

## PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of May 21, 2024

**SUBJECT: 3801 Stone School Road Annexation and Zoning**  
File Nos. AAPS-PROJ24-0002; REZ23-0010; AOI24-0003

### 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 3801 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.

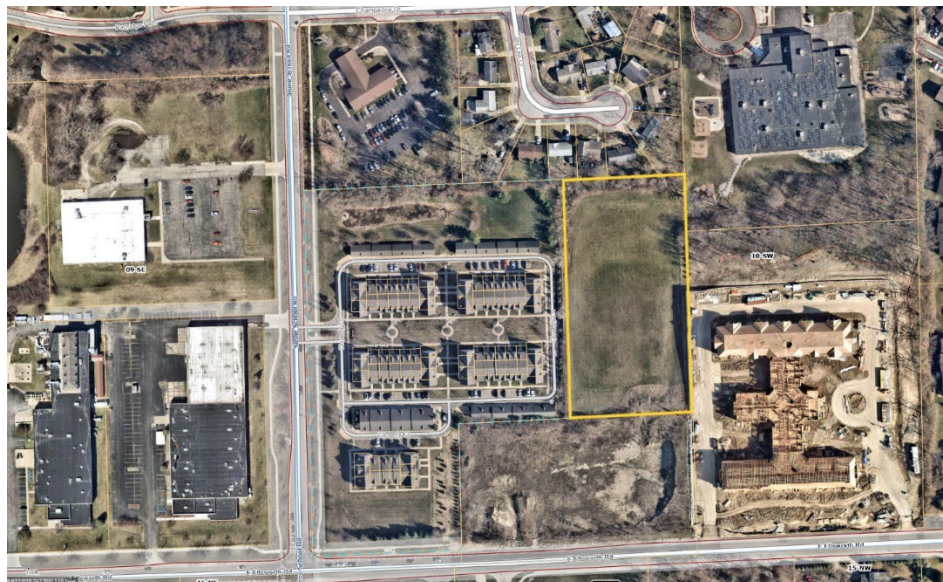
### LOCATION

This site is located to the east of Stone School Road and north of East Ellsworth Road, without direct access to either road. A small portion of the site abuts the existing Ann Arbor Public Schools Bryant Elementary School site, currently zoned PL.

### DESCRIPTION OF PETITION

The petitioner requests annexation of a vacant three-acre parcel in Pittsfield Township and PL (Public Land District) zoning. The petitioner is requesting annexation of this parcel since it is within the contiguous bounded limits of the City for educational use and access to utilities. The parcel has no direct access to any road but does abut the existing Ann Arbor Public Schools Bryant Elementary School, currently zoned PL, on the northeast side.

*Fig 1: Yellow box denotes the subject parcel*



**COMPARISON CHART**

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Zoning	TWP (Township District)	PL (Public Land District)	PL
Gross Lot Area	3 acres 130,680 sq ft	3 acres 130,680 sq ft	N/A
Lot Width	N/A	N/A	N/A

**SURROUNDING LAND USES AND ZONING**

	LAND USE	ZONING
NORTH	Single Family Residential	R1C (Single Family)
EAST	Bryant Elementary School / Lockwood Senior Living	PL; PUD
SOUTH	Vacant	R3 (Townhome)
WEST	Cloverly Village Apartment Complex	R3 (Townhome)

**HISTORY AND PLANNING ANALYSIS**

The parcel is in Pittsfield Township. For this site, the City of Ann Arbor Comprehensive Plan Land Use Element instructs that the

*“approximately eight acres adjacent to Bryant School is recommended for neighborhood parkland, playground addition to Bryant School, and a possible expansion to the Bryant Community Center.”*

The parcel in this petition is three of the eight acres referenced in the Land Use Element. Staff supports the proposed annexation and PL zoning. Staff selected PL zoning given the adjacent zoning, existing school, and the Ann Arbor Public Schools ownership of the parcel. This zoning also conforms to one of the suggestions of the Land Use Element.

Prepared by Julia Shake, Planner  
 Reviewed by Hank Kelley, Deputy Planning Manager

Attachments: Annexation Application  
 Zoning Application  
 Aerial Photo

Cc: Petitioner/Owner:  
 Ann Arbor Public Schools  
 2555 S State St.  
 Ann Arbor, MI 48104

City Assessor  
 Systems Planning  
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