

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of May 7, 2019**

**SUBJECT: Wilson-Barry Annexation and Zoning (614 Riverview Drive)  
File Nos. A19-005 and Z19-005**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Wilson-Barry Annexation and R1B (Single-Family Dwelling District) Zoning (614 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 west side of Riverview Drive, north of Geddes Avenue. This site is in the Huron River Watershed.

**DESCRIPTION OF PETITION**

The petitioner requests annexation of a .5 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**

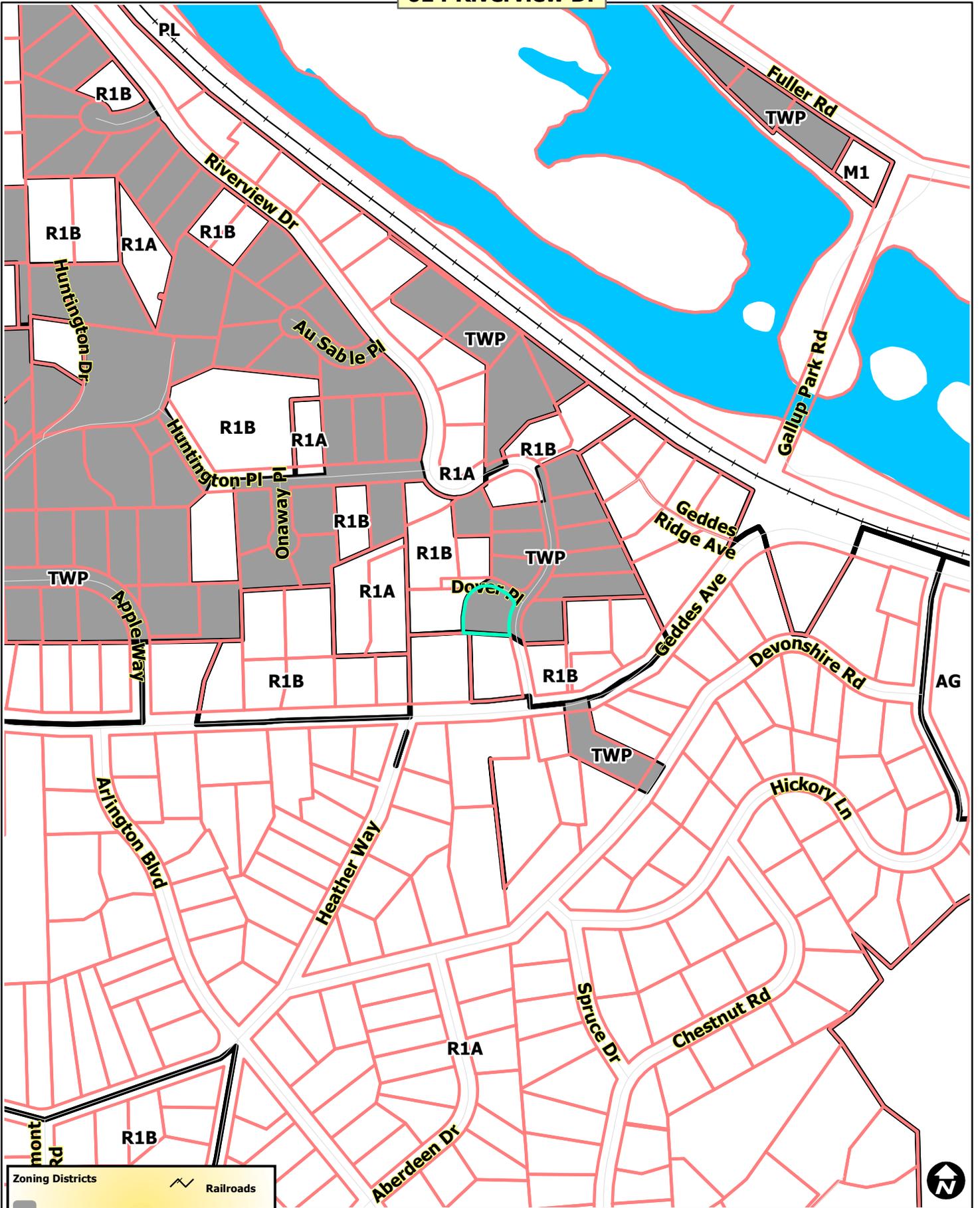
	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1B (Single-Family Dwelling District)	R1B
Gross Lot Area	.5 acres (21,780 sf)	.5 acres (21,780 sf)	10,000 sq ft MIN
Lot Width	approx. 120 ft	approx. 120 ft	70 ft MIN

