

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of August 18, 2020**

**SUBJECT: Wade Annexation and Zoning (559 Riverview Drive)  
File Nos. A20-001 and Z20-042**

<b>PROPOSED CITY PLANNING COMMISSION MOTION</b>
The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Wade Annexation and R1B (Single-Family Dwelling District) Zoning.

**STAFF RECOMMENDATION**

Staff recommends this petition be **approved** because the property is within the City’s water and sewer service area and the proposed R1B zoning is consistent with the adjacent zoning, surrounding land uses and the adopted Northeast Area Plan.

**LOCATION**

This site is located on the north side of Geddes Avenue, east of Riverview Blvd. This site is in the Huron River Watershed. Ward 2.

**DESCRIPTION OF PETITION**

The petitioner requests annexation of this 2,600-square foot house on 0.4-acres from Ann Arbor Township and zoning to R1B (Single-Family Dwelling District). The petitioner is requesting annexation of this parcel since it is within the contiguous bounded limits of the City.

**COMPARISON CHART**

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1B (Single-Family Dwelling District)	R1B
Gross Lot Area	0.4 acres 17,810 sq ft	0.4 acres 17,810 sq ft	10,000 sq ft MIN
Lot Width	89.5 ft	89.5 ft	70 ft MIN

**SURROUNDING LAND USES AND ZONING**

	LAND USE	ZONING
NORTH	Single Family Residence	TWP (Township)
EAST	Single Family Residence	R1A (Single-Family Dwelling District)
SOUTH	Vacant/Single Family Residence	TWP
WEST	Vacant/Single Family Residence	TWP

## HISTORY AND PLANNING BACKGROUND

The parcel was platted in Ann Arbor Township. The existing home was built in 1954. The Northeast Area Plan recommends residential use for this site.

A study analysis for the area north of Geddes Avenue was completed in 2000 to determine the appropriate zoning for the township parcels in the area. R1B zoning was recommended over R1A zoning as it accomplished more conforming lots and the smaller lot size could lead to an increase in households to help reduce the overall cost of each unit connecting to utilities.

## COMMENTS PENDING, DISMISSED OR UNRESOLVED

Systems Planning – There are city utilities available to service this parcel, including a 12” water main, an 8” sanitary sewer, and a 12” storm sewer in Riverview Drive. Connection to sewers may require detailed design by an engineer. No representation is made as to ability to connect.

Once the property has annexed, if the property has not yet connected to the city water main and sanitary sewer systems, the city will notify the owner that these connections will need to be completed within the subsequent 90 days.

Planning –Staff supports the proposed R1B zoning because it is consistent with the surrounding land uses and the recommendations of the Northeast Area Plan.

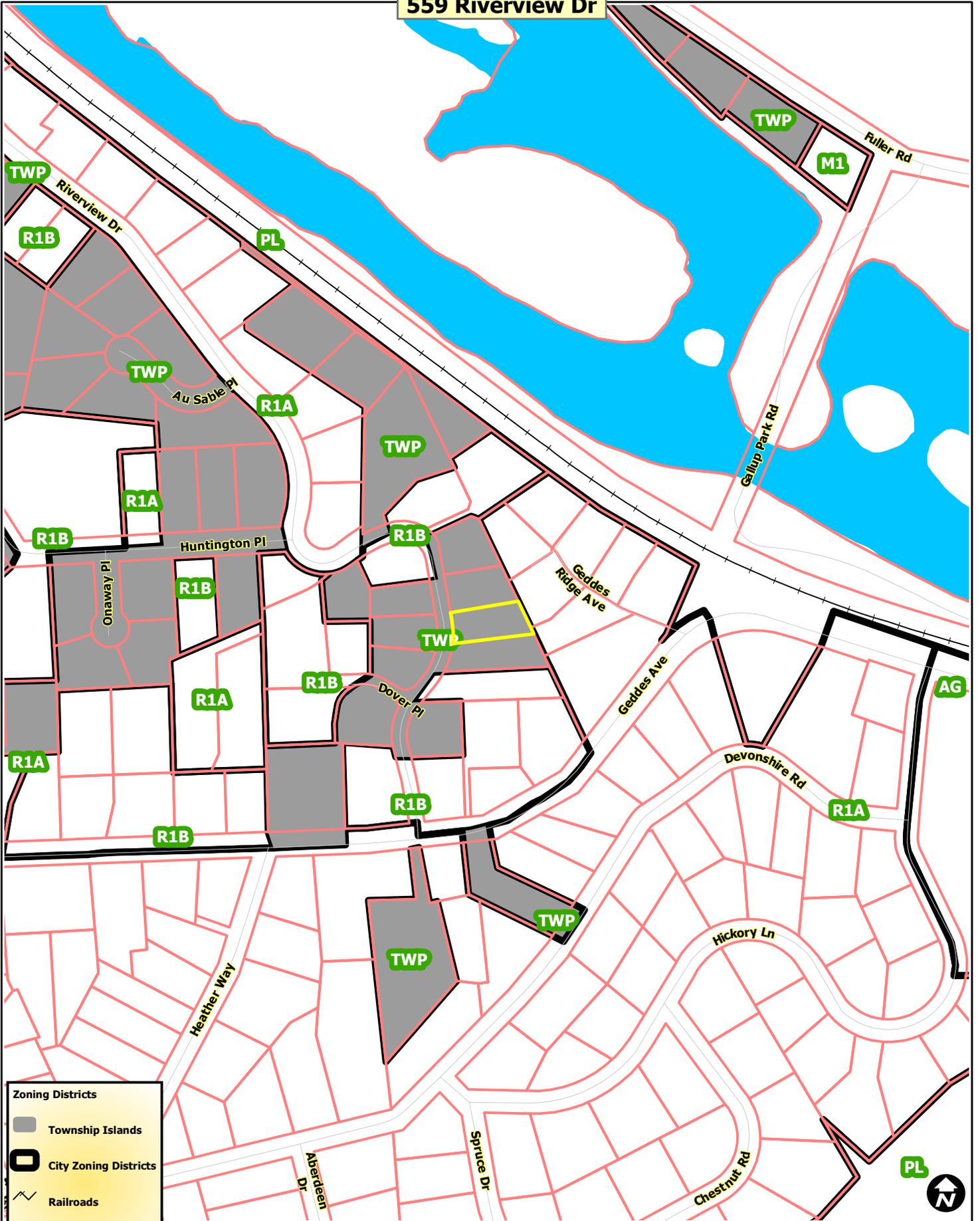
Prepared by Christopher Cheng  
Reviewed by Brett Lenart  
mg/8/13/20

