



Legislation Details (With Text)

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File created:	7/20/2009	In control:		In control:	City Council
On agenda:	8/17/2009	Final action:		Final action:	8/17/2009
Enactment date:	8/17/2009	Enactment #:		Enactment #:	ORD-09-23

Title: An Ordinance to Amend Chapter 55, Rezoning of 11 Park Properties (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, Crary Park) from R1B, R1C, R1D (Single-Family Dwelling), R2B (Two-family Dwelling), R3 (Townhouse Dwelling Unit), R4A, R4B, and R4D (Multiple-Family Dwelling District) to PL (Public Land District) (CPC Recommendation: Approval - 7 Yeas and 0 Nays) (Ordinance No. ORD-09-23)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ord. 09-23 Briefed & Approved, 2. Park Property Zonings (11) Ordinance Briefed, 3. Park Property Zonings (11) Ordinance.doc, 4. Park Annex & Rezoning Minutes (6-2-09).doc, 5. Park Properties 11 Staff Reports.pdf, 6. molin park rezoning protest letter, 7. 11 Park Properties Letter to Owner, 8. 11 Park Properties Letter to Residents, 9. 11 Park Properties Zoning Notice, 10. Crary Park Resident Labels, 11. Foxfire West Park Resident labels, 12. Maryfield Wildwood Park Resident labels, 13. Molin Nature Area Resident labels, 14. Oakwoods Nature Area Resident labels, 15. Pittsview Park Resident labels, 16. Redbud Nature Area Resident labels, 17. Stapp Nature Area Resident labels, 18. Waymarket Park Resident labels, 19. Windemere Park Resident labels

Date	Ver.	Action By	Action	Result
8/17/2009	1	City Council	Held and Closed	
8/17/2009	1	City Council	Adopted on Second Reading	Pass
7/20/2009	1	City Council	Approved on First Reading	Pass

An Ordinance to Amend Chapter 55, Rezoning of 11 Park Properties (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, Crary Park) from R1B, R1C, R1D (Single-Family Dwelling), R2B (Two-family Dwelling), R3 (Townhouse Dwelling Unit), R4A, R4B, and R4D (Multiple-Family Dwelling District) to PL (Public Land District) (CPC Recommendation: Approval - 7 Yeas and 0 Nays) (Ordinance No. ORD-09-23)

This ordinance will rezone these eleven properties to PL (Public Land District). They have been identified as properties currently owned and used by the City for park purposes, but do not contain the appropriate PL zoning classification. The proposed zoning is consistent with the permitted uses and intent of the PL district. The City Planning Commission, at its meeting of June 2, 2009, recommended approval of the rezonings.

Prepared by: Carol King, Management Assistant

Reviewed by: Wendy Rampson, Planning and Development Services Interim Manager and Jayne Miller, Community Services Administrator

Approved by: Roger W. Fraser, City Administrator

ORDINANCE NO. ORD-09-23

First Reading : July 20, 2009

Approved: August 17, 2009

Public Hearing : August 17, 2009

Published: August 20, 2009

Effective: August 29, 2009

11 PARK PROPERTIES ZONING
(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, CRARY PARK)

AN ORDINANCE TO AMEND THE ZONING MAP BEING A PART OF CHAPTER 55 OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR.

The City of Ann Arbor ordains:

Section 1. THE ZONING MAP, which, by Section 5:4 of Chapter 55 of Title V of the Code of the City of Ann Arbor is made a part of said Chapter 55, shall be so amended as to designate the zoning classification of property described as follows:

Pittsview Park

LOTS 45, 46, 47, 48, 49, & E OF LOT 50, EXC CREEKWOOD CONDO WHICH IS DESC AS COM AT NE COR OF LOT 45, FREEMAN ESTATES, TH S 89 DEG 48 MIN 30 SEC W 57.44 FT FOR POB, TH S 26 DEG 16 MIN 20 SEC W 14.12 FT, TH S 71 DEG 52 MIN 20 SEC W 108.47, TH S 55 DEG 49 MIN 20 SEC W 34.16 FT, TH S 35 DEG 15 SEC W 31.09 FT, TH S 28 DEG 39 MIN W 93.34 FT, TH S 89 DEG 50 MIN 10 SEC W 300.08 FT, TH N 0 DEG 19 MIN 30 SEC E 172.09 FT, TH N 89 DEG 48 MIN 30 SEC E 499.4 FT TO POB;

Windemere Park

PARK GLACIER HIGHLANDS NO 4;

