

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of January 15, 2008**

**SUBJECT: ANN ARBOR TOWNSHIP ANNEXATIONS AND ZONINGS:**

**Stetz Annexation and Zoning (3444 East Huron River Drive)  
File Nos. 9352K18.1 and .2**

**Anderson Annexation and Zoning (2810 Glazier Way)  
File Nos. 9271Y12.1 and .2**

**Powsner Annexation and Zoning (485 Riverview Drive)  
9274G15.1 and .2**

**Thompson Annexation and Zoning (180 Riverview Court)  
File Nos. 9273Y20.1 and .2**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Ann Arbor Township Annexation (3444 East Huron River Drive) and R1A (Single-Family Dwelling District) Zoning.

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Ann Arbor Township Annexations (2810 Glazier Way, 485 Riverview Drive and 180 Riverview Court) and R1B (Single-Family Dwelling District) Zonings.

**STAFF RECOMMENDATION**

Staff recommends that the petitions be **approved** because the parcels are within the City's water and sewer service area and the recommended zonings are consistent with the adjacent zonings, the surrounding land uses and the City's Master Plan.

**LOCATION**

All parcels are located in Ann Arbor Township (Northeast Area, Huron River Watershed). Specific site locations are indicated on the attached parcel and zoning maps.

**DESCRIPTION OF PROJECT**

The petitioners, each of whom has applied separately, request annexation from Ann Arbor Township and either R1A or R1B zoning designation. The petitioners are requesting annexation to connect to City utilities. All parcels comply with the minimum lot size and the minimum lot width of the zoning district that was requested. No new construction is proposed for any of the

sites at this time. Each site contains a single-family home on a single tax parcel, and each site requests single-family zoning.

**COMPARISON CHART**

	EXISTING	PROPOSED	REQUIRED
ZONING	TWP (Township District)	R1A (Single-Family Dwelling District) R1B (Single-Family Dwelling District)	R1A (Single-Family Dwelling District) R1B (Single-Family Dwelling District)
GROSS LOT AREA	60,984 sq ft (3444 E. Huron River Dr) - R1A 48,787 sq ft (2810 Glazier Way) - R1B 19,166 sq ft (485 Riverview Dr) - R1B 30,492 sq ft (180 Riverview Ct) - R1B	No Changes	20,000 sq ft MIN (R1A) 10,000 sq ft MIN (R1B)
LOT WIDTH	198 ft (344 E. Huron River Dr) - R1A 204 ft (2810 Glazier Way) - R1B 125 ft (485 Riverview Dr) - R1B 85 ft (180 Riverview Ct) - R1B	No Changes	70 ft MIN (R1A) 60 ft MIN (R1B)

**SURROUNDING LAND USES AND ZONING**

All parcels are surrounded by either single and/or two-family residential uses or land zoned for residential or park uses.


**HISTORY AND PLANNING BACKGROUND**

In April 2007, the City's Public Services Area sent letters to single and two-family residentially developed township parcels within the City's ultimate sewer and water service boundary. The intent of the letter was to inform township property owners to begin the annexation process into the City of Ann Arbor before the deadline date of December 31, 2007.

The City's Northeast Area Plan recommends continued single-family residential uses for each of the properties.

**COMMENTS PENDING, DISMISSED OR UNRESOLVED**

Planning - The petitions have been combined into one staff report to facilitate an efficient review process and to reduce copying expenses.

Prepared by Chris Cheng  
Reviewed by Connie Pulcifer and Mark Lloyd   
jsj/1/04/08

Attachments: Zoning/Parcel Maps  
Aerial Photos

c: Petitioners/Owners: John and Sharon Stetz  
3444 East Huron River Drive  
Ann Arbor, MI 48104

