

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of November 18, 2008

SUBJECT: Park Annexation, Zoning and Rezoning Petitions (Group A):
Furstenberg Nature Area Annexation and Zoning (A08-009 and Z08-010)
South Pond Nature Area Annexation and Zoning (A08-010 and Z08-011)
Onder Property Annexation and Zoning (A08-011 and Z08-012)
Zion Property Annexation and Zoning (A08-012 and Z08-019)
Burr Oak Park No. 2 Rezoning (Z08-009)
Hilltop Nature Area Rezoning (Z08-013)
Evergreen Park (portions) Rezoning (Z08-018)
Iroquois Park Rezoning (Z08-017)
Riverside Park (portion) Rezoning (Z08-015)
The Ponds Park (portion) Rezoning (Z08-014)
Winewood Thaler Park (portion) Rezoning (Z08-016)

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Furstenberg Nature Area, South Pond Nature Area, Onder Property and Zion Property Annexations and PL (Public Land District) Zoning petitions.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Burr Oak Park No. 2, Hilltop Nature Area, Evergreen Park, Iroquois Park, Riverside Park, The Ponds Park and Winewood Thaler Park petitions for Rezoning to PL (Public Land District).

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

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 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 11 parks, four requiring annexation and zoning and seven requiring rezoning.

LOCATIONS AND DESCRIPTIONS OF INDIVIDUAL PETITIONS

Furstenberg Nature Area – This nature area is located between Fuller Road and the Huron River, west of Huron Parkway. It is a 37-acre park containing wetlands, woodlands, prairie and oak savannah. While owned by the City of Ann Arbor, it is in Ann Arbor Township's jurisdiction. Staff are petitioning for annexation and zoning.

South Pond Nature Area – This nature area is located on the south side of East Huron River Drive between Chalmers Drive and US-23. It is owned by the City of Ann Arbor but in Ann Arbor Township's jurisdiction. Staff are petitioning for annexation and zoning.

Onder Property – This 4.75-acre undeveloped property is located on the north side of Brookside Drive west of Hilldale Drive. It was purchased by the City in 2007. Staff are petitioning for annexation and zoning.

Zion Property – This 2.5-acre undeveloped property is located at the south end of Ridgemor Drive. The west and south sides of this parkland abut Eberwhite Woods. It was purchased by the City in 2007. Staff are petitioning for annexation and zoning.

Burr Oak Park No. 2 – This is 0.3-acre portion of Burr Oak Park is on the west side of Burr Oak Drive across from Burr Oak Park No. 1 and Atterberry Drive. The west side of Burr Oak Park No. 2 abuts Lakewood Elementary School. Staff are petitioning for rezoning from R1C Single-Family Dwelling District.

Hilltop Nature Area – This 7.7-acre parcel has been zoned PUD Planned Unit Development since July 7, 1987. The City purchased the site for park use from the Girl Scouts in 2006. It is located on the south side of West Huron River Drive near North Main Street and is surrounded by Kuebler Langford Nature Area to the south, Bird Hills Nature Area to the west, and Barton Nature Area to the north. Staff are petitioning for rezoning.

Evergreen Park – This is a 3.5-acre neighborhood park located on the north side of Valley Drive between Barber Avenue and Pinewood Street, surrounding Parkwood Street which has been vacated. The original park property was purchased by the City in 1995. Additional parcels were purchased in 2005 to expand the park area. Staff is petitioning for these parcels to be rezoned from R1C Single-Family Dwelling District.

Iroquois Park – This is a 0.2-acre neighborhood park providing a connection between Iroquois Place and Woodbury Apartments. The park contains a playground structure. Staff are petitioning for rezoning from R1C Single-Family Dwelling District.

Riverside Park – This is a 15-acre park along the Huron River on the south side of Canal Street between Broadway and the Maiden Lane bridge. Staff are petitioning for a 0.28 acre portion of Riverside Park that abuts Broadway to be rezoned from C3 Fringe Commercial.

The Ponds Park – This is 2.5-acre neighborhood Park with its entrance at the intersection of Emerald Avenue, Ember Way and Candlewick Drive. A 0.6-acre portion is currently zoned R1C. Staff are petitioning for rezoning.

Winewood Thaler Park – This is a 1.7-acre neighborhood park consisting of 7 lots from the Boulevard Manor platted subdivision. One of the original lots is currently zoned R1C Single-Family Dwelling District. Staff are petitioning for rezoning.

