PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of December 18, 2018

SUBJECT: Payne Annexation and Zoning (245 Orchard Hills Drive)

File Nos. A18-008 and Z18-019

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Payne Annexation and R1B (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 R1B zoning is consistent with the adjacent zoning, surrounding land uses and the adopted Northeast Area Plan.

LOCATION

This site is located on the north side of Geddes Ave. east of Orchard Hills Road. This site is in the Huron Creek Watershed. Ward 2.

DESCRIPTION OF PETITION

The petitioner requests annexation of this 2,274-square foot house on .48-acres from Ann Arbor Township and zoning to R1B (Single-Family Dwelling District). The petitioner is requesting annexation of this parcel since it is within the contiguous bounded limits of the City.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1B (Single-Family Dwelling District)	R1B
Gross Lot Area	.482 acres 20,996 sq ft	.482 acres 20,996 sq ft	10,000 sq ft MIN
Lot Width	136 ft	136 ft	60 ft MIN

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single Family Residence	R1B (Single-Family Dwelling District)
EAST	Single Family Residence	R1B
SOUTH	Single Family Residence	R1A & TWP (Single-Family Dwelling District & Township)
WEST	Single Family Residence	R1B

HISTORY AND PLANNING BACKGROUND

The parcel was platted in Ann Arbor Township. The <u>Northeast Area Plan</u> recommends residential use for this site.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

<u>Systems Planning</u> – There are city utilities available to service this parcel, including an 8" water main and an 8" sanitary sewer in Orchard Hills Drive. Storm sewer is not available in Orchard Hills Drive. Connection to sewers may require detailed design by an engineer. No representation is made as to ability to connect.

<u>Planning</u> – The proposed R1B zoning would restrict the use to single-family residential. Staff supports the proposed R1B zoning because it is consistent with the surrounding land uses and the recommendations of the <u>Northeast Area Plan</u>.

A study analysis for the area north of Geddes Avenue was completed in 2000 to determine the appropriate zoning for the township parcels in the area. R1B zoning was recommended over R1A zoning as it accomplished more conforming lots and the smaller lot size could lead to an increase in households to help reduce the overall cost of each unit connecting to utilities.

Prepared by Christopher Cheng Reviewed by Brett Lenart mg/12/14/18

Attachments: Zoning/Parcel Maps

Aerial Photo

c: Petitioner: Elizabeth M. Payne

245 Orchard Hills Dr. Ann Arbor, MI 48104

City Assessor Systems Planning File Nos. A18-008 and Z18-019