

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of April 18, 2017**

**SUBJECT: Bibby Annexation and Zoning (465 Clarendon Drive)  
File Nos. A17-003 and Z17-007**

<b>PROPOSED CITY PLANNING COMMISSION MOTION</b>
The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Bibby Annexation and R1C (Single-Family Dwelling District) Zoning (465 Clarendon Drive).

**STAFF RECOMMENDATION**

Staff recommends this petition be **approved** because the property is within the City's water and sewer service area and the proposed R1C zoning is consistent with the adjacent zoning, surrounding land uses and the adopted West Area Plan.

**LOCATION**

This site is located on the south side of Dexter Road west of N. Maple Rd. This site is in the Allen Creek Watershed.

**DESCRIPTION OF PETITION**

The petitioner requests annexation of a vacant .32-acre site from Scio Township and zoning to R1C (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**

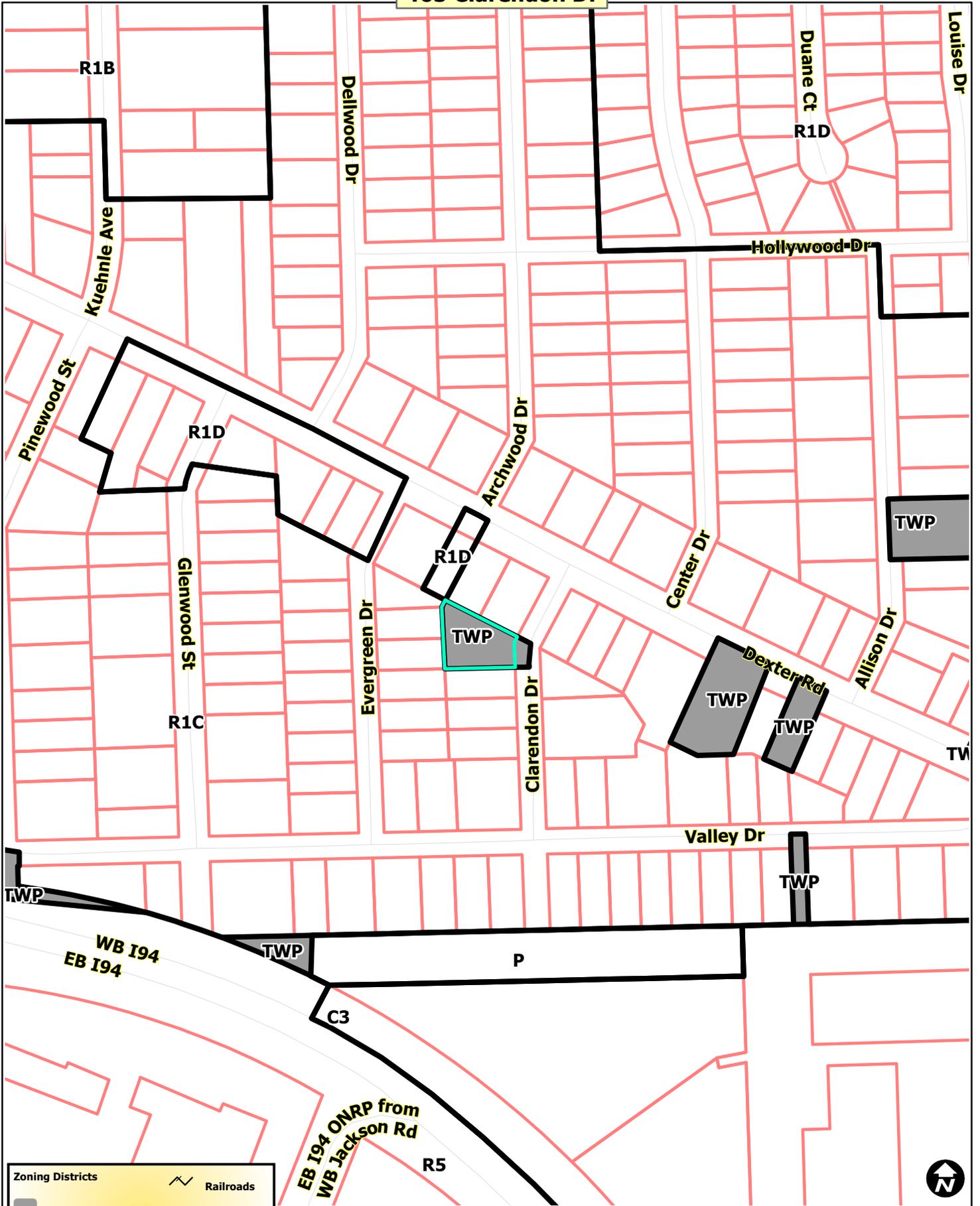
	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	TWP (Township District)	R1C (Single-Family Dwelling District)	R1C
Gross Lot Area	.32 acres 13,939 sq ft	.32 acres 13,939 sq ft	7,200 sq ft MIN
Lot Width	60 ft	60 ft	60 ft MIN