**SURROUNDING LAND USES AND ZONING**

	LAND USE	ZONING
NORTH	Single Family Residence	TWP (Township); R1B (Single-Family)
EAST	Single Family Residence	TWP; R1B (Single-Family)
SOUTH	Single Family Residence	R1B (Single Family)
WEST	Single Family Residence	R1B (Single-Family)



614 Riverview Dr

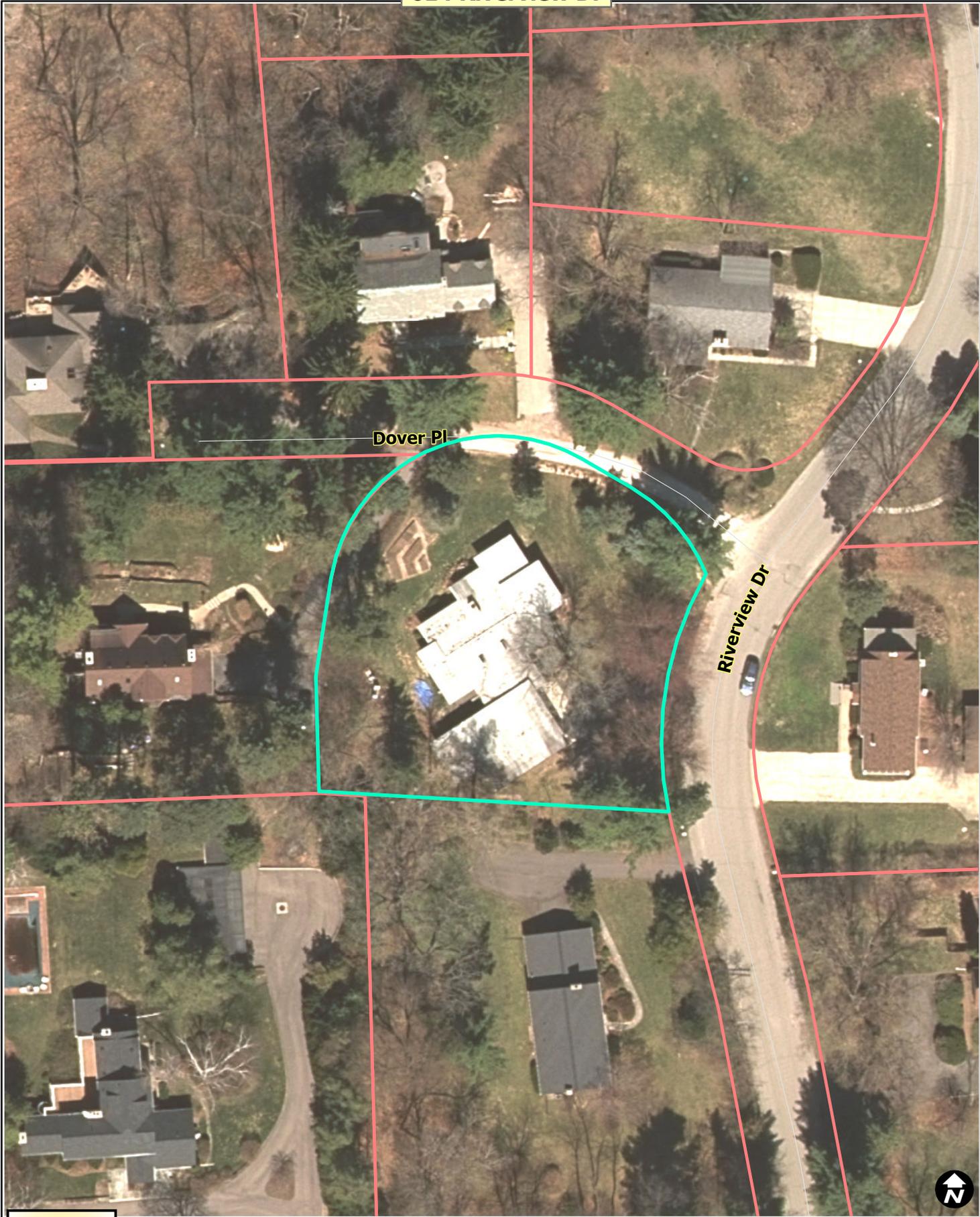


	Zoning Districts		Railroads
	Township Islands		Huron River
	City Zoning Districts		Tax Parcels



Map date 3/2/2018  
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614 Riverview Dr



 Railroads  
 Tax Parcels



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