Attachments: [Zoning/Parcel Maps](#)  
[Aerial Photo](#)

c: Petitioner/Owner: John O. & Christina S. Wade  
559 Riverview Drive  
Ann Arbor, MI 48104

City Assessor  
Systems Planning  
File Nos. A20-001 and Z20-042

# 559 Riverview Dr



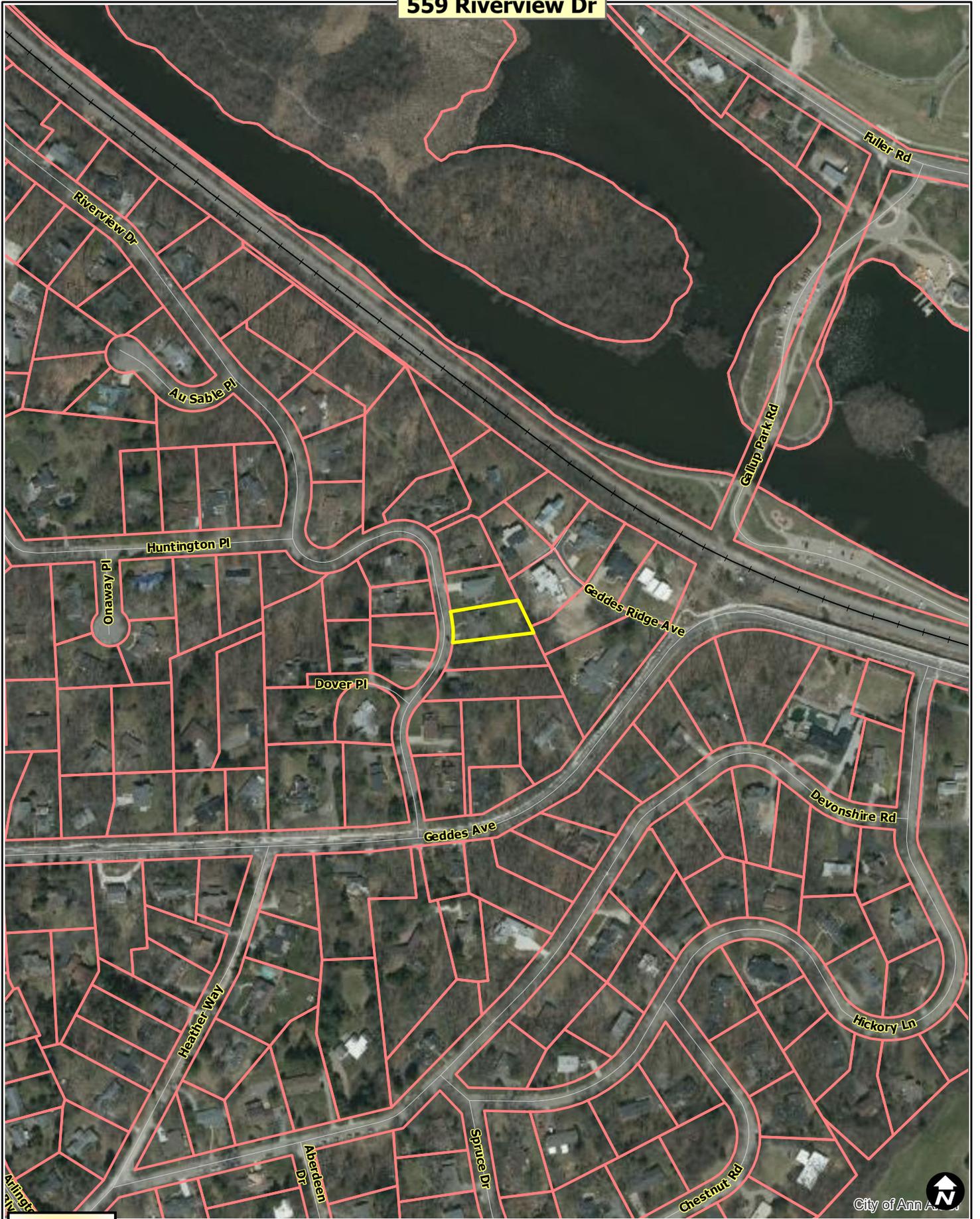
**Zoning Districts**

- Township Islands
- City Zoning Districts
- Railroads