**SURROUNDING LAND USES AND ZONING**

	LAND USE	ZONING
NORTH	Single Family Residence	R1C (Single-Family Dwelling District)
EAST	Single Family Residence	R1C
SOUTH	Single Family Residence	R1C
WEST	Single Family Residence	R1C



465 Clarendon Dr



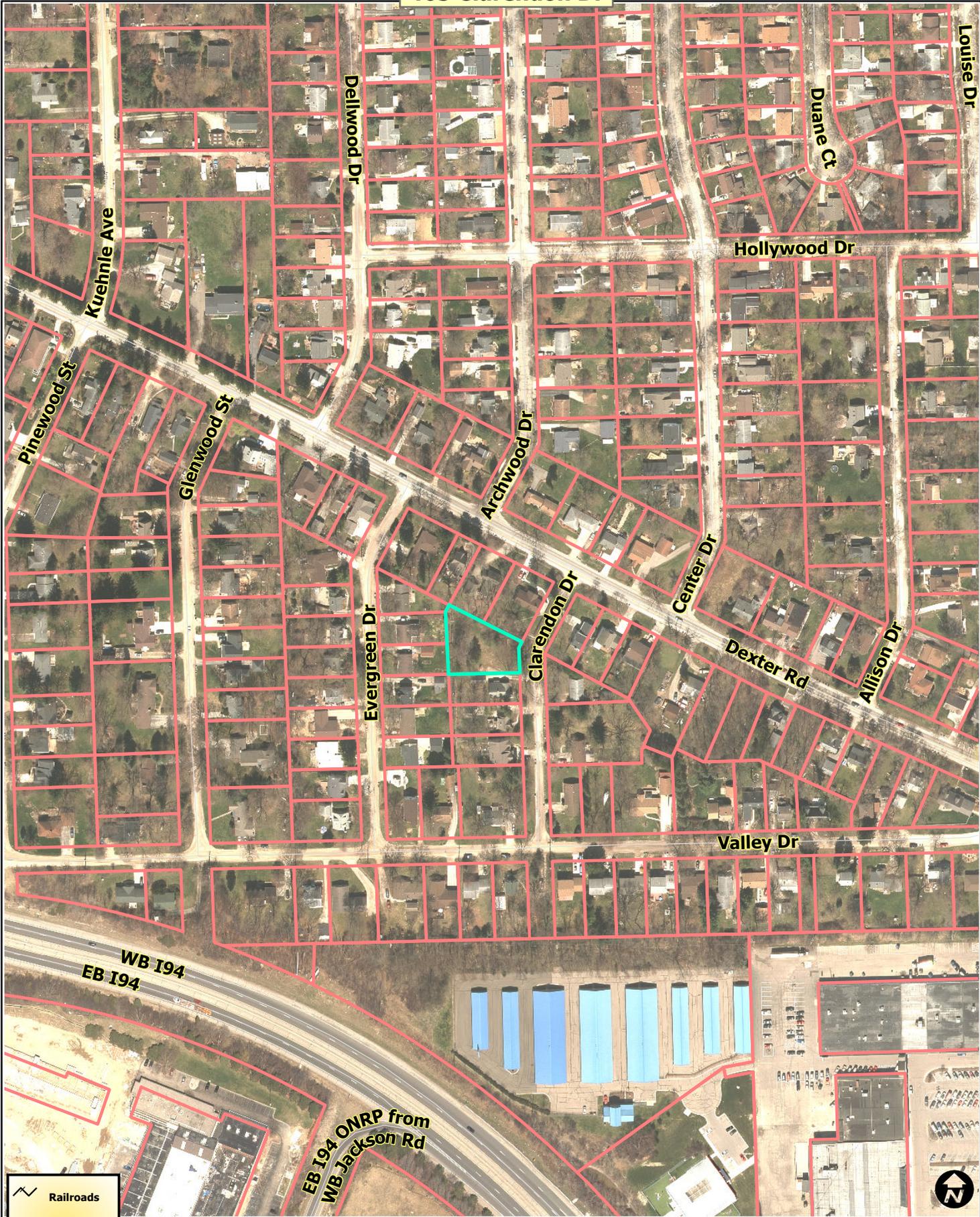
<b>Zoning Districts</b>	Railroads
Township Islands	Huron River
City Zoning Districts	Tax Parcels