Prepared by Alexis DiLeo

Reviewed by Connie Pulcifer and Mark Lloyd

jsj/11/13/07

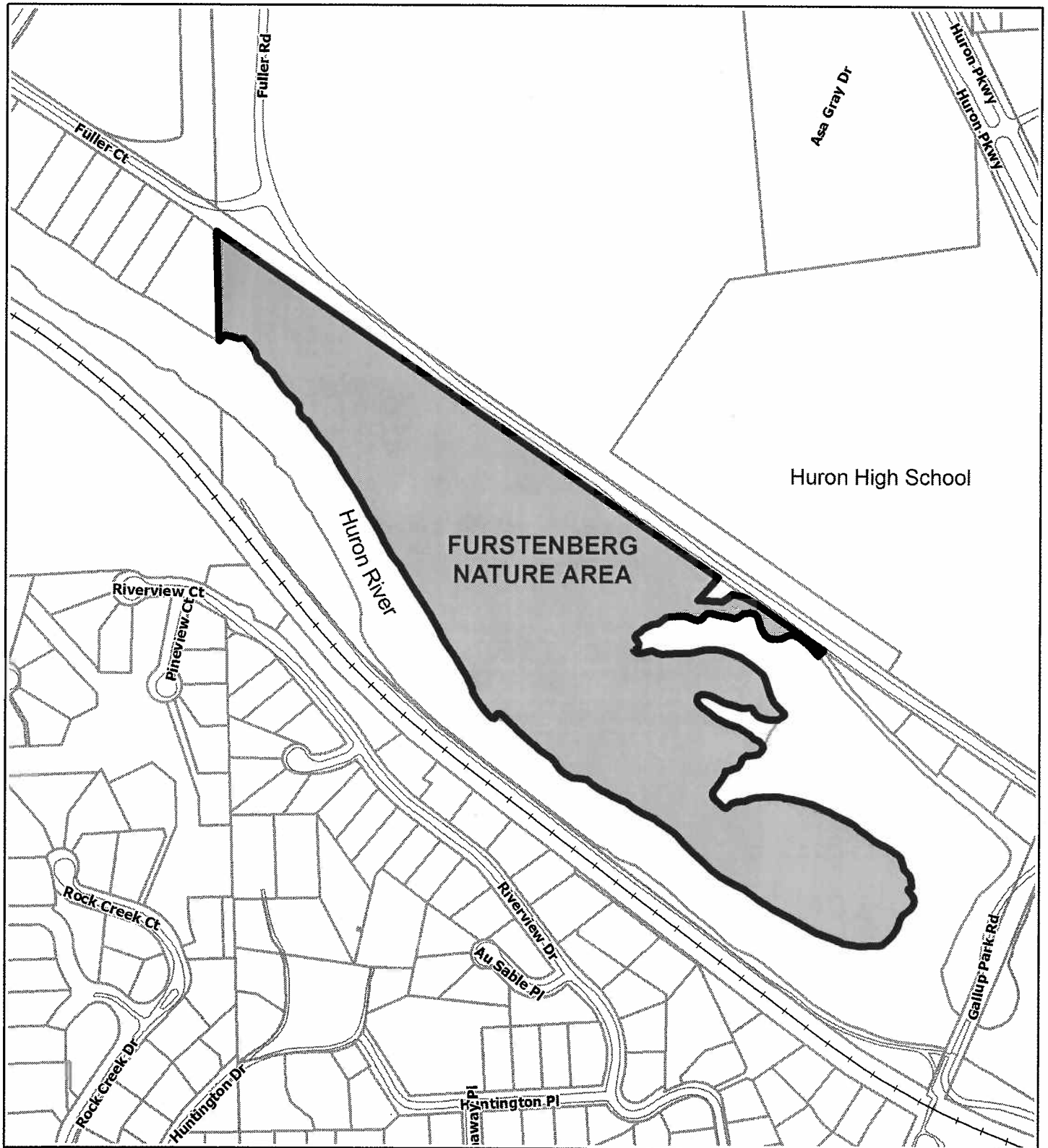
Attachments: Location Maps

c: Park and Recreation Services

Assessor

Systems Planning

Location Map: Furstenberg Nature Area

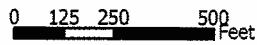


Map Legend

- +— Railroads
- Parcels



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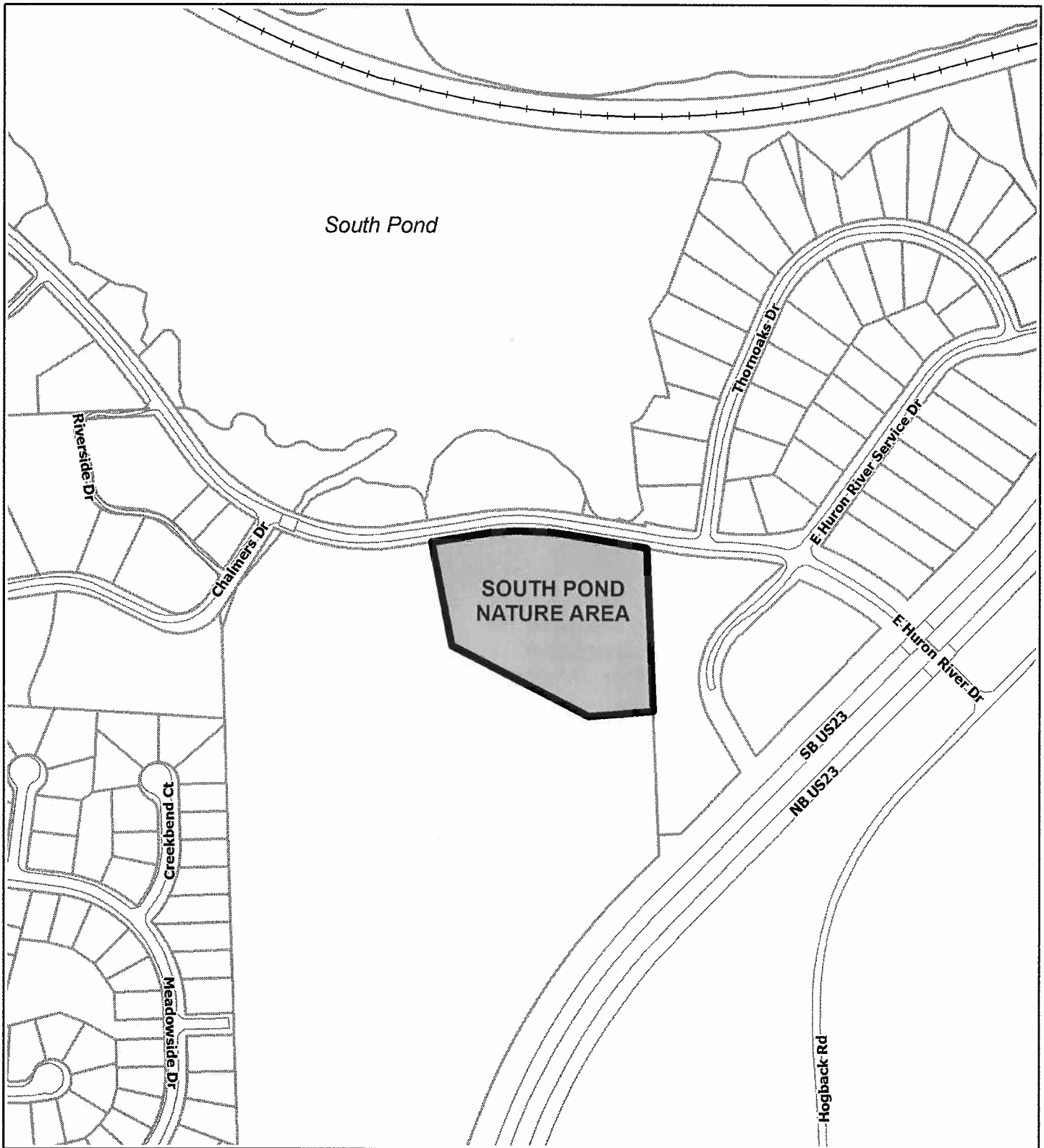


