

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of October 6, 2020

**SUBJECT: 1290 Dhu Varren Road Zoning
File Nos. Z20-048**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the R1D (Single-Family Dwelling District) Zoning of 1290 Dhu Varren Road.

STAFF RECOMMENDATION

Staff recommends this petition be **approved** because the property is within the City's utility service area and the proposed R1D zoning is consistent with nearby City zoning, surrounding land uses and the adopted Land Use Plan.

LOCATION

This site is located on the southwest corner of Dhu Varren Road and Pontiac Trail. This site is in the Traver Watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a 2.52-acre parcel in Ann Arbor Township and R1D (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 has also proposed a child care center at the site. After the annexation is complete, the Planning Commission will review a petition for Special Exception Use for the child care center to be located in the existing single-family house. The owner will connect to water and sanitary sewer service which is currently available in Pontiac Trail.

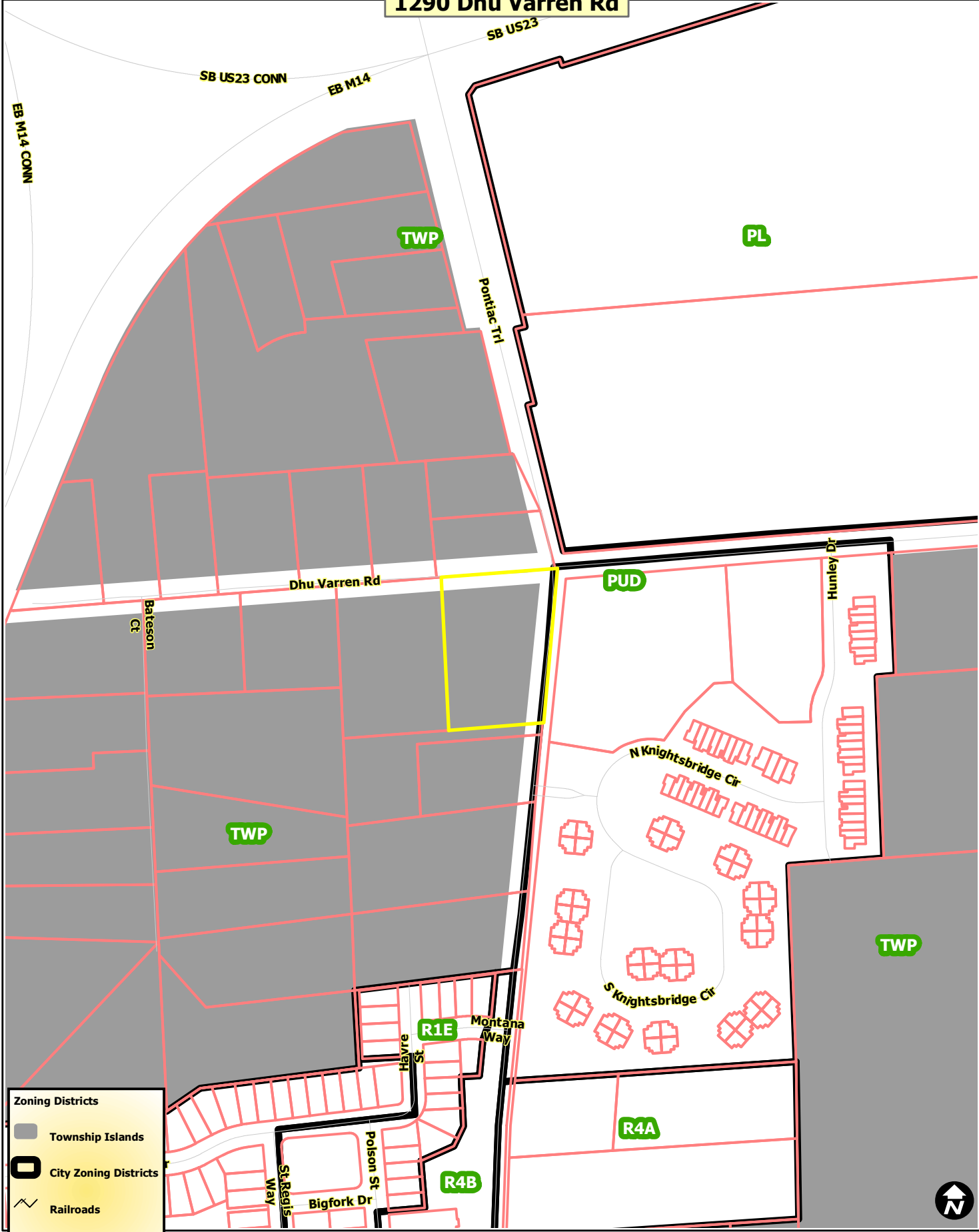
COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1D (Single-Family Dwelling District)	R1D
Gross Lot Area	2.52 acres 109,771 sq ft	2.52 acres 109,771 sq ft	5,000 sq ft MIN
Lot Width	approx. 275 ft	approx. 275 ft	40 ft MIN