Lindsay Anderson and John Connell  
2810 Glazier Way  
Ann Arbor, MI 48105

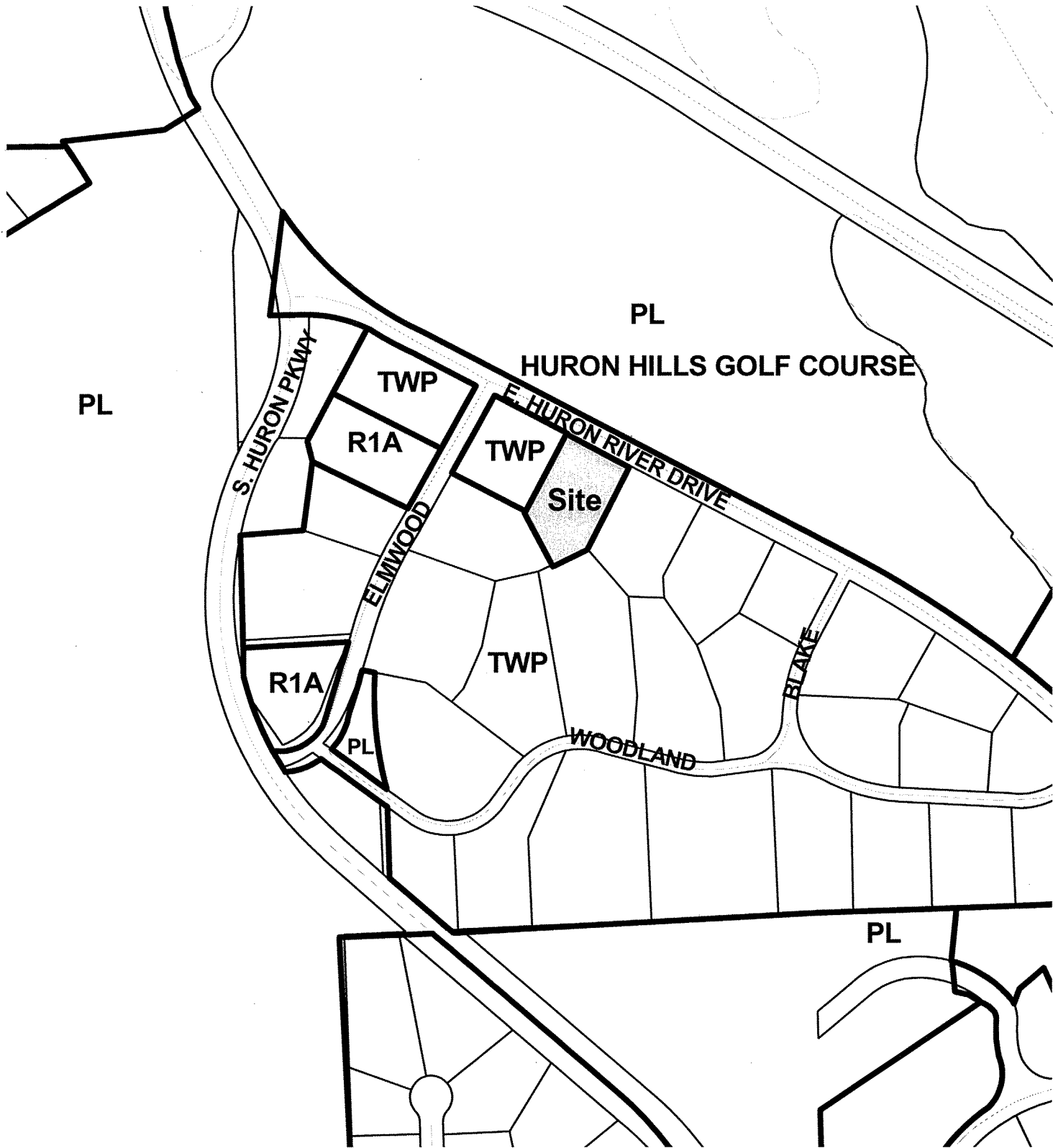
Rhoda M. Powsner Trust  
485 Riverview Drive  
Ann Arbor, MI 48104

Michael and Marie Thompson  
180 Riverview Court  
Ann Arbor, MI 48104

Assessor  
Systems Planning  
File Nos. 9352K18.1 and .2  
File Nos. 9271Y12.1 and .2  
File Nos. 9274G15.1 and .2  
File Nos. 9273Y20.1 and .2

