

## PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of June 2, 2009

**SUBJECT: Park Annexation, Zoning and Rezoning Petitions (Group C):**  
Dicken Nature Area Annexation and Zoning (A09-001 and Z09-014)  
Pittsview Park Rezoning (Z09-005)  
Windemere Park Rezoning (Z09-008)  
Waymarket Park Rezoning (Z09-006)  
Turnberry Park Rezoning (Z09-007)  
Stapp Nature Area Rezoning (Z09-009)  
Redbud Nature Area Rezoning (Z09-010)  
Maryfield Wildwood Park Rezoning (Z09-011)  
Oakwoods Nature Area Rezoning (Z09-012)  
Molin Nature Area Rezoning (Z09-003)  
Foxfire West Park Rezoning (Z09-013)  
Crary Park Rezoning (Z09-004)

### PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Dicken Nature Area Annexation and PL (Public Land) Zoning petitions.

### PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Pittsview Park, Windemere Park, Waymarket Park, Turnberry Park, Stapp Nature Area, Redbud Nature Area, Maryfield Wildwood Park, Oakwoods Nature Area, Molin Nature Area, Foxfire West Park and Crary Park petitions for Rezoning to PL (Public Land).

### STAFF RECOMMENDATION

Staff recommends that the petitions be **approved** because the parcels are within the City's ultimate boundary and the proposed zoning classifications are consistent with the permitted uses and intent of the PL (Public Land) district.

### DESCRIPTION OF PROJECT

On May 5, 2009, the Planning Commission held and continued a public hearing for these petitions and postponed action until June 2, 2009 to allow more time for discussion of other items on the May 5, 2009 business meeting agenda.

Staff from the Planning and Development Services unit and the Parks and Recreation Services unit have worked jointly to identify properties currently owned and used by the City of Ann Arbor as parkland but are not within the City jurisdiction and/or are not zoned PL Public Land District. Approximately 50 parks, or portions of parks, have been identified as needing to be either

8a+b

annexed and zoned or rezoned. The majority of the subject parks have been owned by the City and have been in active (or passive) parkland use for many years, some even for decades.

The 50 or so parks in need of attention were divided into four groups for effective use of time and resources. This staff report addresses 12 parks, one requiring annexation and zoning and eleven requiring rezoning.

### **LOCATIONS AND DESCRIPTIONS OF INDIVIDUAL PETITIONS**

Dicken Nature Area – A 10-acre nature area located at the southeast corner of South Maple Road and Pauline Boulevard. This park was recently purchased by the City. Access is also available from Dicken and Carol Drives. Staff is petitioning to annex the property from Ann Arbor Township and zone it PL Public Land district.

Pittsview Park – A ½-acre park at the southwest corner of Packard Road and Pittsview Drive. This park is an undeveloped wooded area adjacent to Swift Run Drain. Staff is petitioning for rezoning to PL Public Land.

Windemere Park – A 4-acre park located on Windemere Drive serving the neighborhood north of Glazier Way and east of Green Road. It contains a play area, small softball diamond, tennis courts, benches and open lawn area. Staff is petitioning for rezoning to PL Public Land.

Waymarket Park – A park with a total of 3 acres located on either side of Signature Boulevard, south of Eisenhower Parkway. The park contains a playground, picnic table, benches and an open field. Staff is petitioning for rezoning to PL Public Land.

Turnberry Park – An 8-acre park located on the east side of Turnberry Lane. It contains a play area and open lawn area and connects to Scarlett Mitchell Woods. Staff is petitioning for rezoning to PL Public Land.

Stapp Nature Area – An 11-acre nature area containing a mature Oak-Hickory forest located on the south side of Huron Parkway between Tuebingen Parkway and Traverwood Drive. Staff is petitioning for rezoning to PL Public Land.

Redbud Nature Area – A 5-acre nature area along Malletts Creek that contains the largest concentration of Redbud trees in the parks system. This park is located on the west side of Parkwood Avenue at Jeanne Street.

Maryfield Wildwood Park – Part of a 4½-acre neighborhood park serving the neighborhood between Huron Street and Miller Avenue, west of South Seventh Street. This portion of Maryfield Wildwood Park is located at the southwest corner of Arbana Drive and Linwood Avenue. Staff is petitioning for rezoning to PL Public Land.

Oakwoods Nature Area – A 14-acre oak hickory woodland north of Green Road between the Windemere Park Apartment and Barclay Park neighborhoods (on the west) and the Arbor Hills neighborhood (on the east). Staff is petitioning for rezoning to PL Public Land.

Molin Nature Area – A 7-acre linear park between Kimberley Road, Packard Road, Colony Drive and Columbia Avenue, with access from Columbia Avenue. At one time this nature area was an open field but now consists of a series of thickets and openings characteristic of a secondary growth forest. Staff is petitioning for rezoning to PL Public Land.

Foxfire West Park – A 7-acre natural area that contains wetlands and a branch of Traver Creek, located south of Hickory Point Drive and west of Birchwood Drive. Staff is petitioning for rezoning to PL Public Land.

Crary Park – A 1-acre park located at the southeast corner of Washtenaw Avenue and Cambridge Road donated in 2007 by the Crary family. Douglas Crary, a former University of Michigan geography professor, who also served several years as a member of the Ann Arbor City Council and the City Planning Commission, bought the property adjacent to his home on Cambridge Road over 45 years ago after a fraternity fire burned down the house on the site. Dr. Crary preserved the property as open greenspace, offering his neighbors and the public its use for their enjoyment. Dr. Crary's daughters offered the land to the City after his passing in 2006 and it was formally accepted as a city park by the Ann Arbor City Council on December 28, 2007. Staff is petitioning for rezoning to PL Public Land.