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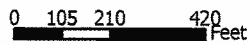
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Location Map: South Pond Nature Area



Map Legend

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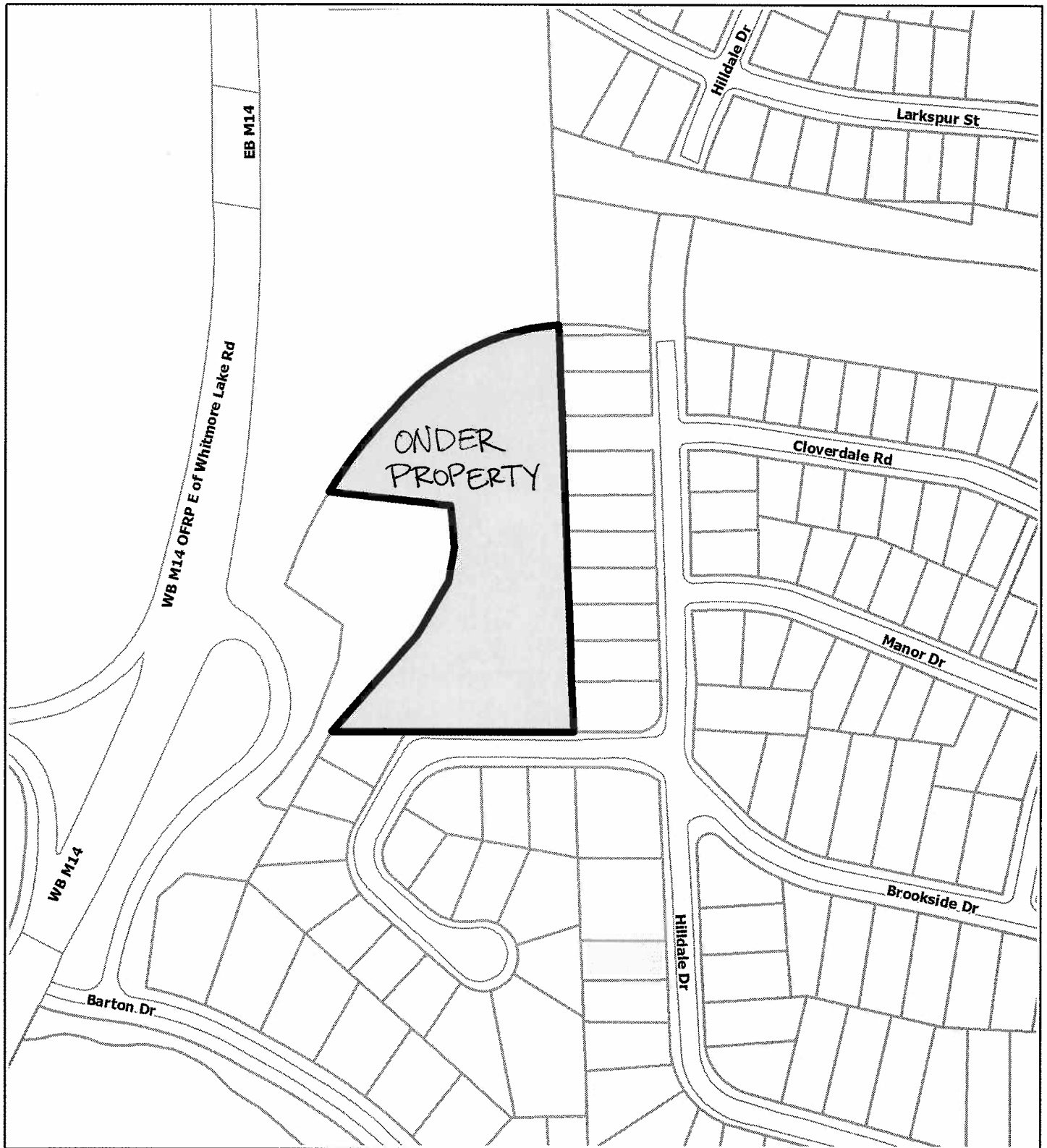
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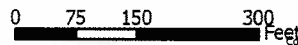
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Location Map: Onder Property