# 3444 E. Huron River Drive

## Parcel and Zoning Map



3444 E Huron River

Aerial Photo

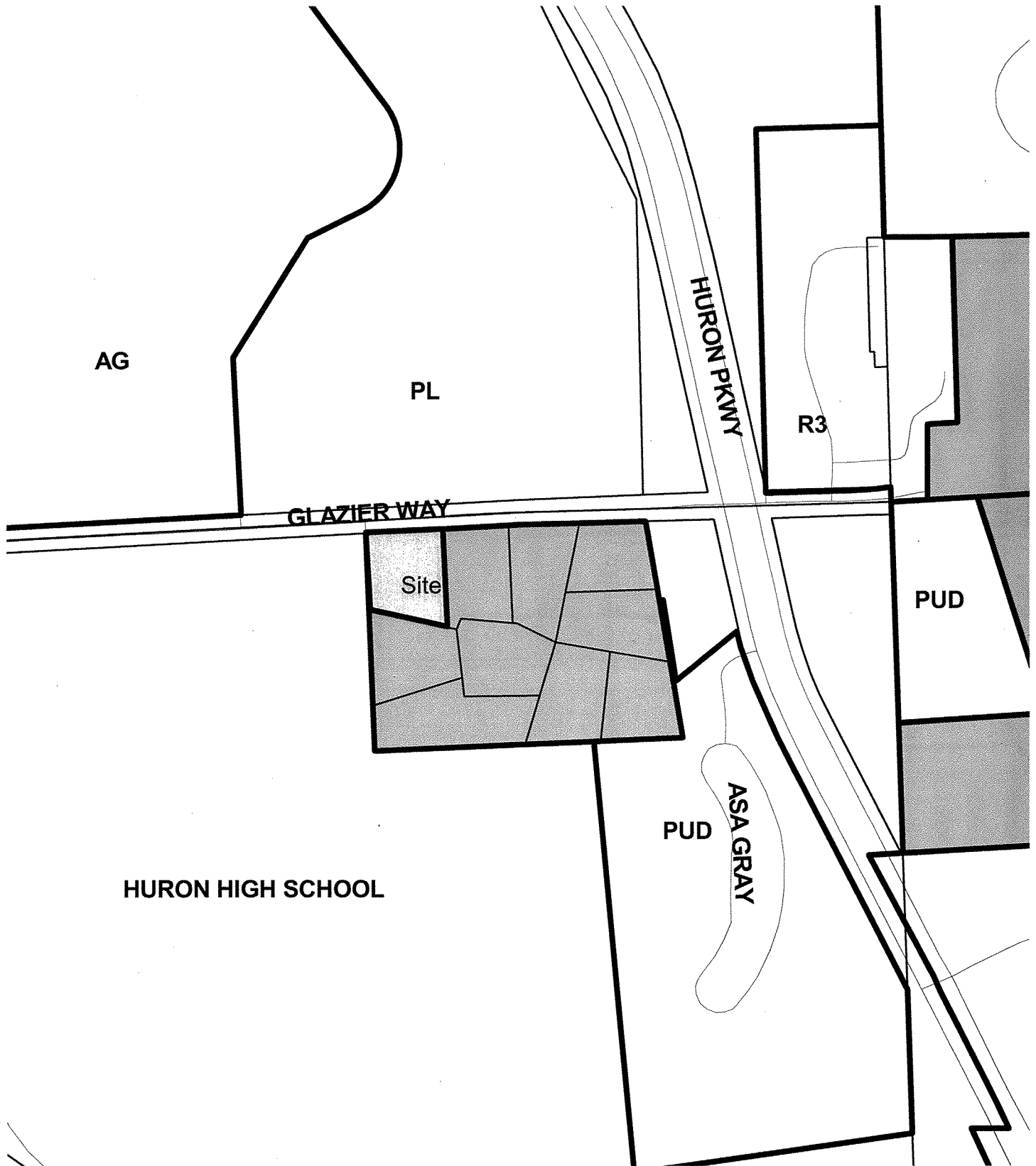


200 0 200 400 Feet



# 2810 Glazier Way

## Parcel and Zoning Map



200 0 200 400 Feet