### **HISTORY AND PLANNING BACKGROUND**

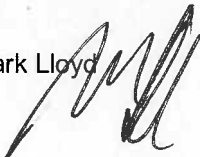
It has been the City's policy to zone publicly owned land PL since 1963 when the Zoning Ordinance was expanded from four or five zoning classifications to the 25 or so now used (one of which is the PL classification). All land owned by the City of Ann Arbor, Washtenaw County, Ann Arbor Public Schools District, Ann Arbor District Library, and the University of Michigan is considered publicly owned and appropriate for PL designation. As with other zoning designations, the PL classification does not distinguish which public agency owns the underlying land or the specific land use.

Land owned by the City of Ann Arbor for public parks (parkland) is distinguished from other publicly owned land in at least one of three ways. Inclusion in the Parks, Recreation and Open Space Plan (the PROS Plan) is the primary way that parkland is identified and distinguished. The PROS Plan is an element of the City's master plan and is updated and adopted periodically. It contains the official list and map of all parkland within the City.

A second method that parkland is distinguished from other public lands is by City Council resolution. City Council approves all land purchases and accepts all land dedications by resolution, and the resolution will typically state the service unit that has purchased or received the land and the reason it has been purchased or accepted. This method serves to distinguish parkland that has been purchased or dedicated in between PROS Plan updates.

Finally, land may come with pre-existing deed restrictions that limit its use to parkland. Deed restrictions for public park use also serve to distinguish parkland from other public land that has been purchased or dedicated in between PROS Plan updates.

Prepared by Alexis DiLeo  
Reviewed by Connie Pulcifer and Mark Lloyd  
jsj/5/27/09



Attachments: Location Maps

c: Park and Recreation Services  
Assessor  
Systems Planning

# Location Map: Dicken Woods Nature Area Annexation & Rezoning



**Map Legend**

- Edge Of Pavement
- ▭ Parcels



Maps available online:  
<http://gisweb.e.washnet.org/website/mapwashtenaw/>

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# Location Map: Pittsview Rezoning



**Map Legend**

- Edge Of Pavement
- Parcels

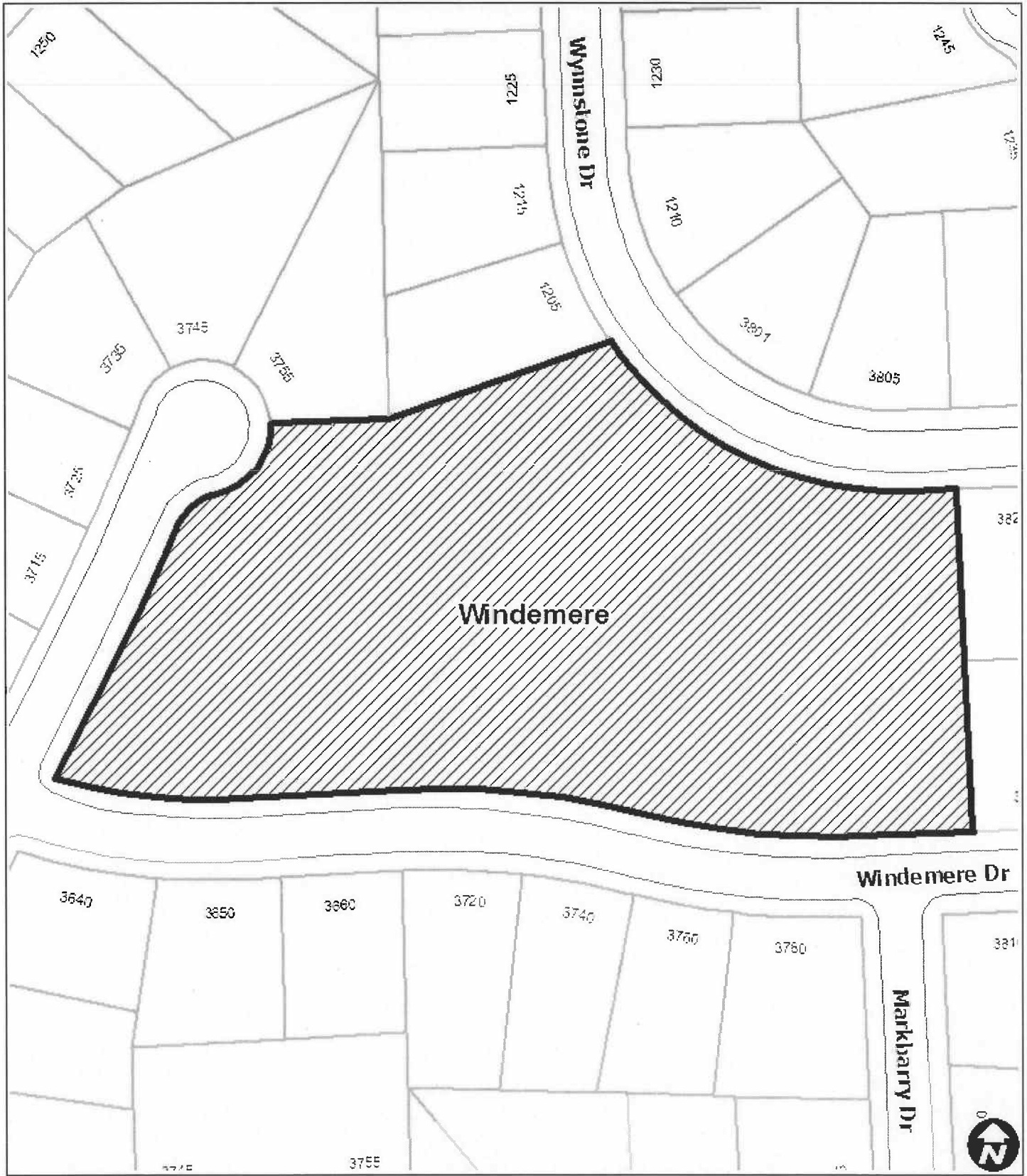


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# Location Map: Windemere Rezoning