Map Legend

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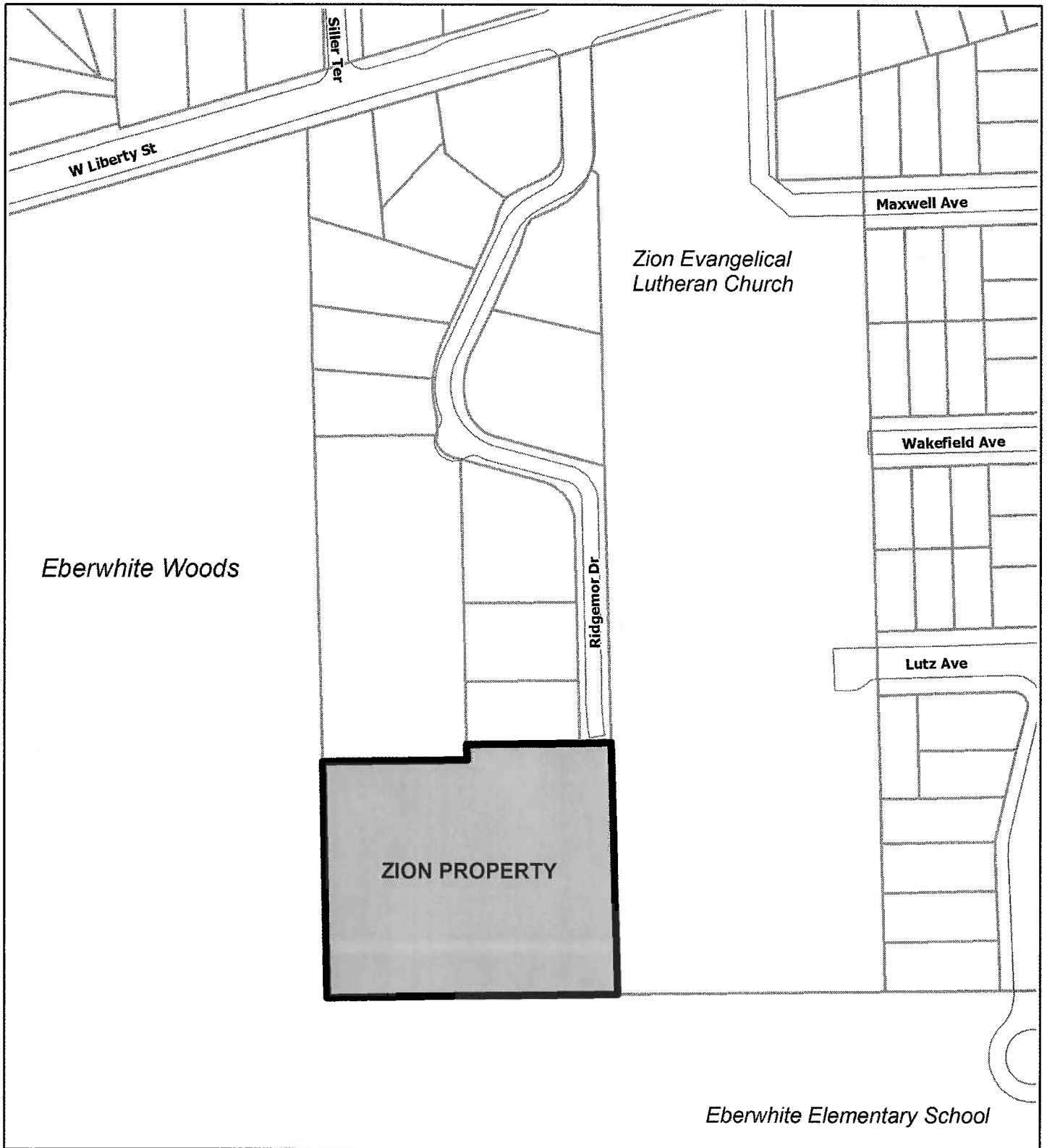