Map date 3/29/2017  
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465 Clarendon Dr

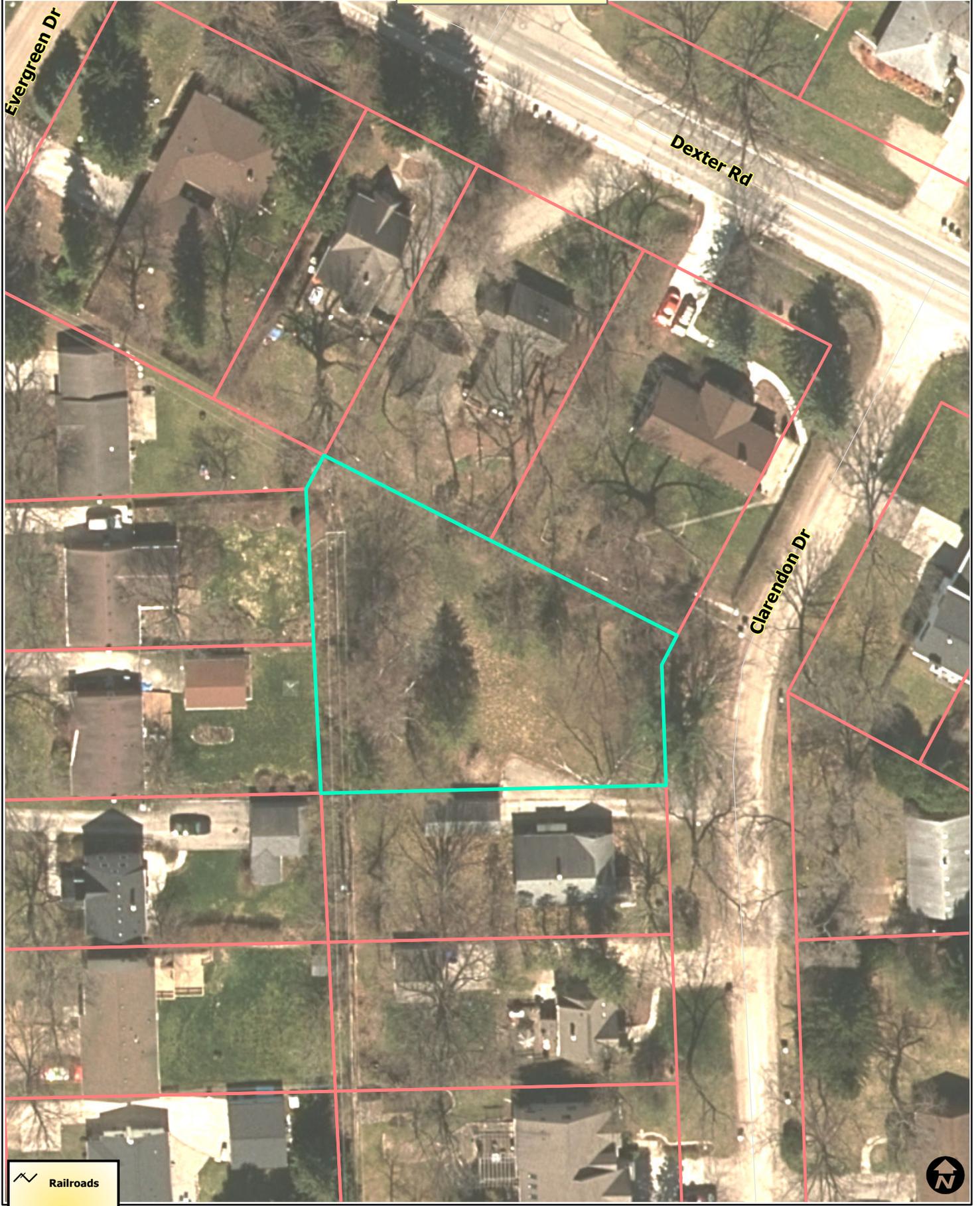


- Railroads
- Huron River
- Tax Parcels



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