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single Family Residence	TWP (Township)
EAST	Vacant	PUD (Planned Unit Development)
SOUTH	Single Family Residence	TWP

1290 Dhu Varren Rd



Zoning Districts

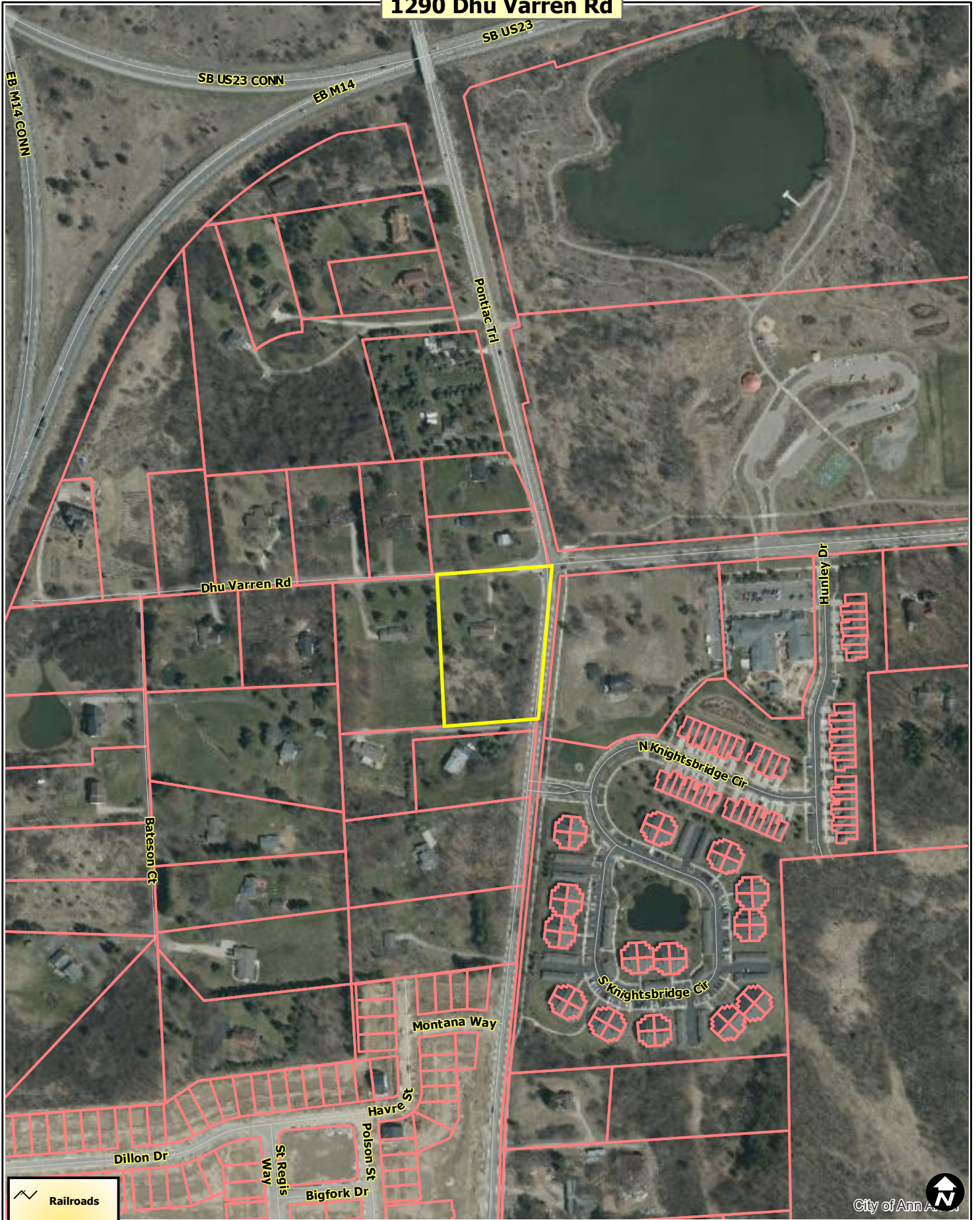
- Township Islands
- City Zoning Districts
- Railroads
- Huron River
- Tax Parcels