**Map Legend**

- Edge Of Pavement
- Lakes and Ponds
- Parcels

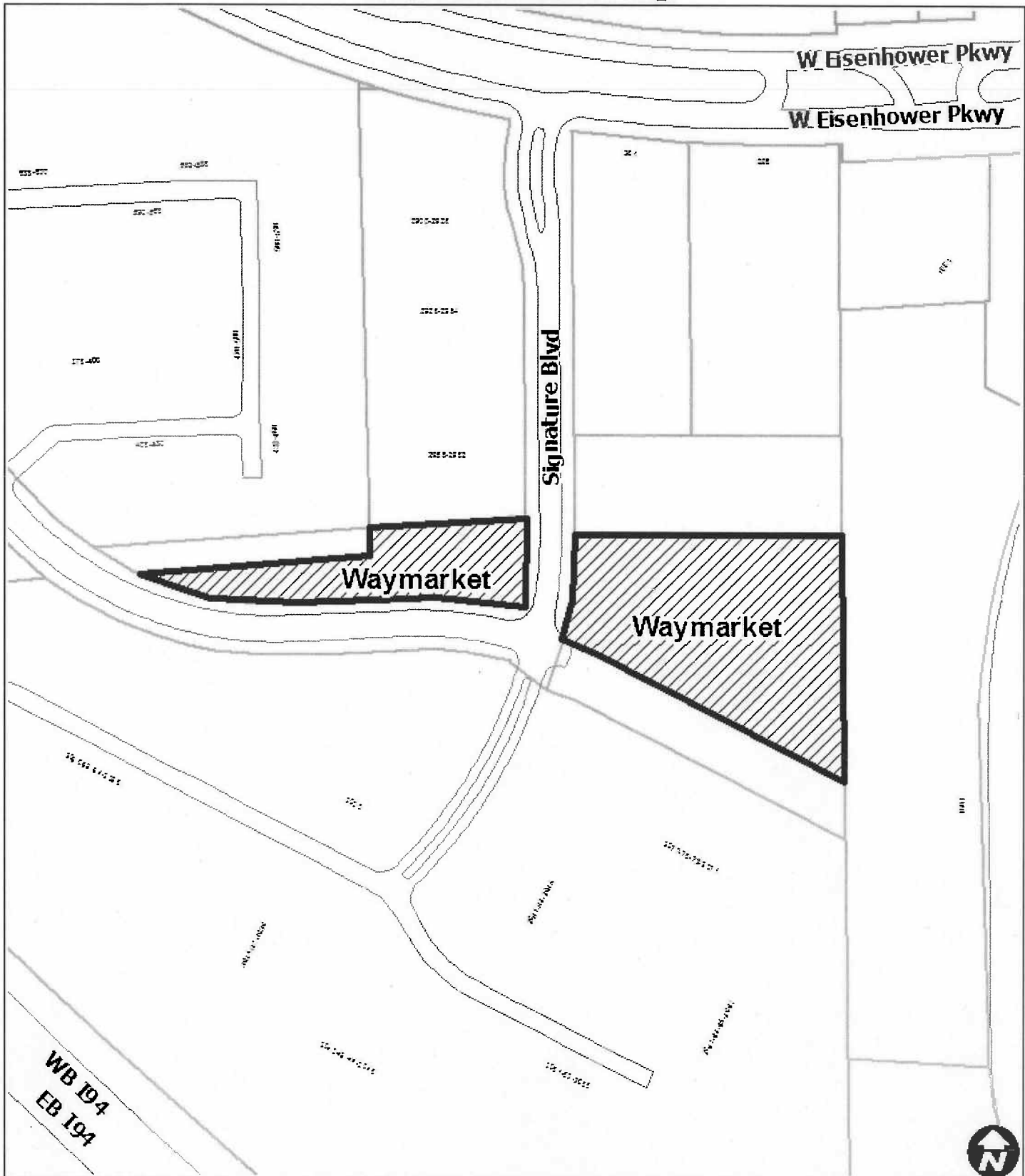
0      75      150      300 Feet



Maps available online:  
<http://gisweb.washtenaw.org/website/mapwashtenaw/>

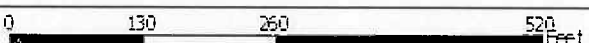
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# Location Map: Waymarket Rezoning