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Location Map: Zion Property

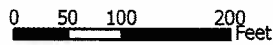


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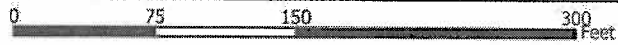
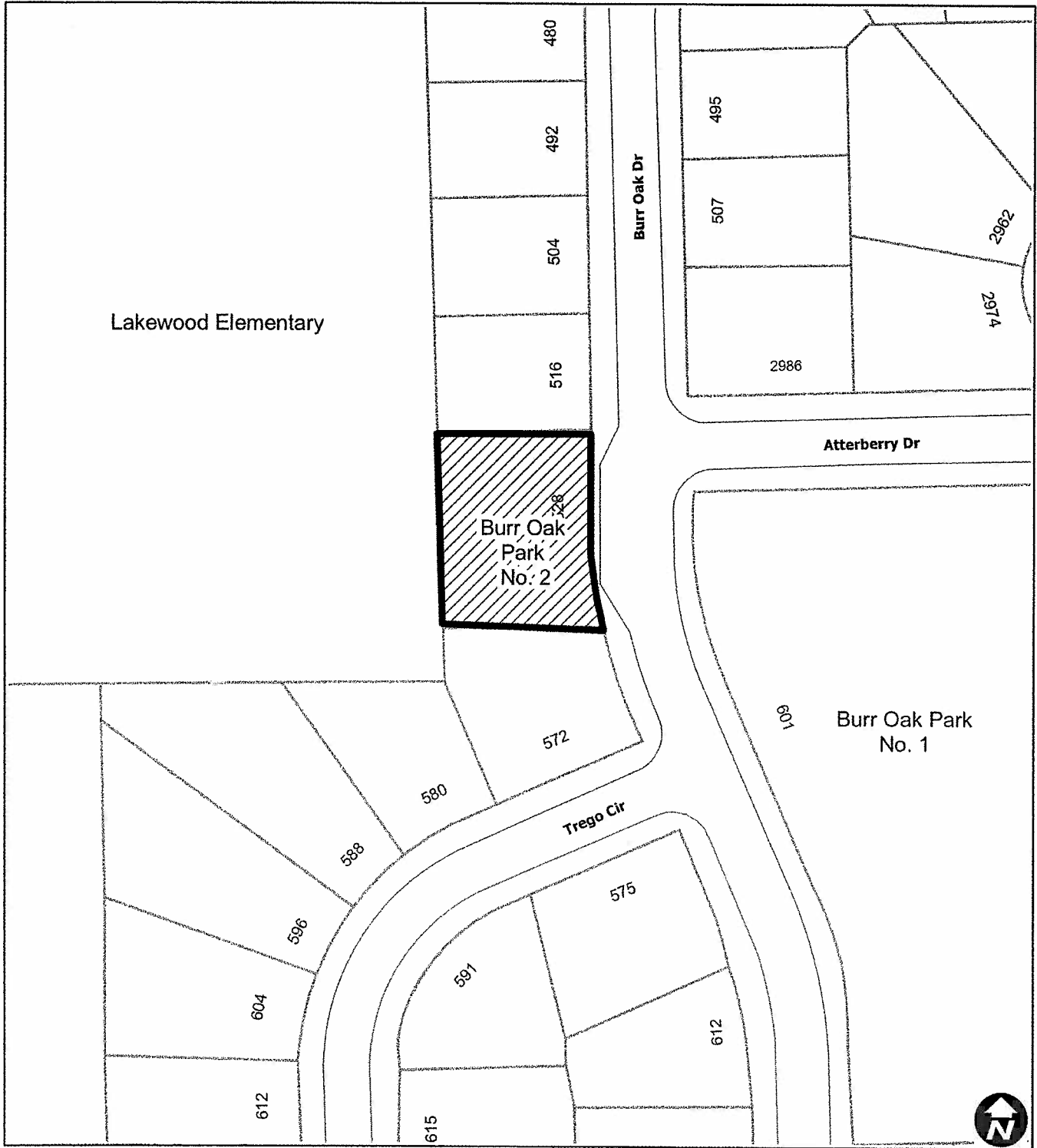


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Location Map: Burr Oak Park No. 2 (528 Burr Oak Drive)



Map Legend

 Parcels



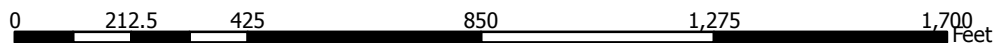
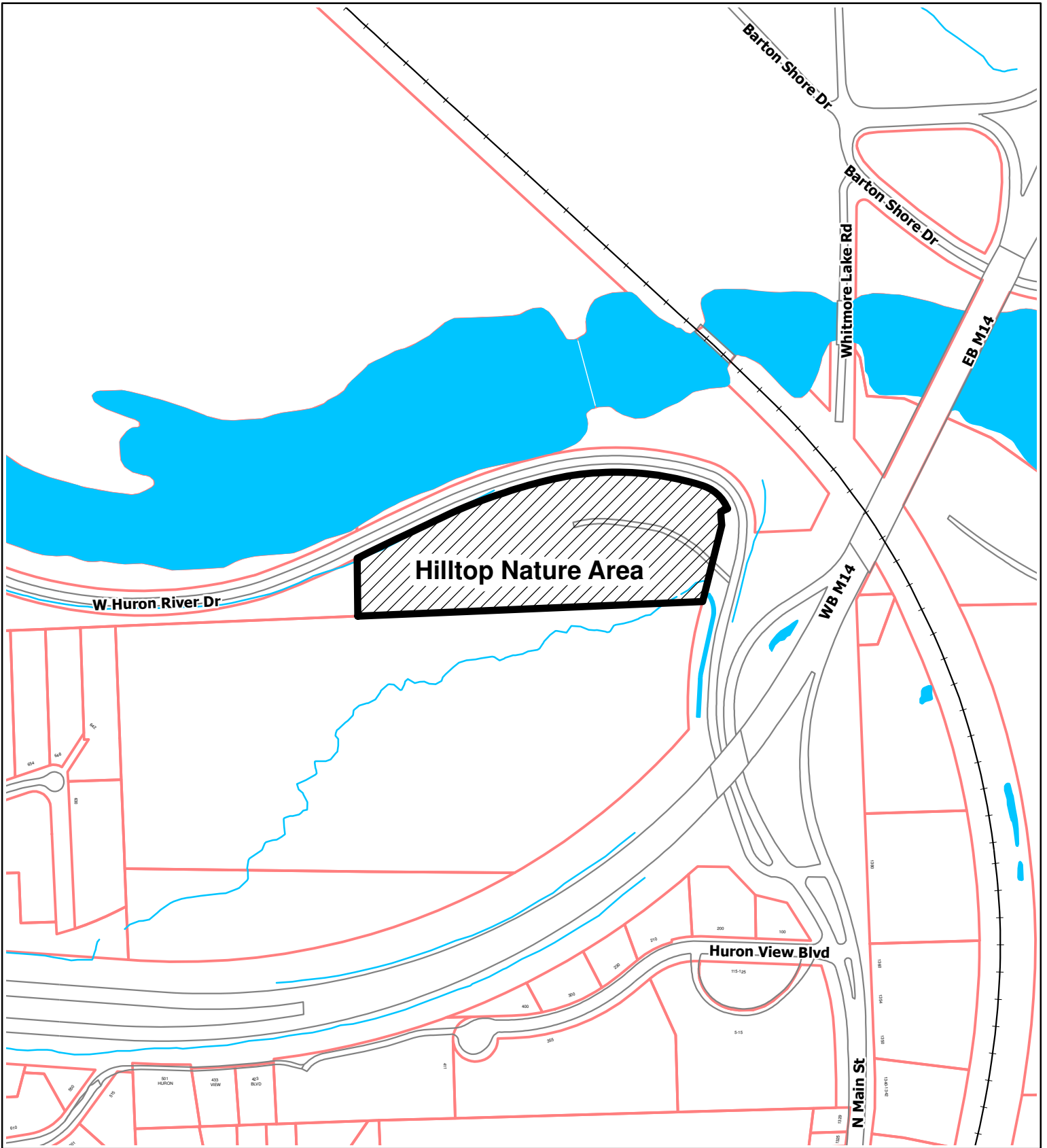
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Location Map: Hilltop Nature Area



