

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of May 21, 2024

SUBJECT: 2862 Stone School Road Annexation and Zoning
File No. AO124-0002

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Annexation and PL (Public Land District) Zoning of 2862 Stone School Road.

STAFF RECOMMENDATION

Staff recommends this petition be **approved** because the property is within the City's utility service area and the proposed PL zoning is consistent with nearby City zoning, surrounding land uses and the adopted Land Use Plan.

LOCATION

This site is located on the west side of Stone School Road, southwest of Packard Road and north of East Eisenhower Parkway, and east of King George Boulevard.

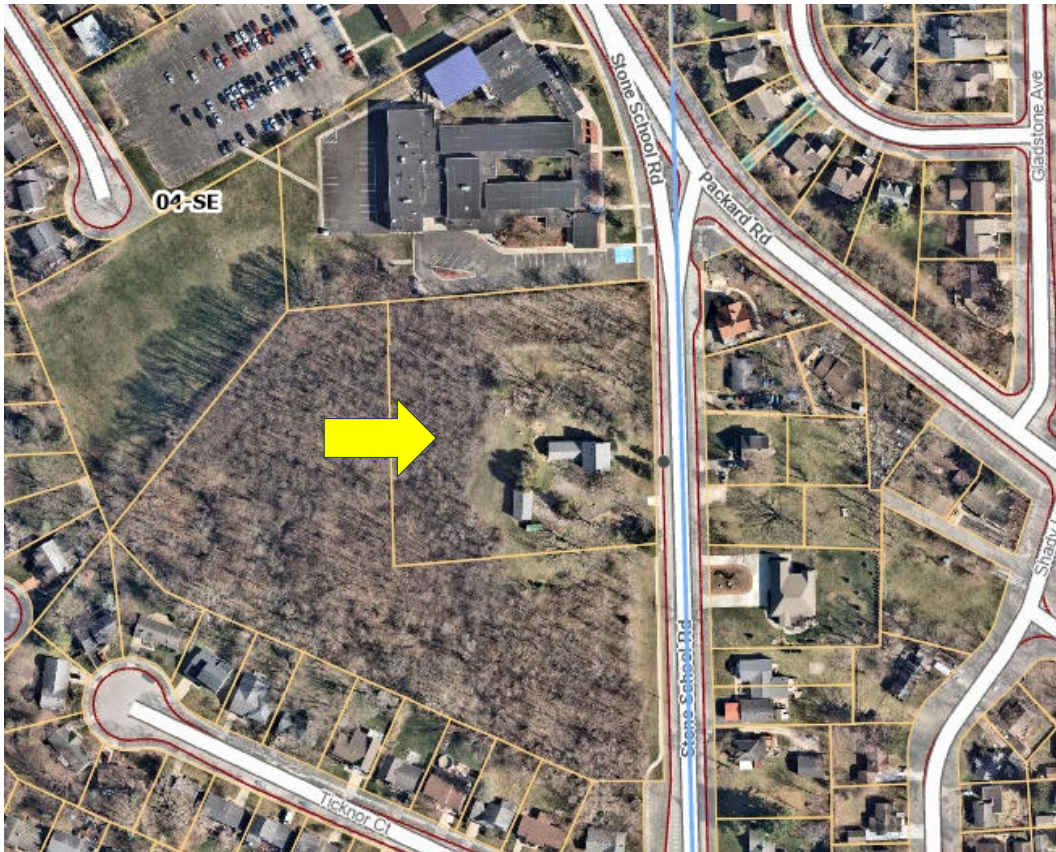


Fig 1: Aerial Map of 2862 Stone School Road (yellow arrow points to the subject parcel)

DESCRIPTION OF PETITION

The petitioner requests annexation of a 2.65-acre parcel in Ann Arbor Township and PL (Public Land District) zoning. The parcel contains a two-and-a-half story house and a detached garage. 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)	PL (Public Land District)	PL (Public Land District)
Gross Lot Area	2.65 acres 115,434 sq ft	2.65 acres 115,434 sq ft	N/A
Lot Width	N/A	N/A	N/A

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	School	PL (Public Land)
EAST	Stone School Road	N/A
SOUTH	Park	PL (Public Land)
WEST	Park	PL (Public Land)

HISTORY AND PLANNING ANALYSIS

The parcel is in Ann Arbor Township. In the City of Ann Arbor Comprehensive Plan: Land Use Element, the parcel makes up part of Site 10 in South Area Plan (1990). The South Area Plan recommends parkland for this site, or a potential senior center:

Site 10 - The six-acre property south of Stone School has been identified in the Parks Plan as a possible acquisition for neighborhood parkland and an addition to the playground area at Stone School. Stone School is no longer used as an elementary school but is now an administrative office and training center for the Ann Arbor Public Schools. This site was thought of as a future site for a senior citizen center. A secondary use for this parcel if not purchased for parkland would be for single-family detached use.

Staff supports the proposed annexation and PL zoning which matches the recommended and surrounding zoning of the site.

Prepared by Mariana Melin-Corcoran, Planner
Reviewed by Brett Lenart, Planning Manager

Attachments: Annexation Application
Zoning Application
Zoning Map
Aerial Photo

c: Petitioner/Owner:
Jason Bing, Director, Capital Programs
Ann Arbor Public Schools
2555 S State Street
Ann Arbor, MI 48104

City Assessor
Systems Planning
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