**Map Legend**

- Edge Of Pavement
- ▭ Parcels

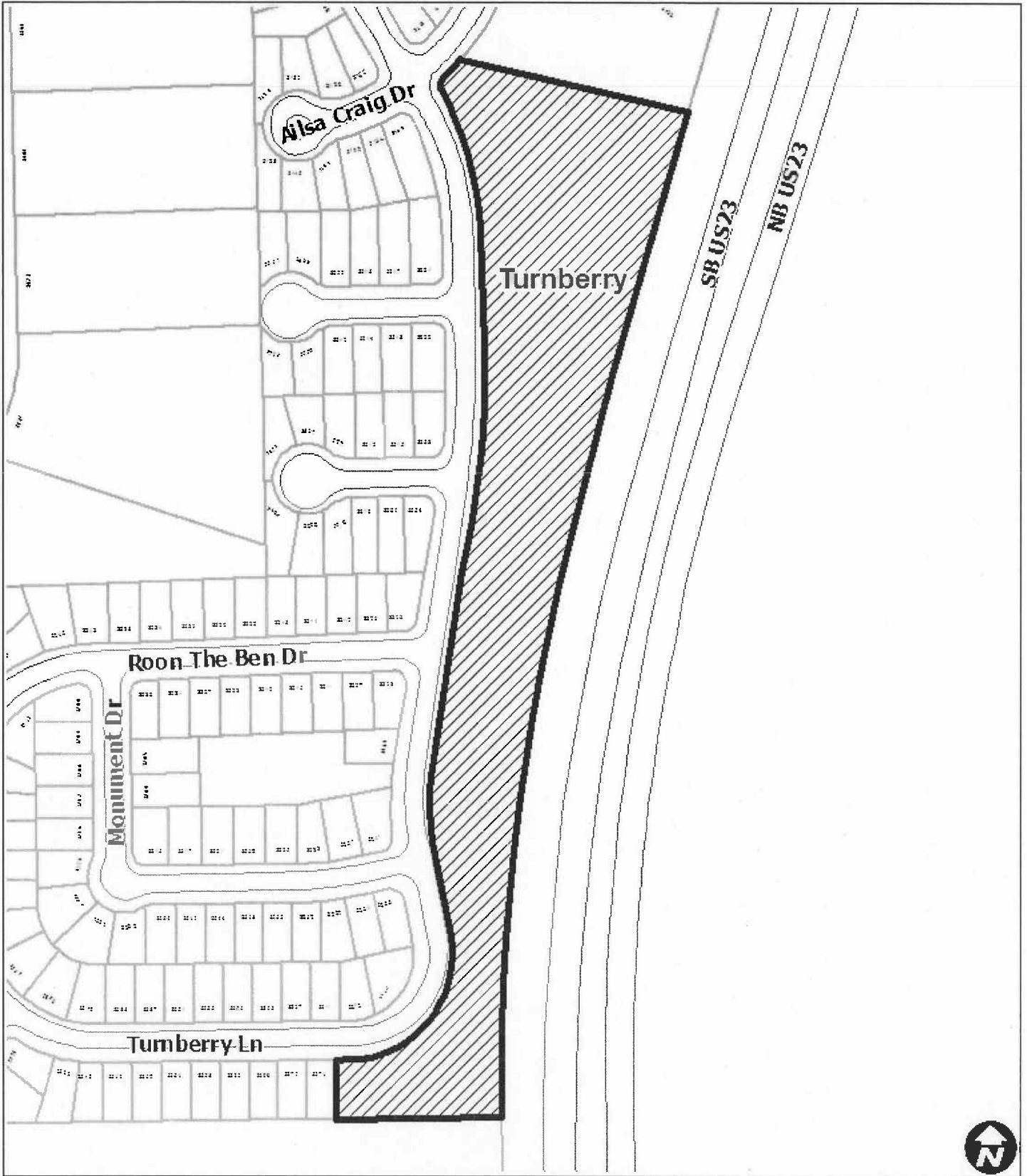


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Designation of the Area Under the Sign  
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# Location Map: Turnberry Rezoning



**Map Legend**

- Edge Of Pavement
- Parcels



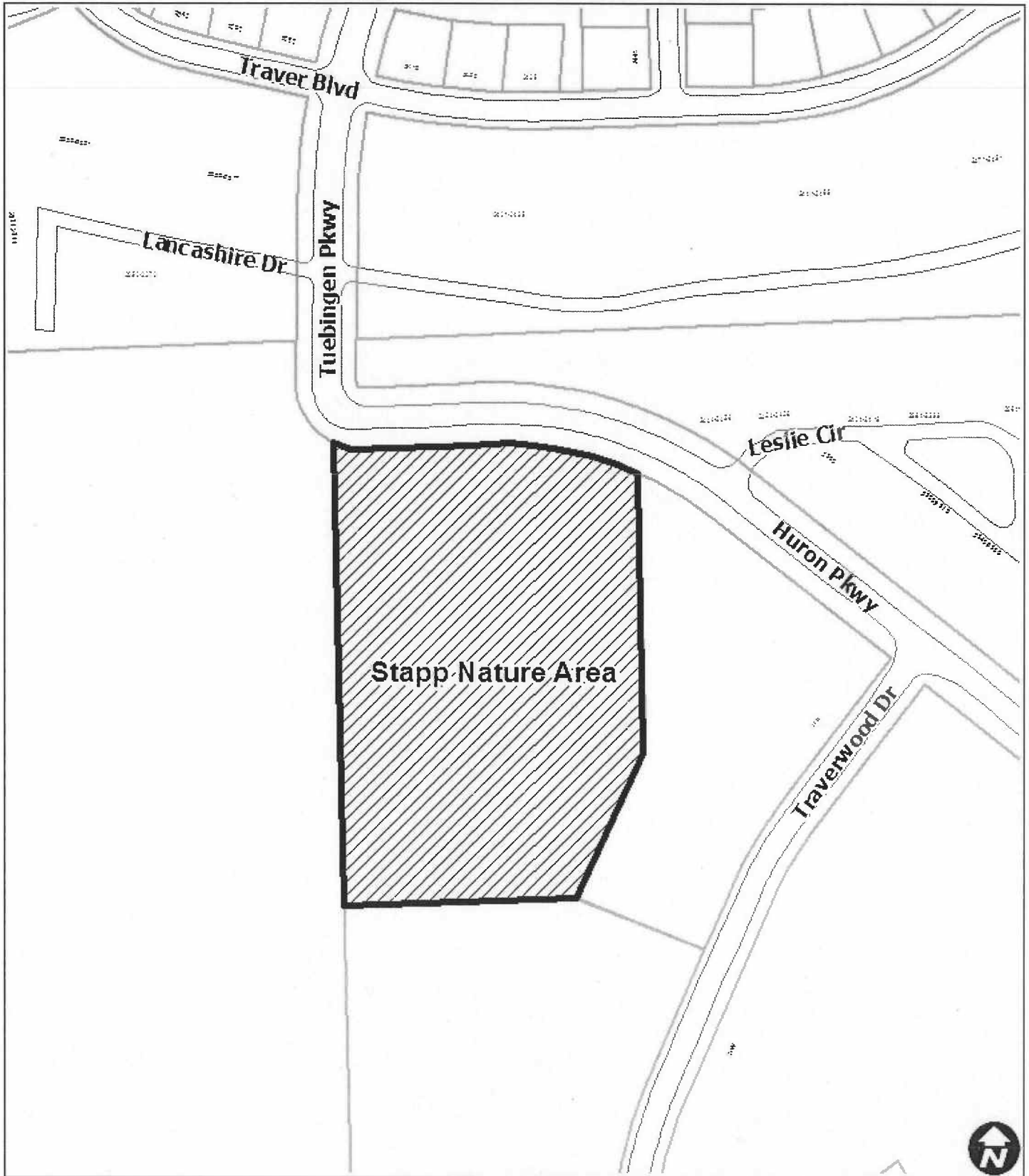
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# Location Map: Stapp Nature Area Rezoning