2810 Glazier Way

Aerial Photo



250 0 250 Feet



# 485 Riverview Drive

## Parcel and Zoning Map



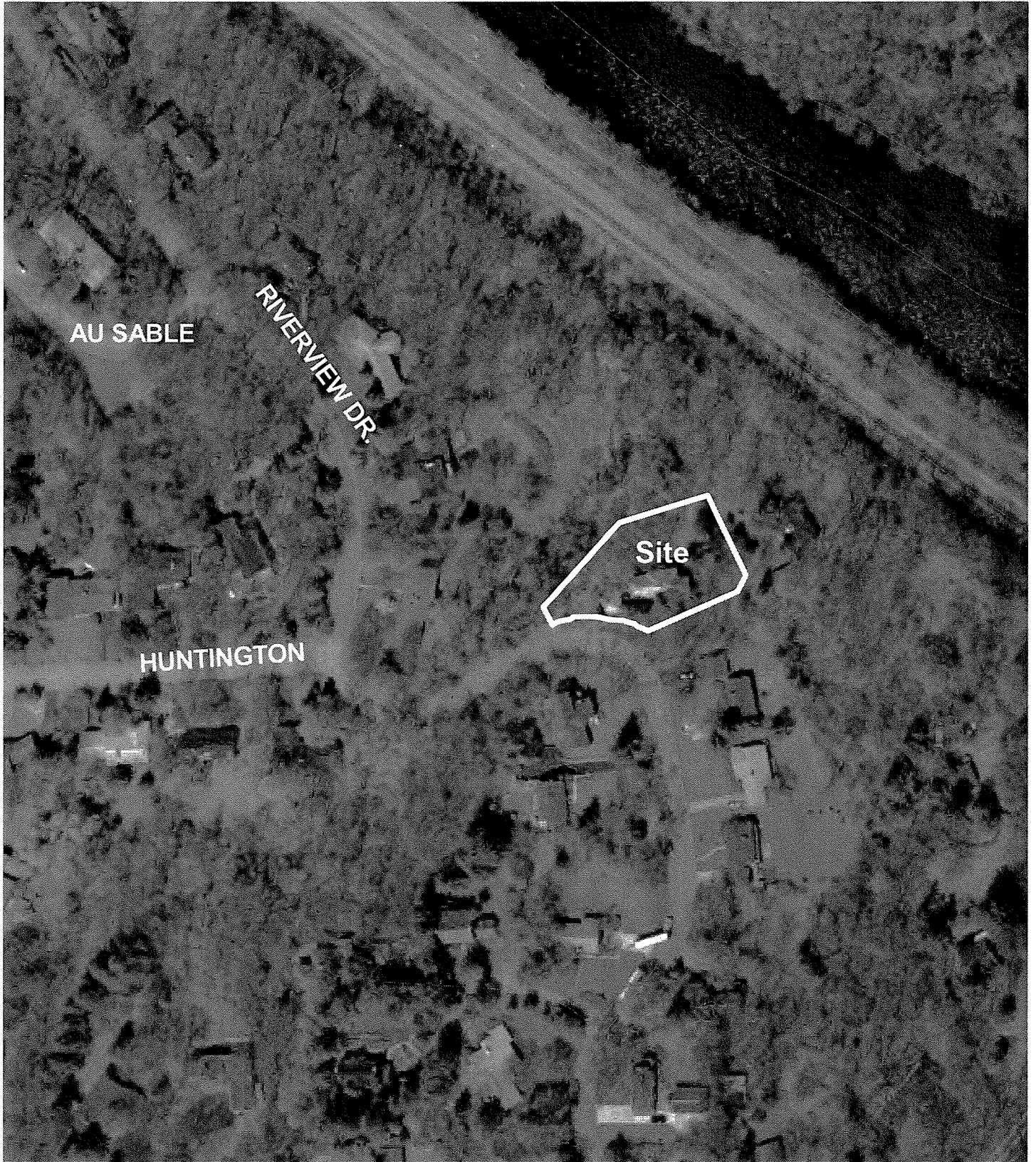
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485 Riverview Drive

