

## **PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of June 5, 2012**

**SUBJECT: Bluffs Nature Area Additions Rezoning for City Council Approval  
1099 North Main Street  
Project No. Z12-002**

### **PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Bluffs Nature Area Additions petition for Rezoning from O (Office District) and R4C (Multiple-Family Dwelling District) to PL (Public Land District).

### **STAFF RECOMMENDATION**

Staff recommends that the petition be **approved** because the proposed zoning classification is consistent with the permitted uses and intent of the PL (Public Land) district.

### **LOCATION**

This site is located on the east side of North Main Street between Sunset Road and Huron View Boulevard.

### **DESCRIPTION OF PETITION**

Staff is petitioning to rezone a 1.12-acre parcel that is currently zoned O (Office District) and a 0.57 acre parcel that is currently zoned R4C (Multiple-Family Dwelling District) to PL (Public Land District). The parcels are adjacent to Bluffs Nature Area and were, respectively, donated and acquired in 2010 for expansion of Bluffs Nature Area. Rezoning of these parcels will reconcile the ownership, use, and zoning designation of the land in keeping with the Zoning Ordinance and consistent with City policy that all city-owned land is zoned PL.

Bluffs Nature Area is 41 acres of City parkland located on the east side of North Main Street. It is on a glacially formed ridge overlooking the Huron River and has a variety of natural features including an oak-hickory forest, wooded ravines, and an open field with remnant prairie features. Bluffs Nature Area is a relatively new park within the City. It is comprised of several contiguous parcels, most of which were acquired in the 1990's. Bluffs Nature Area has frontage on North Main Street but is not easily accessible from there. Park staff has continually worked to improve access to Bluffs from the north, south and west, and the additions give Bluffs Nature Area frontage on Sunset Road and Huron View Boulevard. These two streets provide a much easier point of entry for all modes of transportation and offer on-street parking. Bluffs Nature Area does not have an off-street parking lot.

## REZONING ANALYSIS

Transfer of ownership, regardless of entity, does not automatically trigger a rezoning and must be formally requested.

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 Public Land District 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.

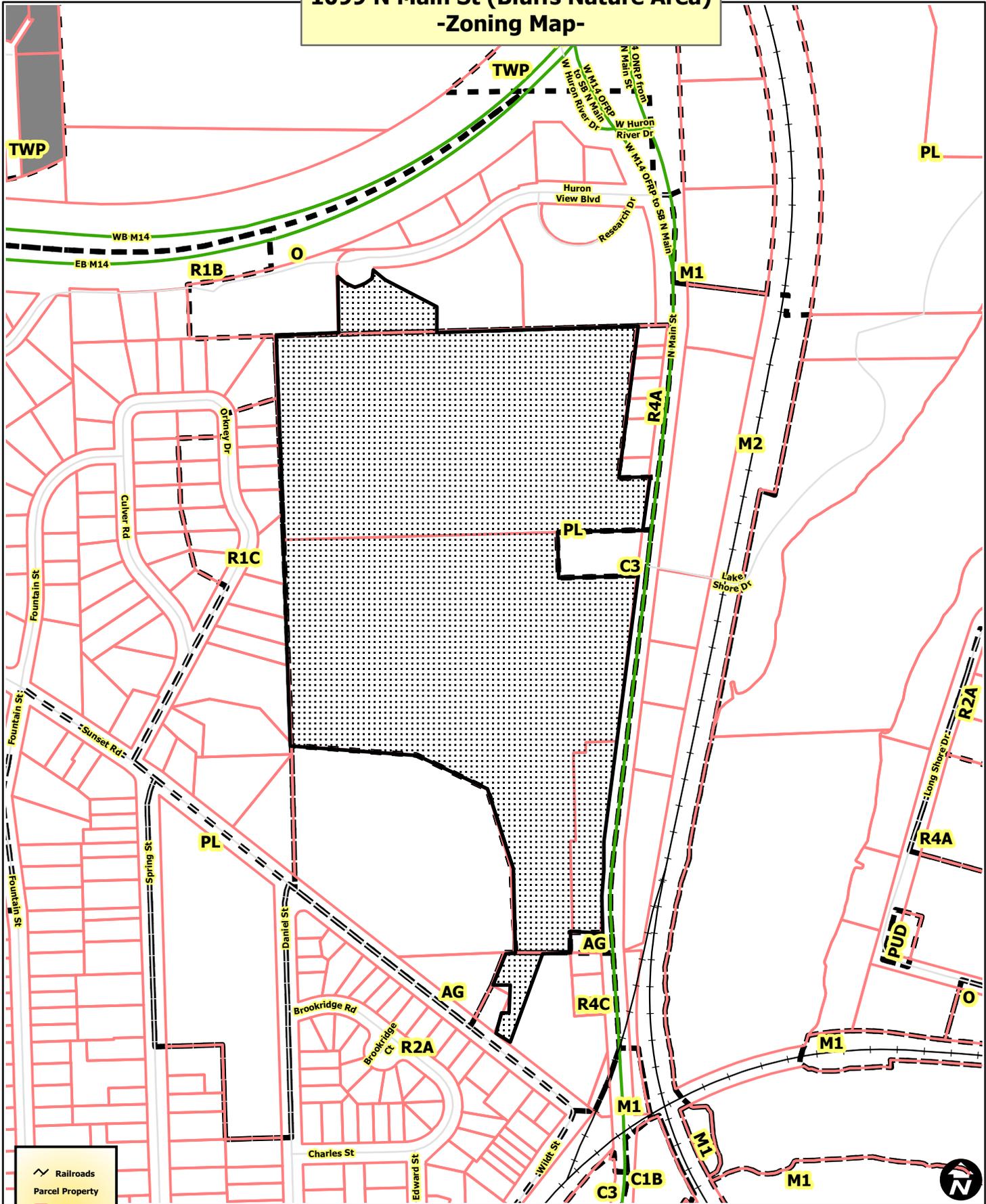
A second way that parkland is distinguished from other public lands is by City Council resolution. City Council approves all land acquisitions and accepts all land dedications by resolution. The resolution will typically indicate the service unit that has purchased or received the land and the reason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