0      165      330      660 Feet

**Map Legend**

- Edge Of Pavement
- Parcels

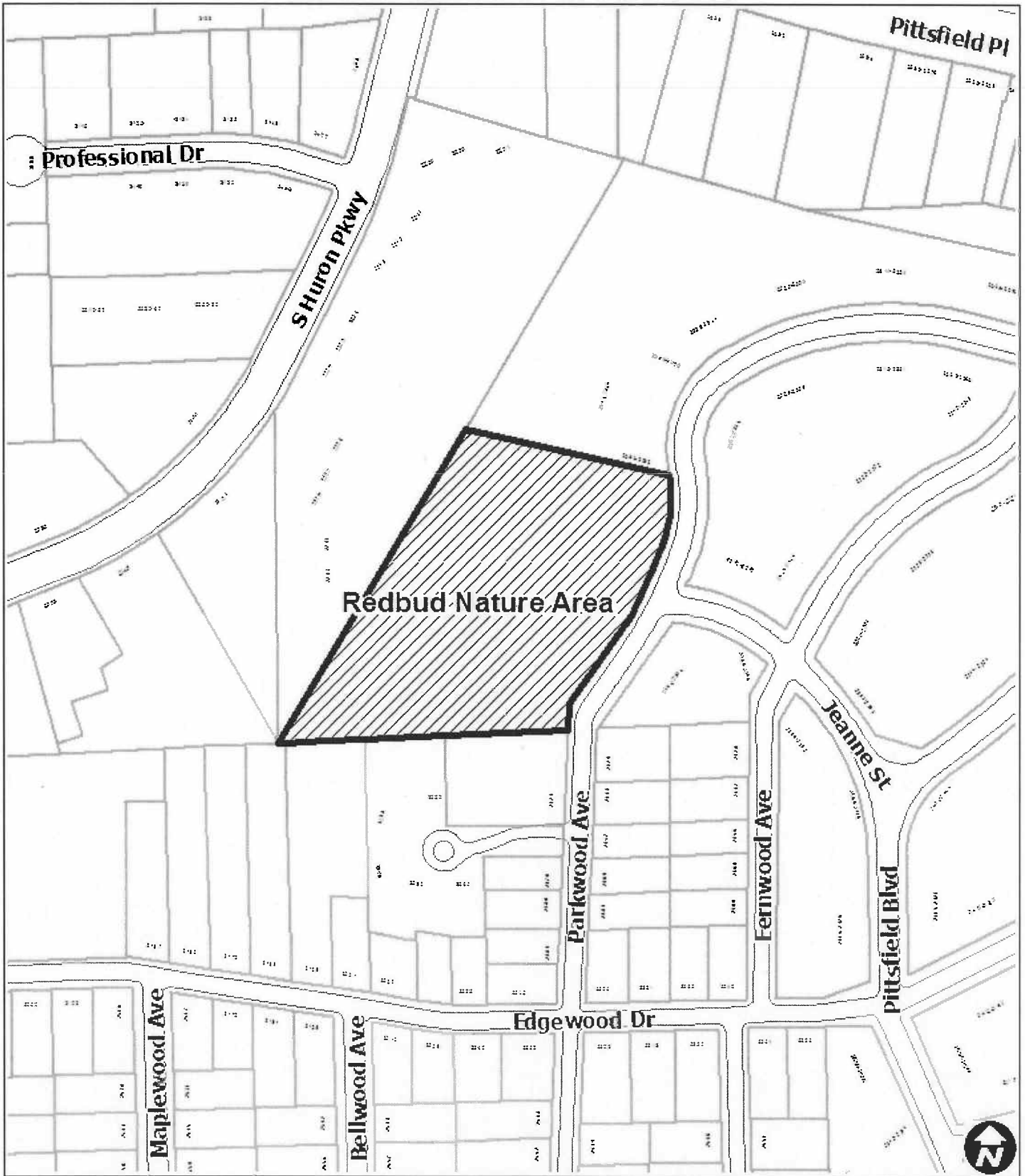





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# Location Map: Redbud Nature Area Rezoning