Map Legend

- Railroads
- ▭ Parcels



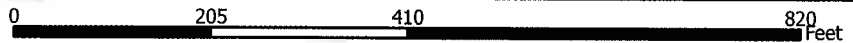
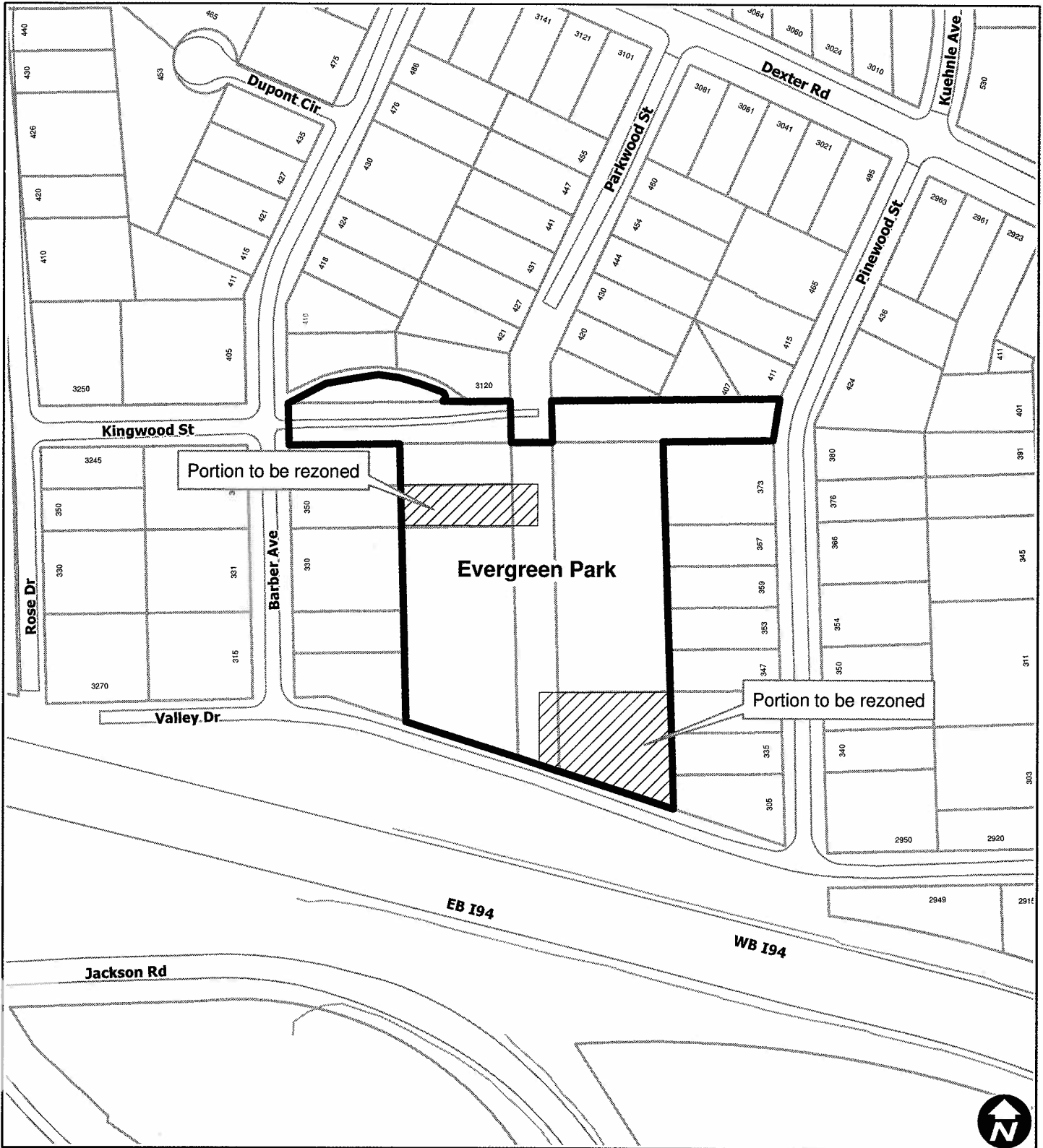
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Location Map: Evergreen Park (a 0.22 acre portion and a 0.52 acre portion)