Aerial Photo

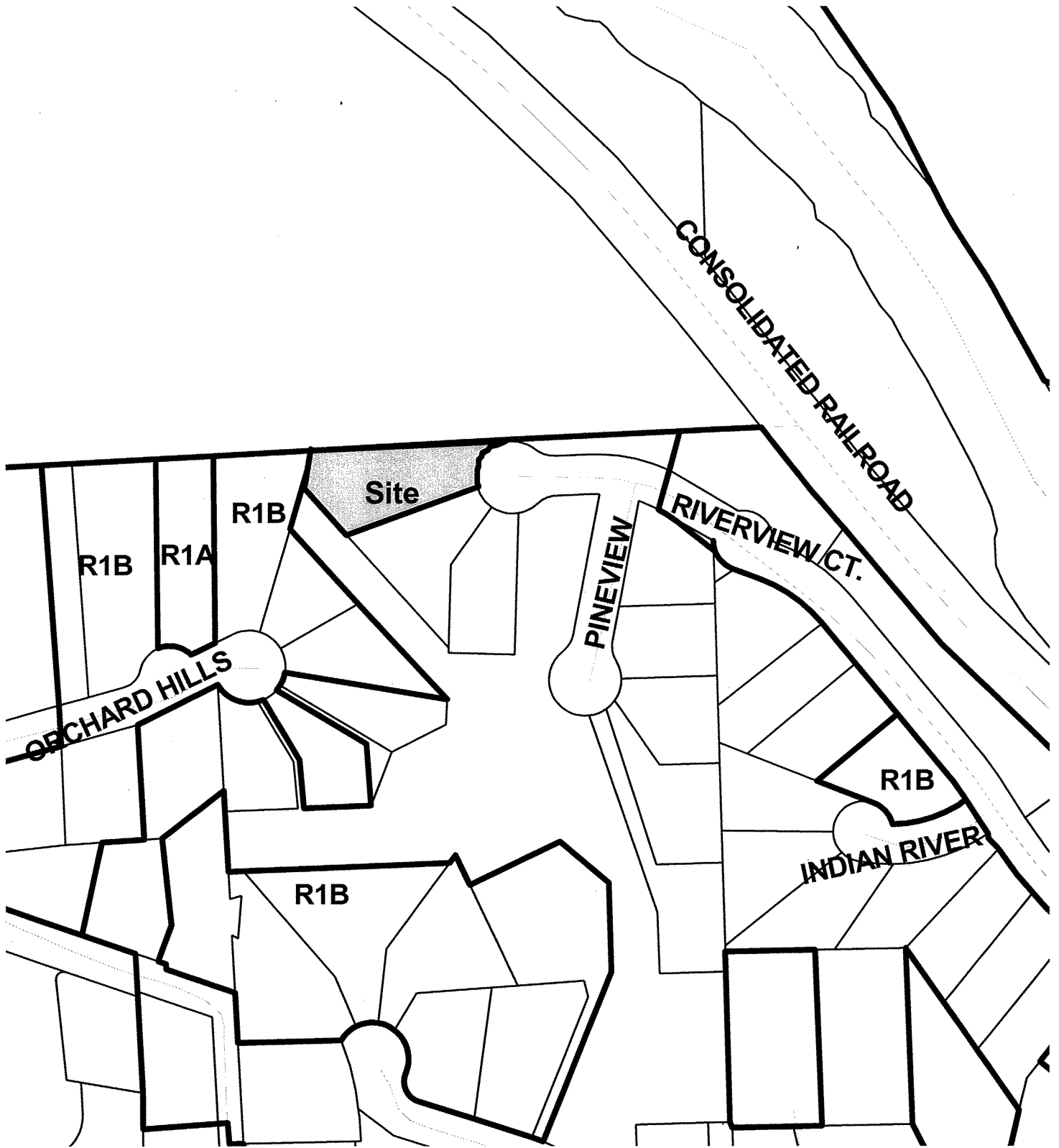


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