

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of September 19, 2023

**SUBJECT: 3701-3713 Riverside Drive - Annexation and Zoning
Files No. AOI23-0001, AOI23-0002, REZ23-0009**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission recommends that the Mayor and City Council approve the Annexation and R1B (Single-Family Dwelling District) Zoning of 3701 and 3713 Riverside 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 nearby City zoning, surrounding land uses and the adopted Land Use Plan.

LOCATION

This site is located immediately northwest of the Riverside Drive and Chalmers Drive intersection. The site has additional frontage on Huron River Drive. The site is in the Huron River watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of two adjacent parcels, totaling .74 acres currently located in Ann Arbor Township. The petitioner has requested R1A (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 intends to sell the parcels for development opportunities. City Planning staff has communicated to the petitioner that R1B (Single Family Dwelling District) is recommended for consistency will surround land uses, and the opportunity to evaluate future zoning of the area comprehensively.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1B (Single-Family Dwelling District)	R1B
Gross Area	.74 acres 32,234 sq ft	.74 acres 32,234 sq ft	10,000 sq. ft.
Lot Width	87 ft. (3701 Riverside) 126 ft. (3713 Riverside)	TBD	70 ft.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	South Pond Nature Area	PL (Public Land)

EAST	Vacant	R1B (Single Family)
SOUTH	Single Family Residence	R1B (Single Family)
WEST	Single Family Residence	R1B (Single Family)

HISTORY AND PLANNING BACKGROUND

The parcel is in Ann Arbor Township. The City of Ann Arbor Master Plan: Land Use Element recommends single and two family residential uses for this site. This land use recommendation has remained consistent since 2006.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Planning – Staff supports the proposed annexation and R1A zoning.

For the purposes of recommending a zoning classification, here are a few applicable sections of the Land Use Element that may be applicable to the Planning Commission’s consideration:

Goal C: To provide a full range of housing choices (size, price, design, accessibility, etc.) that meets the existing and anticipated needs of all City residents. (p. 35)

Goal D: To support the continued viability, health and safety of City residential neighborhoods. (p. 36)

Goal D, Objective 1: Encourage new development and redevelopment within established residential areas to complement the design elements of the neighborhood, including size and height. (p. 36)

For comparison, here is an overview of how many homes may be realized on the parcels under differing zoning designations:

- R1A – 1
- R1B – 3
- R1C – 4
- R1D – 6
- R1E – 8 (maximum home size of 2,000 sq. ft.)
- R2A – 12 (up to 6 duplexes)
- R2B – 7 (up to 3.5 duplexes, allows other group housing, fraternities, sororities, etc.)

Engineering – Sanitary sewer is available to service this parcel, and connection will be required within 90 days of notification of annexation into the City (may require detailed design by an engineer). There are currently projects included in the City’s Capital Improvements Plan (CIP) to extend storm sewer and water mains to this property. The property does not currently meet fire hydrant coverage standards.

Prepared by Brett Lenart
Reviewed by Hank Kelley

Attachments: Zoning/Parcel Maps
Aerial Photo

c: Petitioner: Karen LeGassick, Personal Representative
 1059 Bandera Road
 Ann Arbor, MI 48103

 Owner: Estate of Trevor LeGassick
 1059 Bandera Road
 Ann Arbor, MI 48103

City Assessor
Systems Planning
File Nos. AOI23-0001, AOI23-0002, REZ23-0009