Prepared by Alexis DiLeo  
Reviewed by Jeff Kahan and Ginny Trocchio

Attachments: Location Maps

cc: Park and Recreation Services  
City Assessor  
Systems Planning  
File no. Z12-002

# 1099 N Main St (Bluffs Nature Area) -Zoning Map-

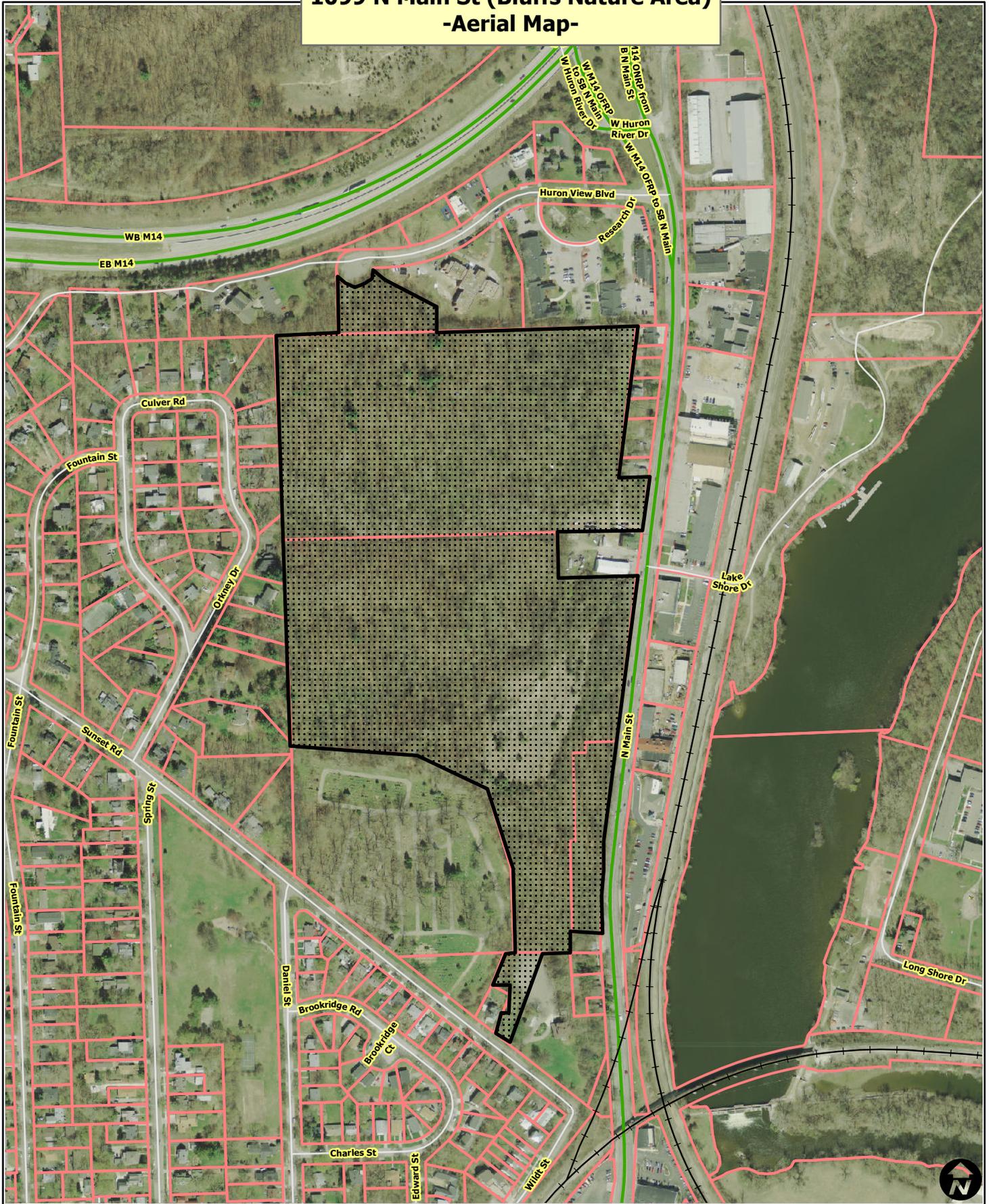


	Railroads
	Parcel Property
	Ann Arbor
	Township
	Zoning



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# 1099 N Main St (Bluffs Nature Area) -Aerial Map-



 Railroads  
 Parcel Property



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