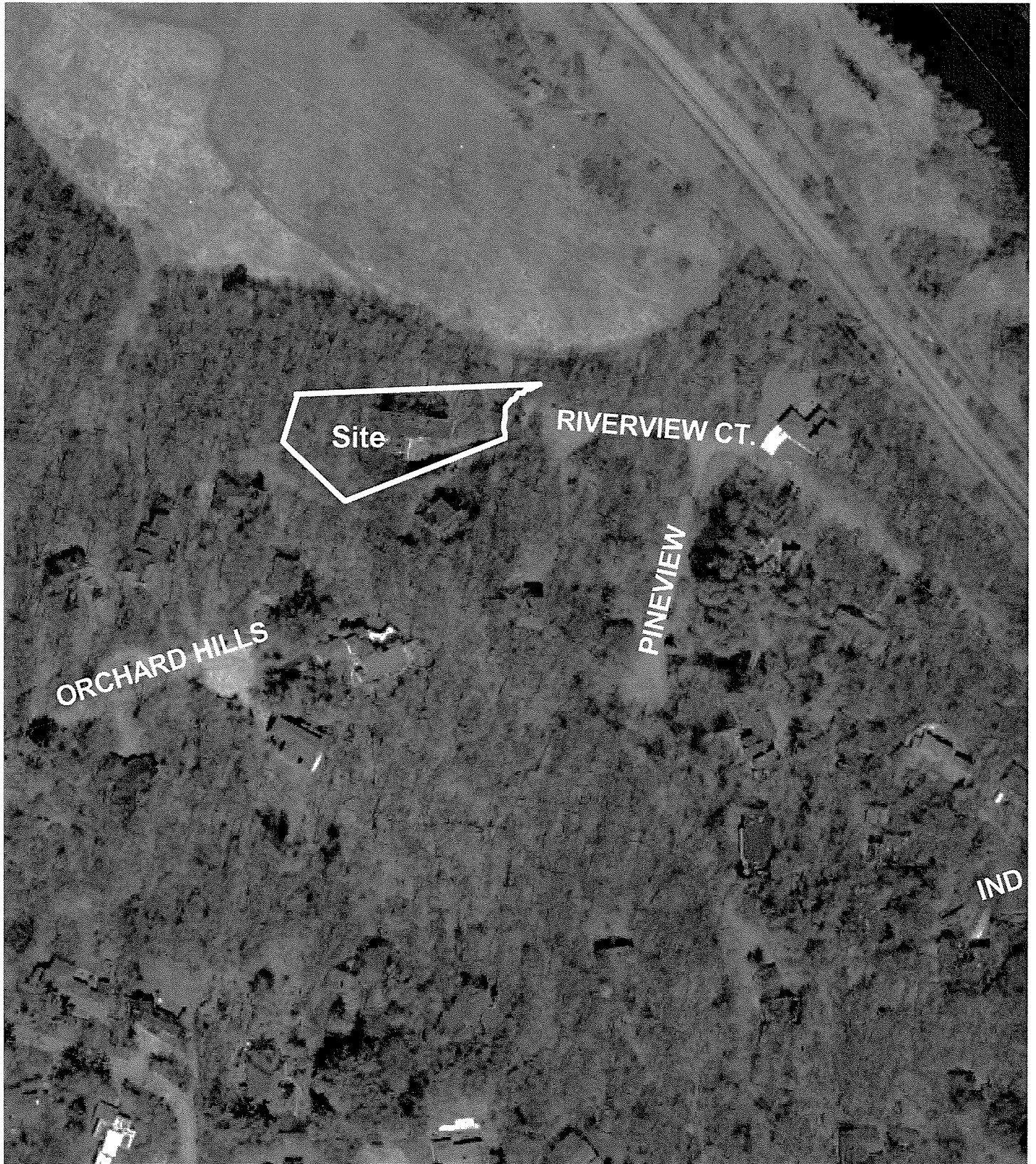
# 180 Riverview Court

## Parcel and Zoning Map



180 Riverview Court

Aerial Photo



200 0 200 400 Feet

