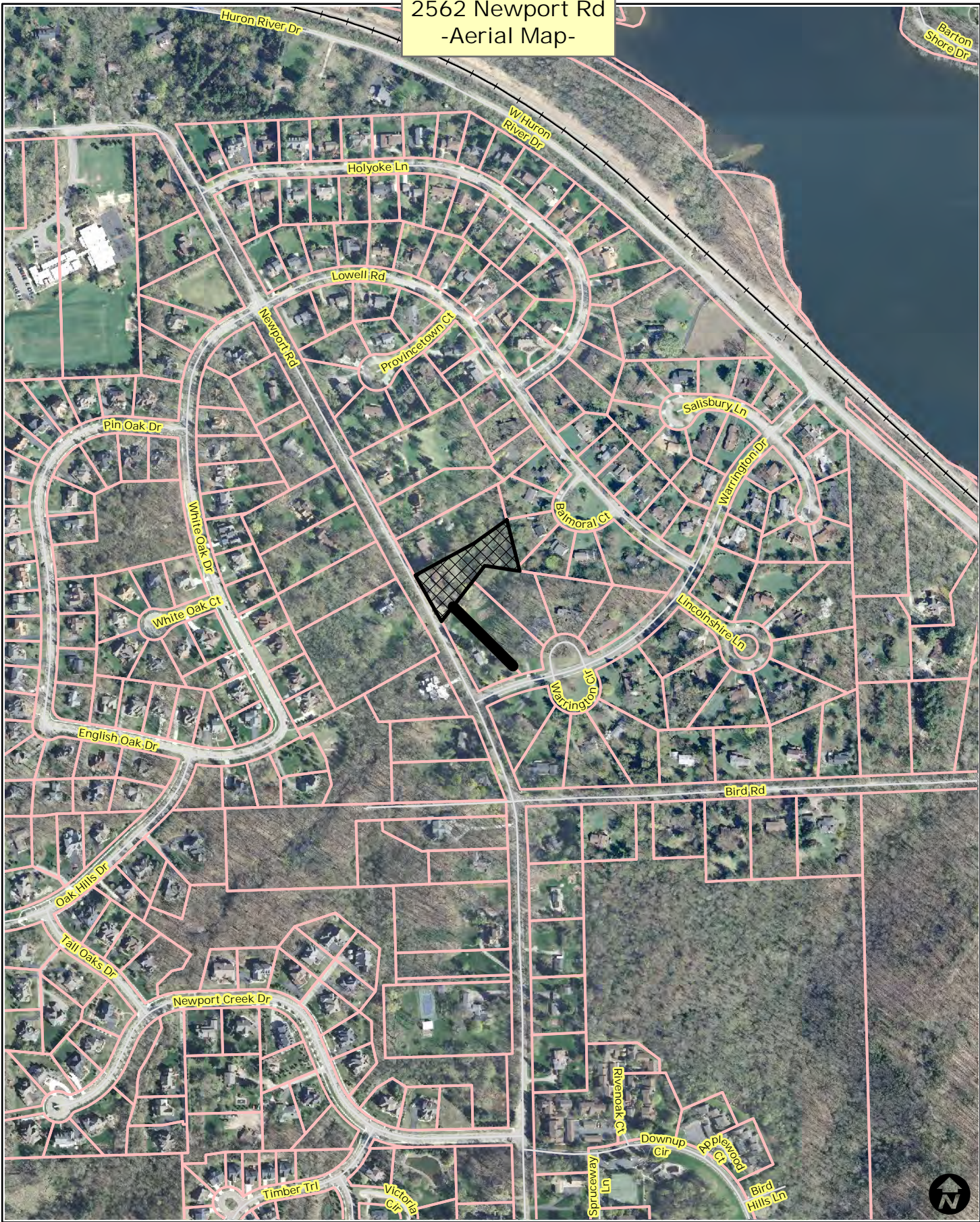



-  Railroads
- Zoning**
-  Township Islands
-  Zoning Districts
-  Parcels
-  Huron River



City of Ann Arbor Map Disclaimer:
No part of this product shall be reproduced or transmitted in any form or by any means, electronic or mechanical, for any purpose, without prior written permission from the City of Ann Arbor.
This map complies with National Map Accuracy Standards for mapping at 1 inch = 100 Feet. The City of Ann Arbor and its mapping contractors assume no legal representation for the content and/or inappropriate use of information on this map.
Map Created: 6/13/2014

2562 Newport Rd
-Aerial Map-



-  Railroads
-  Parcels




City of Ann Arbor Map Disclaimer:
 No part of this product shall be reproduced or transmitted in any form or by any means, electronic or mechanical, for any purpose, without prior written permission from the City of Ann Arbor.
 This map complies with National Map Accuracy Standards for mapping at 1 inch = 100 Feet. The City of Ann Arbor and its mapping contractors assume no legal representation for the content and/or inappropriate use of information on this map.
 Map Created: 6/13/2014



2562 Newport Rd
-Aerial Map-



-  Railroads
-  Parcels



City of Ann Arbor Map Disclaimer:

No part of this product shall be reproduced or transmitted in any form or by any means, electronic or mechanical, for any purpose, without prior written permission from the City of Ann Arbor.

This map complies with National Map Accuracy Standards for mapping at 1 Inch = 100 Feet. The City of Ann Arbor and its mapping contractors assume no legal representation for the content and/or inappropriate use of information on this map.

Map Created: 6/13/2014