

**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**

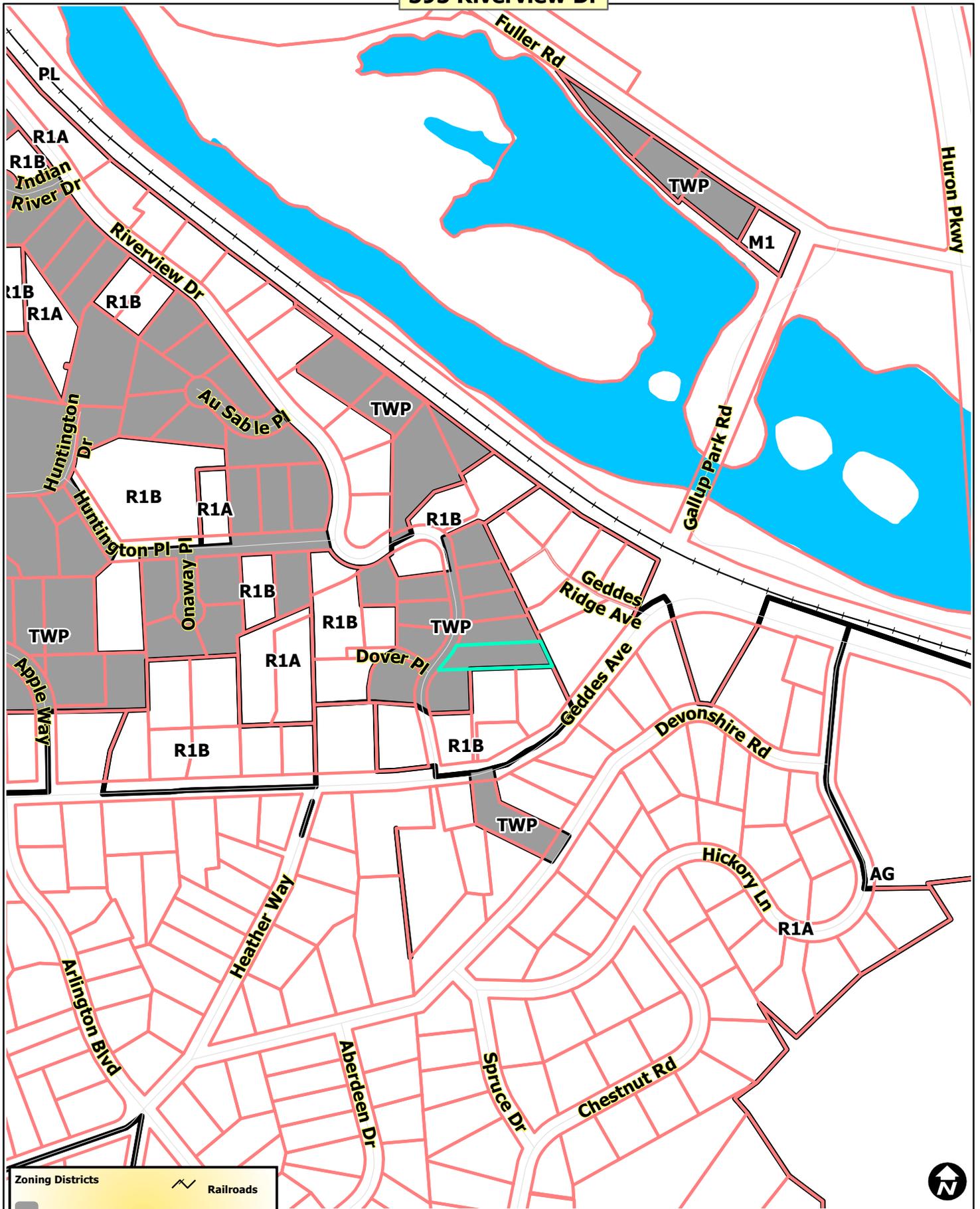
	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1B (Single-Family Dwelling District)	R1B
Gross Lot Area	.6 acres 26,136 sq ft	.6 acres 26,136 sq ft	10,000 sq ft MIN
Lot Width	approx. 90 ft	approx. 90 ft	70 ft MIN

**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



595 Riverview Dr



<b>Zoning Districts</b>	Railroads
Township Islands	Huron River
City Zoning Districts	Tax Parcels



Map date 3/7/2018  
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# 595 Riverview Dr



 Railroads

 Tax Parcels



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595 Riverview Dr



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