Map Legend	
	Edge Of Pavement
	Lakes and Ponds
	Parcels

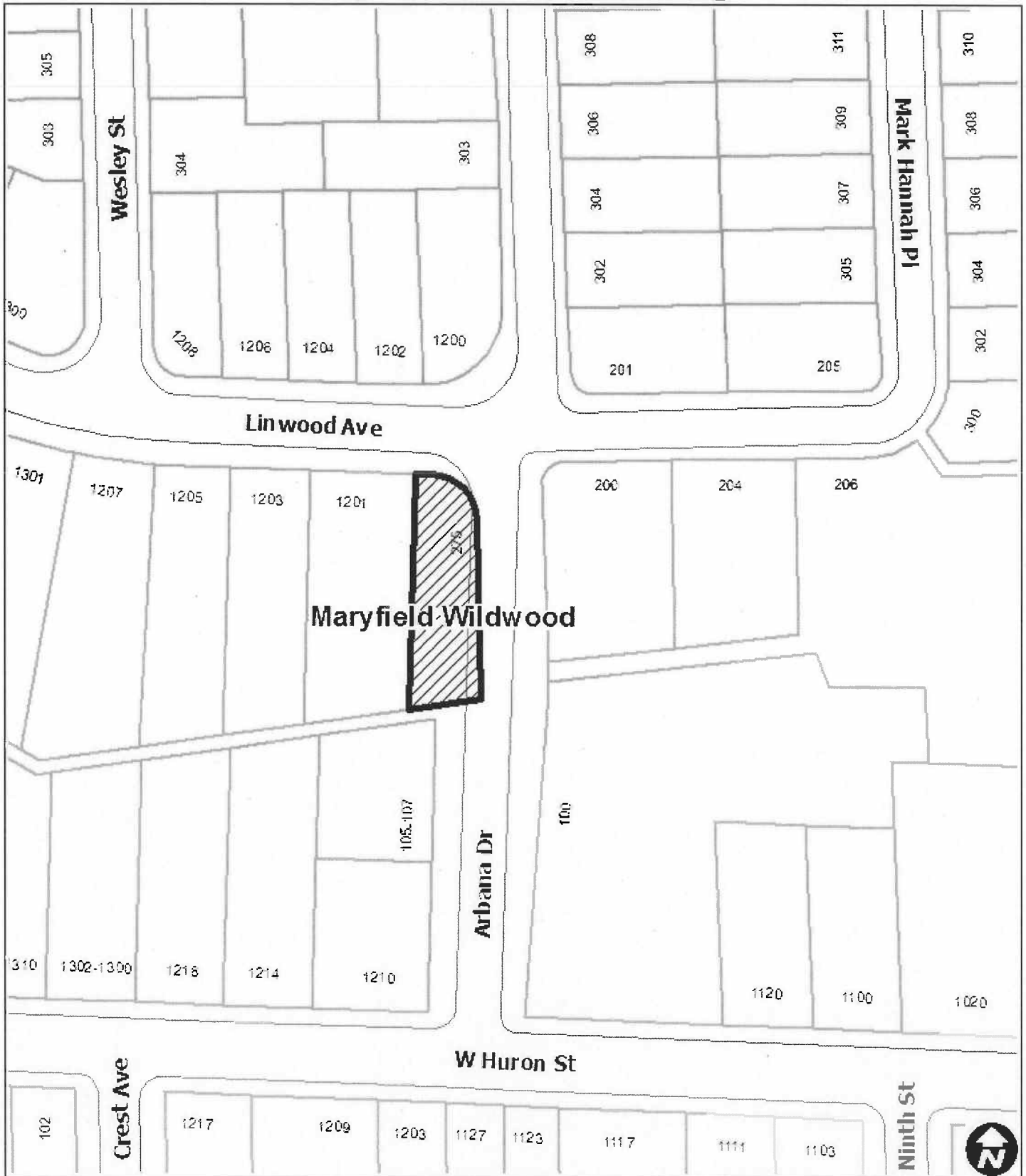


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# Location Map: Maryfield Wildwood Rezoning



