

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of March 18, 2025

SUBJECT: 1155 Arlington Boulevard Annexation and Zoning
File No. AOI25-0001

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Annexation and R1A (Single-Family Dwelling District) Zoning of 1155 Arlington Boulevard.

STAFF RECOMMENDATION

Staff recommends these petitions be **approved** because the property is within the City's ultimate boundary, municipal utilities are available, and the zoning designation is consistent with the Land Use Element recommendation.

LOCATION

The property is located at 1155 Arlington Boulevard, between Aberdeen Drive and Heather Way, on the west side of the street.

DESCRIPTION OF PETITION

The owner requests annexation of a 38,100-square foot parcel from Ann Arbor Township into the City and zoning designation of R1A Single Family Dwelling District.

The parcel currently uses a well and septic system. The Washtenaw County Health Department declined to authorize transfer (sale) of the property because municipal water and sanitary sewer is available. Annexation is required to access the municipal utilities.

The property is the only parcel in the wide vicinity remaining in Ann Arbor Township.

HISTORY AND PLANNING ANALYSIS

The home at 1155 Arlington Boulevard is one of the oldest on Arlington Boulevard, built around 1929.

The City of Ann Arbor Master Plan: Land Use Element recommends single family residential uses for this property and the surrounding area.

The property exceeds the minimum required lot area of 20,000 square feet and minimum required lot width of 90 feet in the proposed R1A district.

Prepared by Alexis DiLeo, Principal Planner
Reviewed by Brett Lenart, Planning Manager

Attachments: Zoning/Parcel Maps
 Aerial Photo
 Petition for Annexation
 Petition for Zoning

c: Petitioner
 Owner
 File No. AOI25-0001