Map date: 6/26/2020
 Any aerial imagery is circa 2018 unless otherwise noted
 Terms of use: www.a2gov.org/terms



1290 Dhu Varren Rd

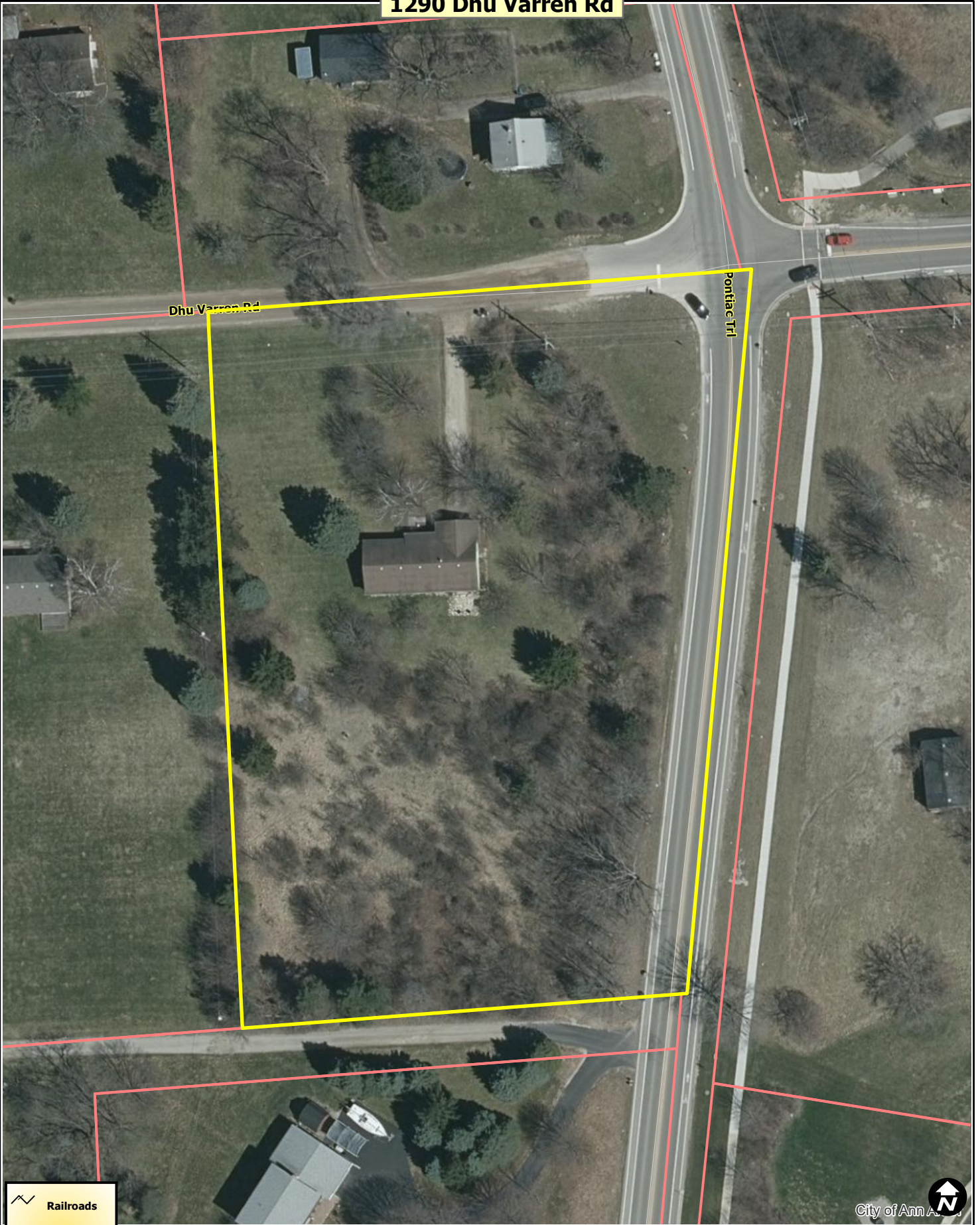





-  Railroads
-  Huron River
-  Tax Parcels



Map date: 6/26/2020
Any aerial imagery is circa 2018 unless otherwise noted
Terms of use: www.a2gov.org/terms

1290 Dhu Varren Rd



 Railroads
 Huron River
 Tax Parcels



City of Ann Arbor 

Map date: 6/26/2020
Any aerial imagery is circa 2018
unless otherwise noted
Terms of use: www.a2gov.org/terms