**Map Legend**

- Edge Of Pavement
- Parcels



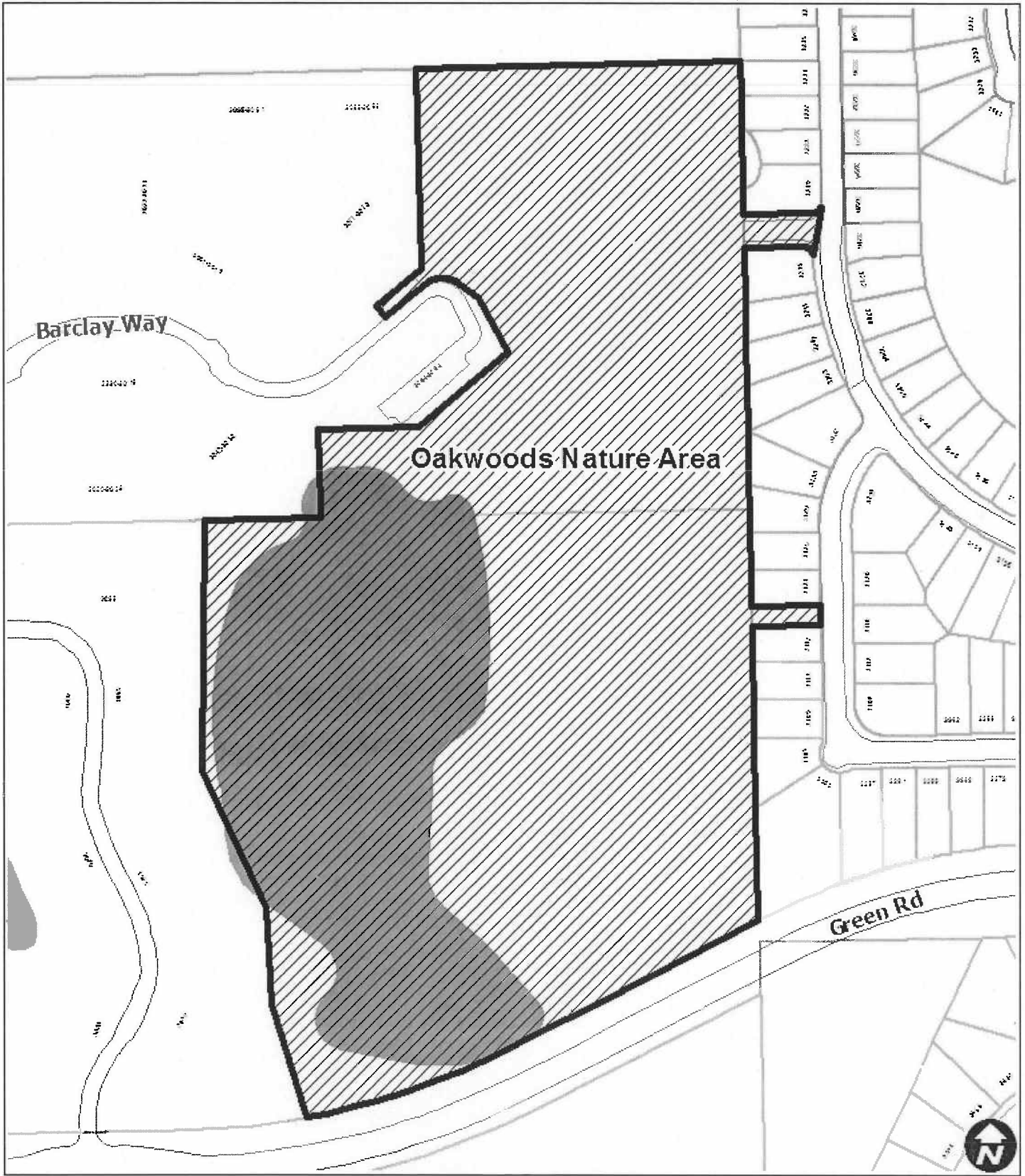
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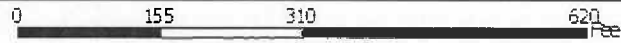
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# Location Map: Oakwoods Nature Area Rezoning



**Map Legend**

- Edge Of Pavement
- Lakes and Ponds
- Parcels



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# Location Map: Molin Nature Area Rezoning



**Map Legend**

- Edge Of Pavement
- Lakes and Ponds
- Parcels



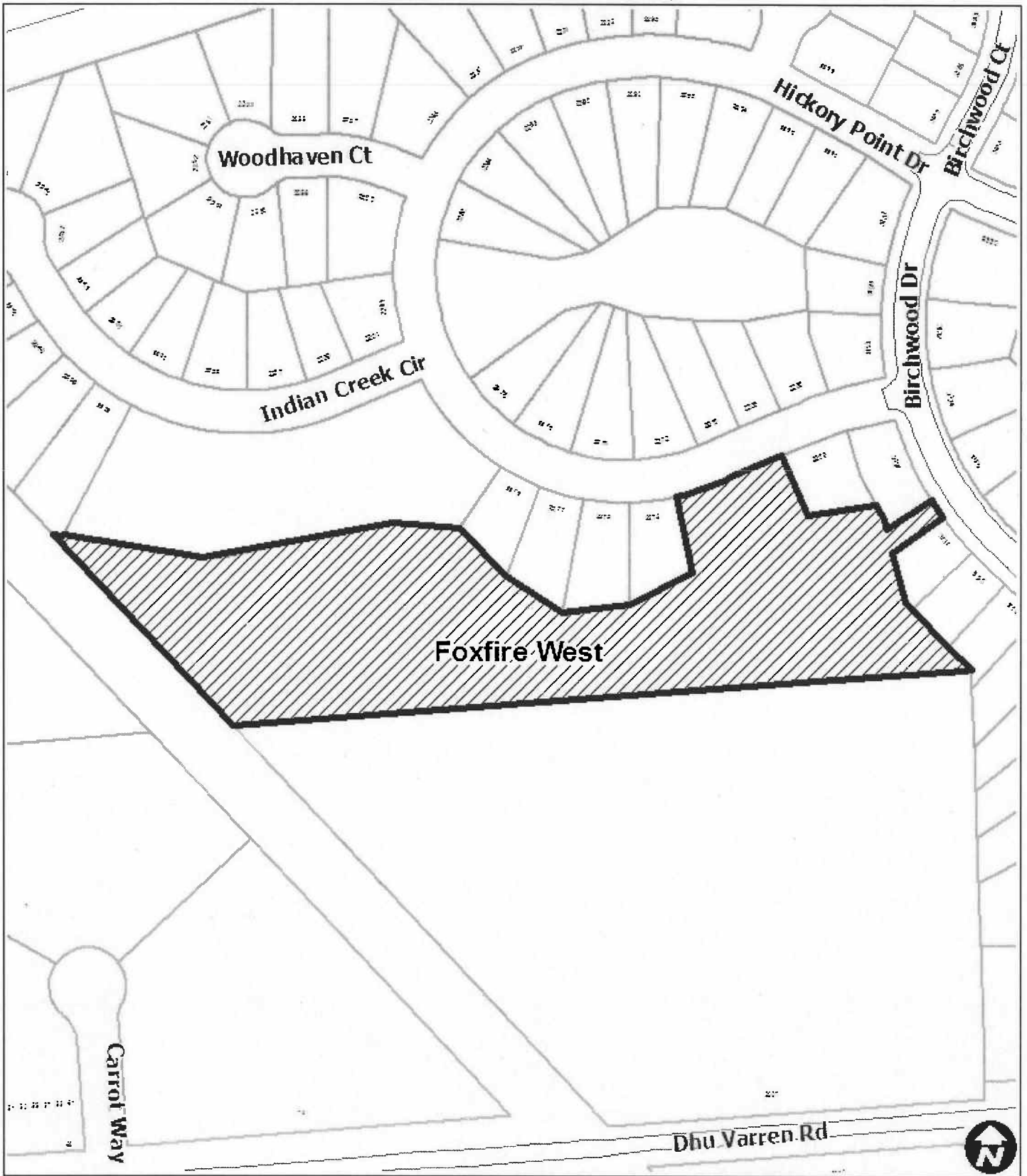
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# Location Map: Foxfire West Rezoning