- Huron River
- Tax Parcels



Map date: 6/24/2020  
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# 559 Riverview Dr



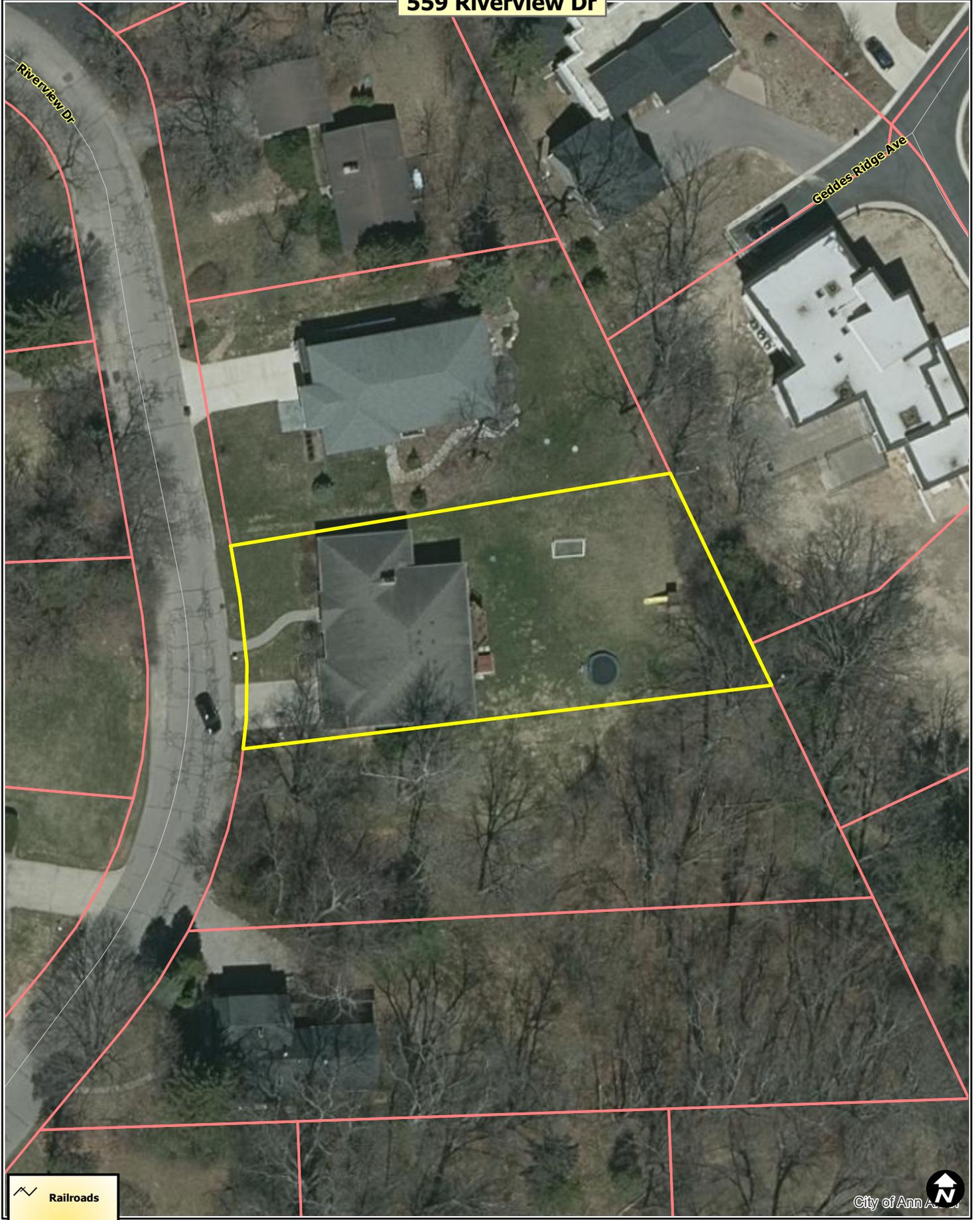
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559 Riverview Dr



-  Railroads
-  Huron River
-  Tax Parcels



City of Ann Arbor 

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