

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of April 16, 2022

SUBJECT: 3474 East Huron River Drive Annexation and Zoning
File No. AOI24-0001

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 3474 East Huron River Drive.

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 nearby City zoning, surrounding land uses and the adopted Land Use Plan.

LOCATION

This site is located on the south side of East Huron River Drive, just east of Huron Parkway. The site is in the Huron River watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a 1.7 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 intends to construct a single-family home on the lot.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1A (Single-Family Dwelling District)	R1A
Gross Lot Area	1.7 acres 73,184 sq ft	1.7 acres 73,184 sq ft	20,000 sq ft MIN
Lot Width	approx. 234 ft	approx. 234 ft	90 ft MIN

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Golf Course	PL (Public Land)
EAST	Single Family Residence	R1A (Single Family)
SOUTH	Single Family Residence	TWP
WEST	Single Family Residence	TWP

HISTORY AND PLANNING ANALYSIS

The parcel is in Ann Arbor Township. The City of Ann Arbor Master Plan: Land Use Element recommends single family residential uses for this site. The 20,000 square foot minimum for R1A would allow the parcel to be split into three lots based on minimum lot area required. No analysis was completed on whether the subject parcel could meet zoning setbacks or building placement.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Engineering – Water and sanitary sewer services are available to the property. Public storm sewer is not available to the property. Connection to sanitary sewer may require detailed design by an engineer.

Prepared by Matt Kowalski
Reviewed by Brett Lenart

Attachments: Zoning/Parcel Maps
Aerial Photo

c: Petitioner/Owner:

Ian Evans
9266 Northern Avenue
Plymouth, MI 48170

City Assessor
Systems Planning
File No. AOI24-0001