Map Legend

- Railroads
- Parcels



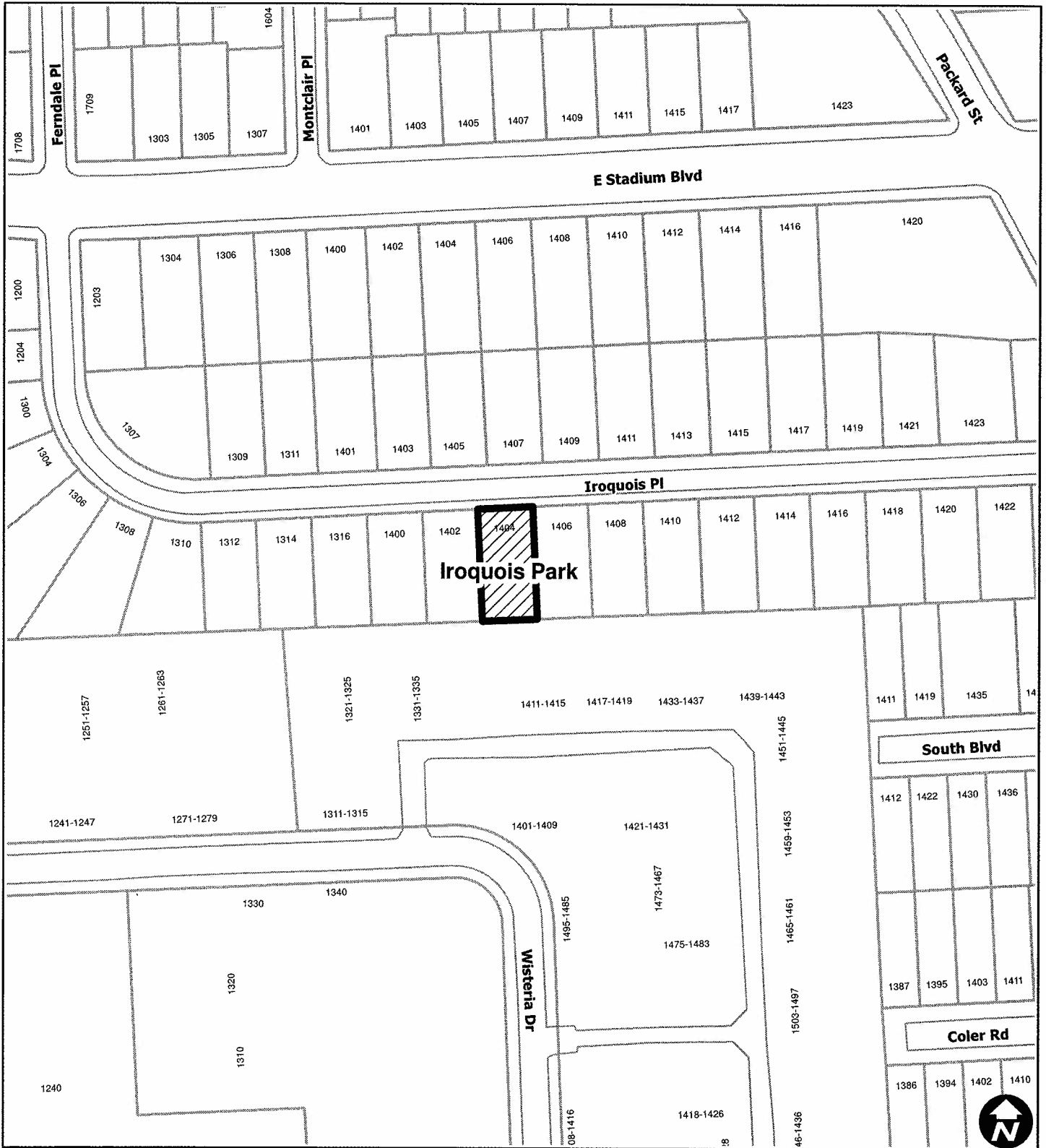
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Location Map: Iroquois Park



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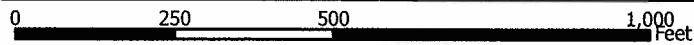
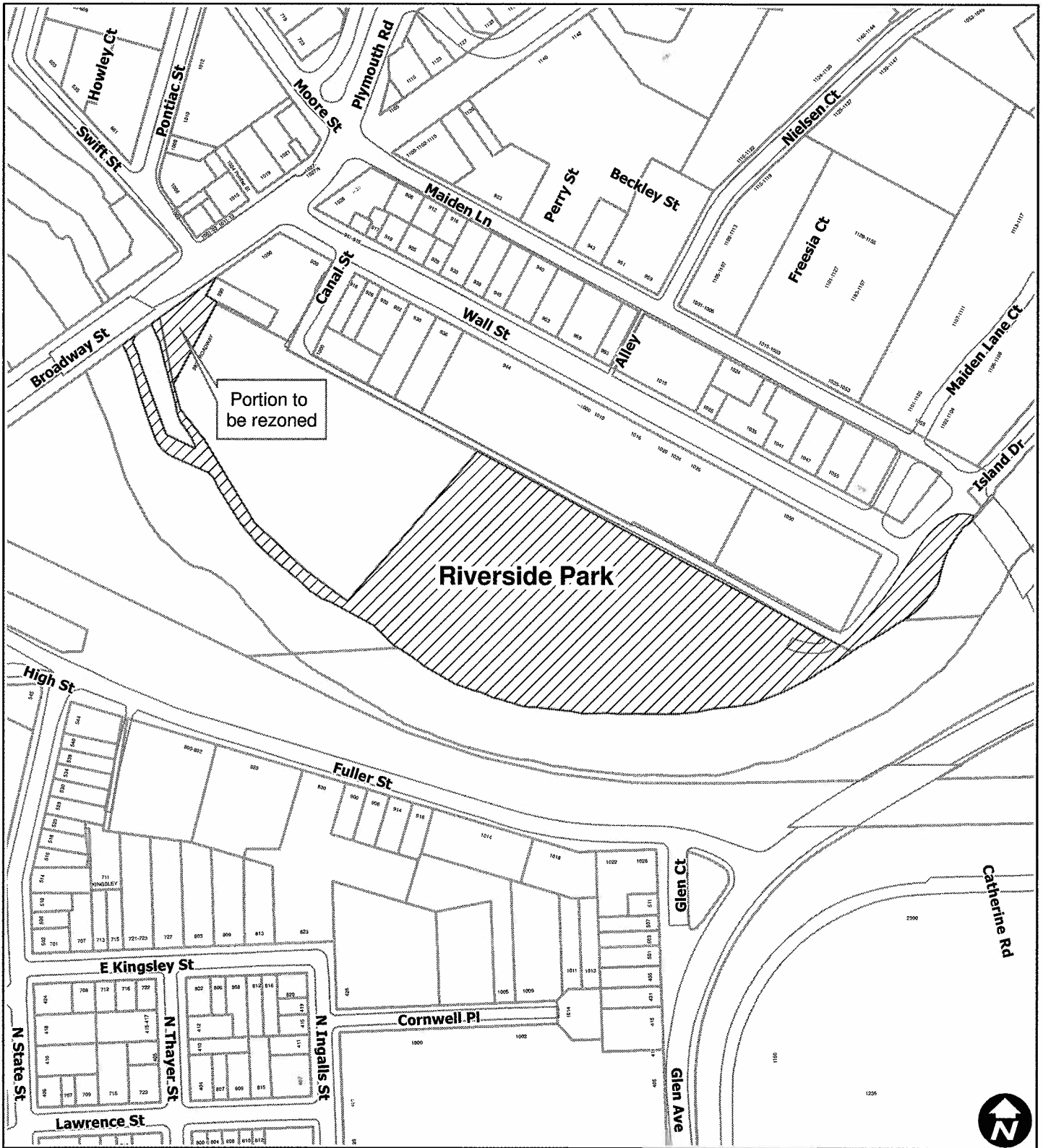
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Location Map: Riverside Park (0.28 acre portion, near Broadway)