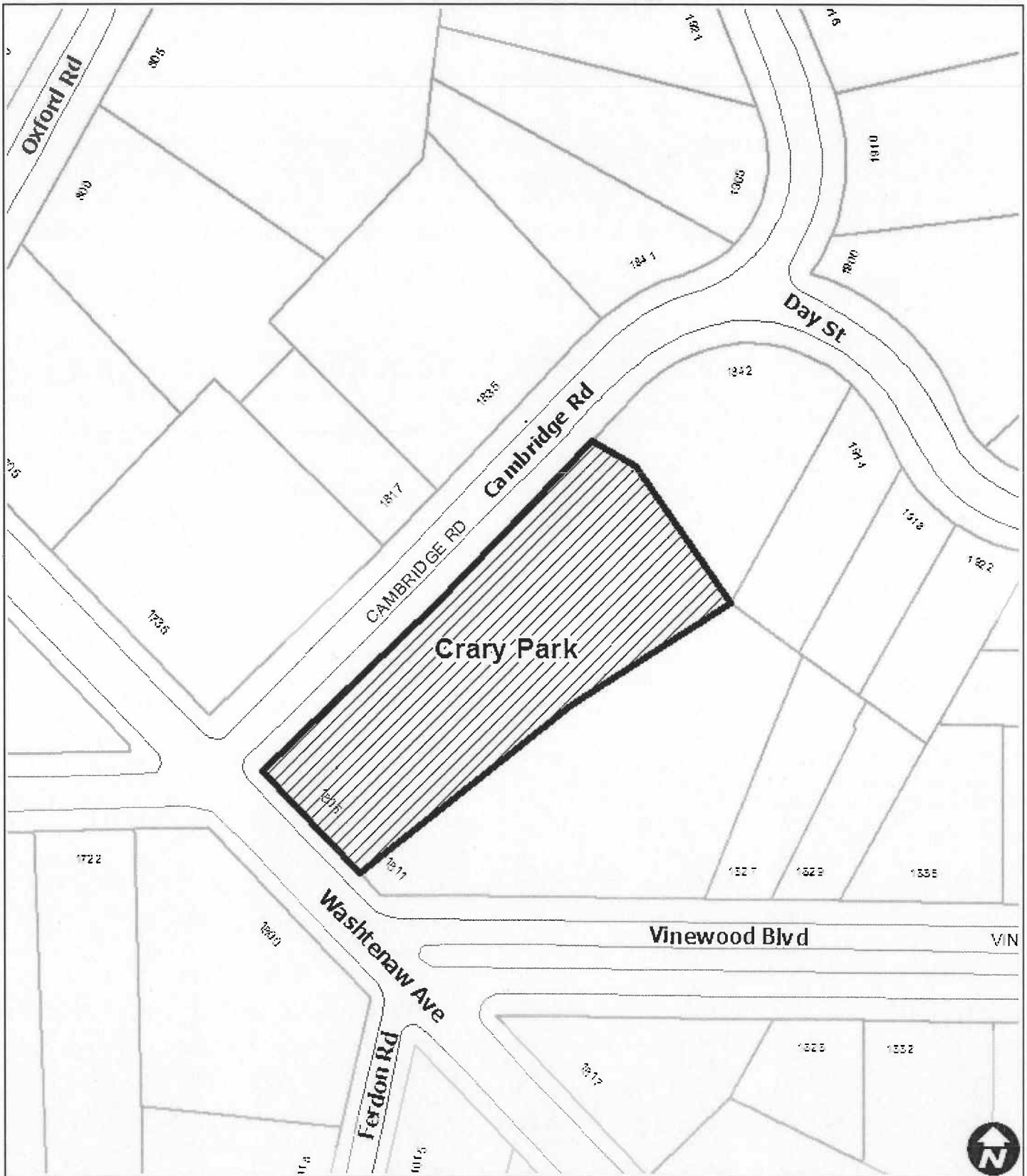
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# Location Map: Crary Park Rezoning



**Map Legend**  
 — Edge Of Pavement  
 □ Parcels



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**For Planning Commission Meeting of May 5, 2009**

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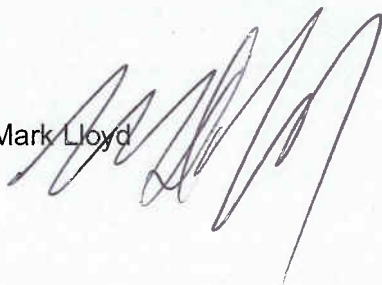
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**STAFF RECOMMENDATION**

Staff recommends that the petitions be **postponed** without staff presentation or Commission discussion to allow more time for other petitions on the May 5, 2009 Business Meeting agenda to be heard and discussed. Staff recommends that these petitions be postponed to the June 2, 2009 Business Meeting agenda.

Prepared by Alexis DiLeo  
Reviewed by Connie Pulcifer and Mark Lloyd  
jsj/3/10/09



c: Park and Recreation Services  
Assessor  
Systems Planning

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