

# PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of March 17, 2026

**SUBJECT: 615 Riverview Drive Annexation and Zoning**  
File No. AOI25-0002

## PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council **approve** the R1B (Single-Family Dwelling District) Zoning of 615 Riverview Drive which is in the process of being annexed into the City.

### STAFF RECOMMENDATION

Staff recommend this petition be **approved** because the zoning designation is consistent with the Land Use Element recommendation and surrounding zoning.

### LOCATION

The property is located on the east side of Riverview Drive between Geddes Avenue and Dover Place.

### DESCRIPTION OF PETITION

The owner requests rezoning of a 14,375-square foot (~0.3 acre) parcel from TWP (Township) to R1B (Single Family Dwelling District). An annexation petition was also submitted and is being processed simultaneously.

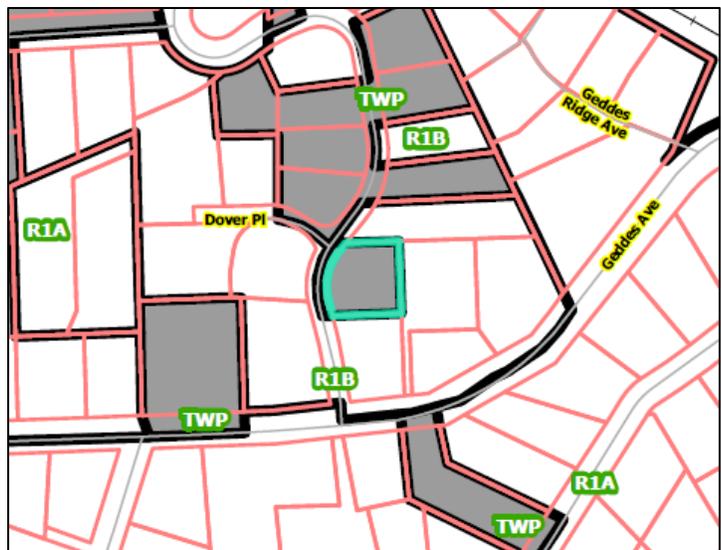


Figure 1. Zoning map of 615 Riverview Dr.

The parcel contains a single-family home that was on a well and septic system that failed in 2025. The petitioner has since connected to municipal sewer and water; thus annexation from Ann Arbor Charter Township into the City is required. No development is proposed.

For the annexation, only City Council approval is required because it is a single-family parcel. All annexations require a rezoning petition and the requested zoning designation for this parcel is R1B (Single Family Dwelling District) to match the surrounding City of

