### PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of January 15, 2019

**SUBJECT:** Durling Annexation and Zoning (2625 Valley Drive)

File Nos. A18-009 and Z18-023

### PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Durling Annexation and R1C (Single-Family Dwelling District) Zoning (2625 Valley Drive).

#### STAFF RECOMMENDATION

Staff recommends this petition be **approved** because the property is within the City's water and sewer service area and the proposed R1C zoning is consistent with the adjacent zoning, surrounding land uses and the adopted <u>Land Use Plan</u>.

#### LOCATION

This site is located on the south side of Valley Drive, southwest of Dexter Rd. This site is in the Allen Creek Watershed.

### **DESCRIPTION OF PETITION**

The petitioner requests annexation of a 4,636 square foot vacant lot in Scio Township and R1C (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 is considering the possibility of constructing a new single family home.

# **COMPARISON CHART**

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1C (Single-Family Dwelling District)	R1C
Gross Lot Area	.106 acre 4,636 sq ft	.106 acre 4,636 sq ft	7,200 sq ft MIN
Lot Width	30.82 ft	30.82 ft	60 ft MIN

#### SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single Family Residence	R1C (Single-Family Dwelling District)
EAST	Single Family Residence	R1C
SOUTH	Maple Village Shopping Center	C3 (Fringe Commercial)
WEST	Single Family Residence	R1C

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### HISTORY AND PLANNING BACKGROUND

The parcel was platted in Scio Township. The <u>West Area Plan</u> recommends single and two family residential uses for this site.

# COMMENTS PENDING, DISMISSED OR UNRESOLVED

<u>Systems Planning</u> – There are city utilities available to service this parcel, including an 8 inch water main and an 8 inch sanitary sewer main in Valley Drive. Connection to sewers may require detailed design by an engineer. No representation is made as to the ability to connect. Detailed provisions on how the proposed development of a new home will address stormwater must be presented to Planning and Development Unit for review prior to construction. The improvement charge database did not indicate outstanding improvement charges associated with this parcel.

<u>Planning</u> – The proposed R1C zoning would restrict the use to single-family residential. Staff supports the proposed R1C zoning because it is consistent with the surrounding land uses and the recommendations of the <u>West Area Plan</u>.

Prepared by Jeff Kahan Reviewed by Brett Lenart mg/1/10/19

Attachments: Zoning/Parcel Maps

Aerial Photo

c: Petitioner: Jonathan Durling

2631 Valley Drive Ann Arbor, MI 48103

City Assessor Systems Planning File Nos. A18-009 and Z18-023





