# 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
	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

WEST	Single Family Residence	TWP
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## HISTORY AND PLANNING BACKGROUND

The parcel is in Ann Arbor Township. The <u>City of Ann Arbor Master Plan: Land Use Element</u> recommends single and two family residential uses for this site.

## COMMENTS PENDING, DISMISSED OR UNRESOLVED

Systems Planning – 17 feet of right-of-way for Pontiac Trail shall be granted to the City.

<u>Planning</u> – The proposed R1D zoning would restrict the use to single-family residential. Staff supports the proposed R1D zoning because it is consistent with the surrounding single-family land uses and the recommendations of the master plan. R1D zoning will also provide opportunities for smaller, more affordable homes to be built on the site in the future.

Prepared by Jeff Kahan Reviewed by Brett Lenart mg/10/2/20

Attachments: Zoning/Parcel Maps

**Aerial Photo** 

c: Petitioner: Gretchen Preston

4660 W. Ellsworth Ann Arbor, MI 48103

City Assessor Systems Planning File Nos. Z20-048





