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)

HISTORY AND PLANNING BACKGROUND

The parcel is in Ann Arbor Township. The <u>City of Ann Arbor Master Plan: Land Use Element</u> recommends single and two family residential uses for this site.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

<u>Systems Planning</u> – City utilities are proposed to be constructed to serve this parcel in the summer of 2019, including a 12" water main and 8" sanitary sewer.

<u>Planning</u> – The proposed R1B zoning would restrict the use to single-family residential. Staff supports the proposed R1B zoning because it is consistent with the surrounding land uses and the recommendations of the master plan.

Prepared by Matt Kowalski Reviewed by Brett Lenart mg/3/29/19

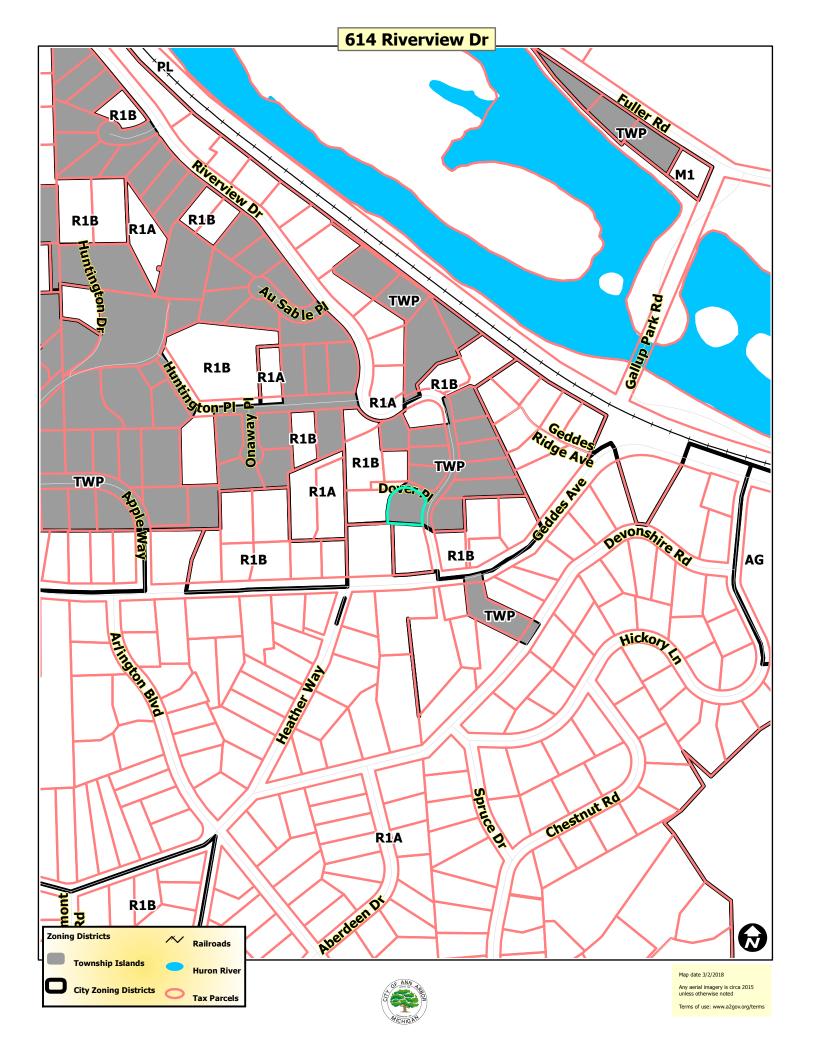
Attachments: Zoning/Parcel Maps

Aerial Photo

c: Petitioner: Kay Wilson and Daniel Barry

614 Riverview Drive Ann Arbor, MI 48104

City Assessor Systems Planning File Nos. A19-005 and Z19-005





OF ANW TO SE

Tax Parcels

Map date 3/2/2018

Any aerial imagery is circa 2015 unless otherwise noted

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