PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of April 2, 2019

SUBJECT: Allen Annexation and Zoning (595 Riverview Drive)

File Nos. A19-002 and Z19-003

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Allen Annexation and R1B (Single-Family Dwelling District) Zoning (595 Riverview Drive).

STAFF RECOMMENDATION

Staff recommends this petition be **approved** because the property is within the City's utility service area and the proposed R1B zoning is consistent with the adjacent zoning, surrounding land uses and the adopted Land Use Plan.

LOCATION

This site is located on the east side of Riverview Drive, north of Geddes Road. This site is in the Huron River Watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a .6 acre parcel in Ann Arbor Township and R1B (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 requesting sanitary service from the City since their septic system is failing.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1B (Single-Family Dwelling District)	R1B
Gross Lot Area	.6 acres 26,136 sq ft	.6 acres 26,136 sq ft	10,000 sq ft MIN
Lot Width	approx. 90 ft	approx. 90 ft	70 ft MIN

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Vacant Parcel	TWP (Township)
EAST	Single Family Residence	R1B (Single Family Dwelling)
SOUTH	Single Family Residence	TWP; R1B
WEST	Single Family Residence	TWP

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

<u>Systems Planning</u> – City utilities are proposed to be constructed to serve this parcel in the summer of 2019, including a 12" water main and 8" sanitary sewer.

<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 master plan.