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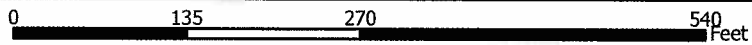
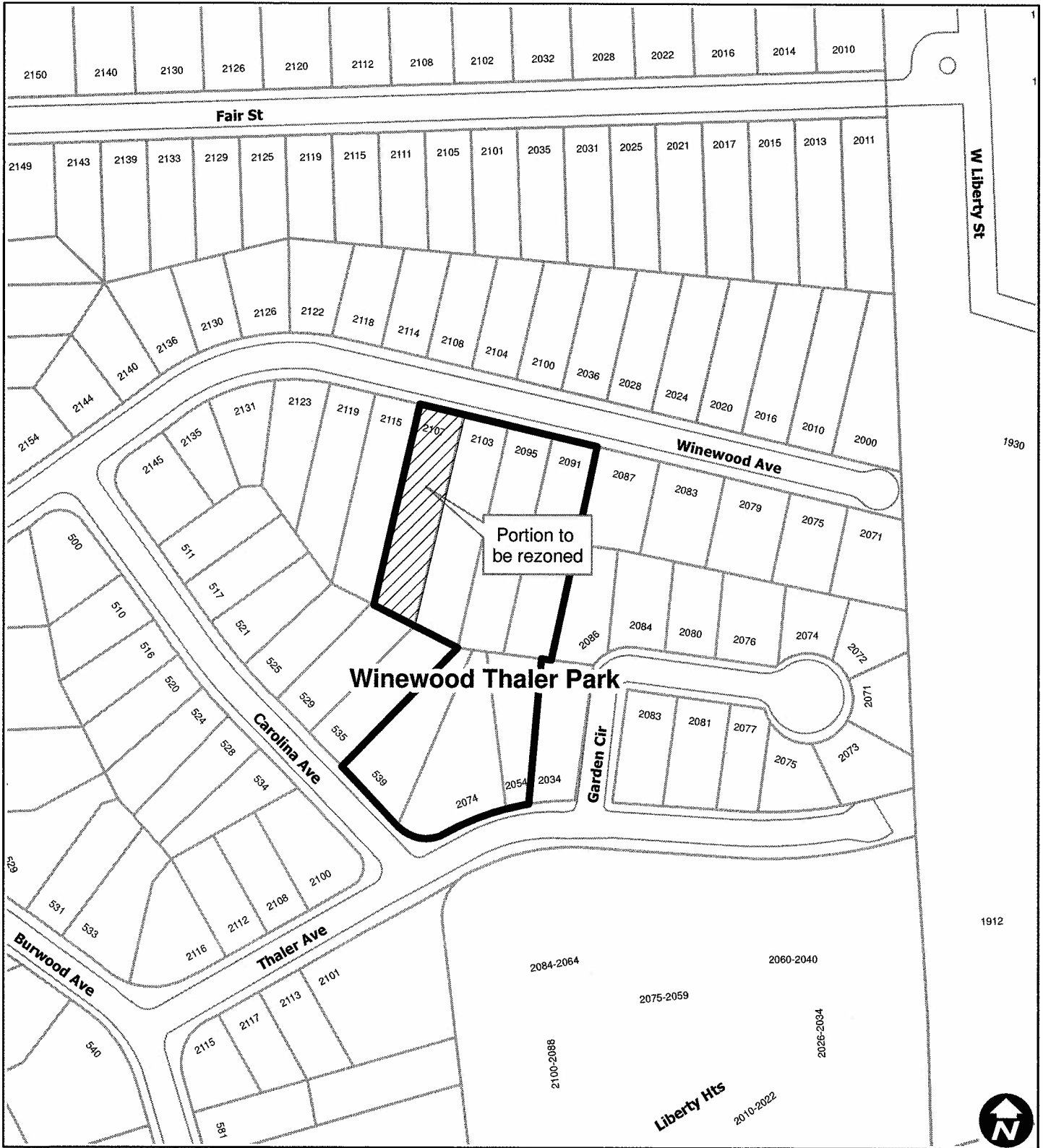
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Location Map: Winewood Thaler Park (0.25 acre portion at west)



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