Prepared by Jeff Kahan Reviewed by Brett Lenart mg/3/29/19

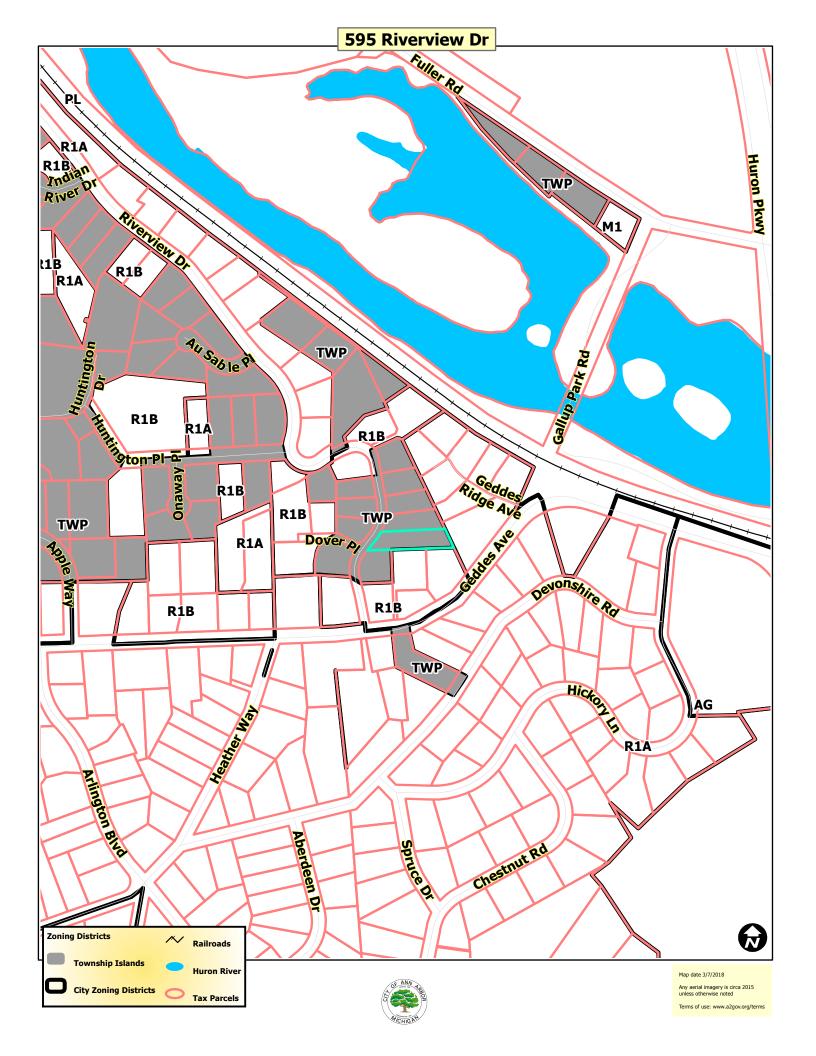
Attachments: Zoning/Parcel Maps

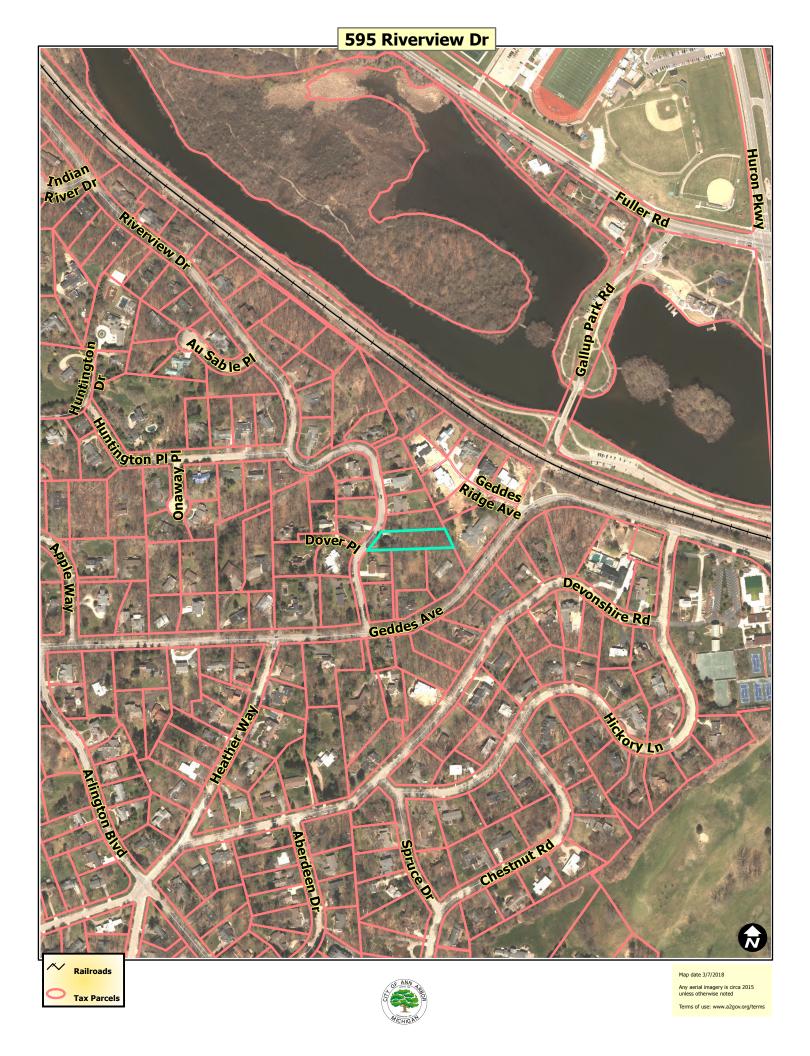
Aerial Photo

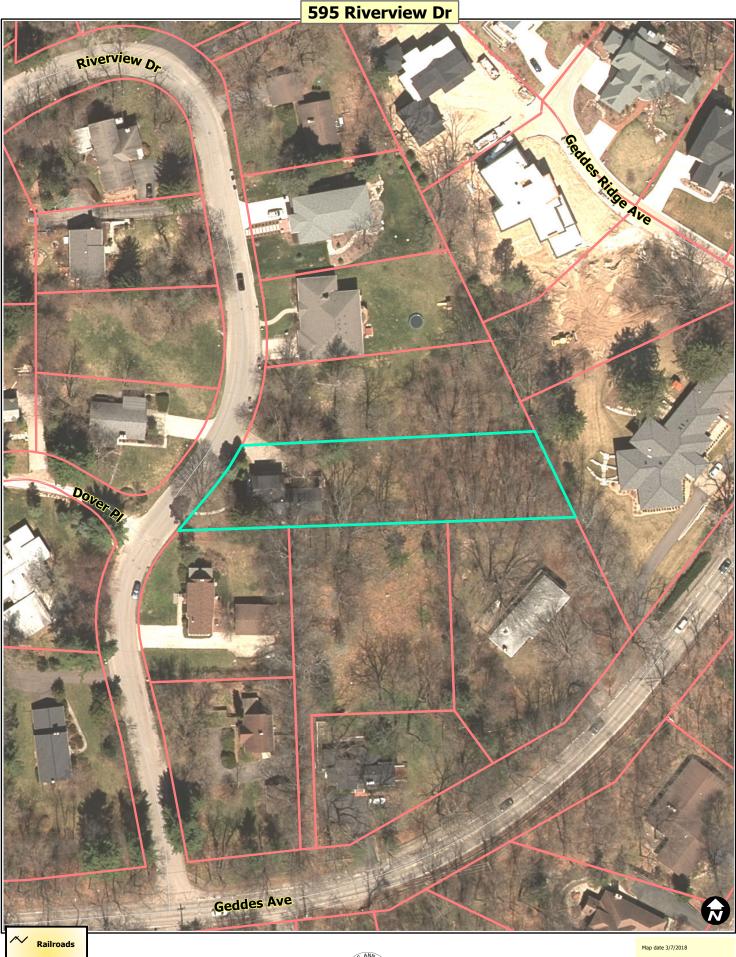
c: Petitioner: James and Catherine Allen

595 Riverview Drive Ann Arbor, MI 48104

City Assessor Systems Planning File Nos. A19-002 and Z19-003







Tax Parcels

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