Waymarket Park

PRT OF NW 1/4 OF SEC 8, T2S R3E. COM AT N 1/4 COR OF SD SEC 8, TH S 86 DEG 38 MIN 10 SEC W 679.67 FT, TH S 0 DEG 50 MIN 20 SEC E 642.16 FT; TH S 86 DEG 38' 10" W 367.13 FT; TH 125.17 FT ALNG THE ARC OF A CURV TO THE RIGHT, RAD 673 FT, CH BEARS S 4 DEG 51' 54" W 124.99 FT; TH 66.81 FT ALNG THE ARC OF A CURB TO THE LEFT, RAD 515 FT; CH BEARS N 71 34' 30" W 66.76 FT FOR POB; TH CONT ALONG SAID CURV 159.17 FT, CH BEARS N 84 DEG 08' 45" W 158.54 FT; TH S 87 DEG 00' 00" W 159.82 FT; TH 256.19 FT ALNG THE ARC OF A CURV TO THE RIGHT, RAD 450 FT, CH BEARS N76 DEG 41' 25" W 252.75 FT; TH N 86 DEG 38' 10" E 324.59 FT; TH N 00 DEG 44' 00" W 35.04 FT; TH N 86 DEG 38' 10" E 247.61 FT; TH S 00 DEG 50' 20" E 27.72 FT; TH 107.32 FT ALNG THE ARC OF A CURV TO THE RIGHT, RAD 607 FT, CH BEARS S4 DEG 13' 34" W 107.18 FT TO THE POB, BEING PRT OF THE NW 1/4 OF SAID SEC 8, CONTAINING 1.05 ACRES +- SUBJECT TO EASEMENTS OF RECORD, ALSO PRT OF NW 1/4 OF SEC 8, TIS, R6E DESC A COM AT SW COR OF SEC 5, TIS, R6E, TH N 1 DEG 52 MIN 40 SEC W 14 FT, TH S 86 DEG 38 MIN 10 SEC W 61.38 FT, TH S 30 DEG 55 MIN 10 SEC E 13.67 FT, TH N 88 DEG 35 MIN 50 SEC E 54.72 FT, TH S 30 MIN 55 SEC E 94.09 FT, TH S 30 DEG 55 MIN 10 E 86.83 FT, TH S 42 DEG 13 E 604.26 FT, TH N 86 DEG 38 MIN 10 SEC E 590.57 FT FOR POB, TH NWLY 58.59 FT ALG ARC OF A 450 FT RAD CIR CUR RT, CENT ANG 7 DEG 27 MIN 35 SEC, CH BEARING N 56 DEG 39 MIN 5 SEC W 58.55 FT, TH N 86 DEG 38 MIN 10 SEC E 373.13 FT, TH S 44 MIN E 35.04 FT, TH S 86 DEG 38 MIN 10 SEC W 324.59 FT TO POB Split on OS/25/2000 from 09-12-08-200-014; also Combined with 12-08-200-018;

Turnberry Park

PRT OF E 1/2 SEC 11, T3S, R6E, COM AT NE COR SEC 11, TH S 87 DEG 30 MIN 27 SEC W 1492.61 FT ALG N LINE OF SEC 11; TH S 1 DEG 23 MIN 33 SEC E 296.23 FT, TH S 87 DEG 30 MIN 27 SEC W 165.22 FT, TH S 1 DEG 7 MIN 33 SEC E 600.58 FT, TH N 88 DEG 36 MIN 27 SEC E 330.91 FT, TH S 1 DEG 7 MIN 33 SEC E 75 FT, TH N 88 DEG 36 MIN 27 SEC E 318.51 FT TO PT ON WLY ROW LINE OF U.S. 23; TH SLY ALG SD WLY ROW OF U.S. 23 717.45 FT ALG ARC OF A CURVE TO THE RT, CHORD BEAR S 11 DEG 22 SEC 31 MIN W 716.28 FT, TH CONT ALG WLY ROW LINE OF U.S. 23 S 17 DEG 2 MIN 57 SEC W 249.14 FT TO POB, TH CONT S 17 DEG 2 MIN 57 SEC W 559.02 FT, TH CONT 1190.82 FT ALG ARC OF A CURVE LT, CHORD BEAR S 8 DEG 33 MIN 20 SEC W 1186.46 FT, TH S 89 DEG 14 MIN 45 SEC W 273.62 FT, TH N 45 MIN 17 SEC W 100 FT, TH N 89 DEG 14 MIN 45 SEC E 27.32 FT ALG SD S LINE OF TURNBERRY LA; TH 308.32 FT ALG ARC OF A CURVE, CHORD BEAR

N 39 DEG 7 MIN 40 SEC E 270.48 FT, TH N 10 DEG 59 MIN 24 SEC W 158.57 FT, TH 131.34 FT ALG ARC OF A CURVE RT, CHORD BEAR N 59 MIN 25 SEC W 130.67 FT, TH 9 DEG 0 MIN 35 SEC E 452.52 FT, TH 255.76 FT ALG ARC OF A CURVE LT, CHORD BEAR N 4 DEG 0 MIN 35 SEC E 255.44 FT, TH N 0 DEG 59 MIN 25 SEC W 196.74 FT, TH 260.84 FT ALG ARC OF A CURVE LT, CHORD BEAR N 15 DEG 37 MIN 45 SEC W 258.01 FT, TH 17.73 FT ALG ARC OF A CURVE RT, CHORD BEAR N 8 DEG 48 MIN 41 SEC E 16.39 FT, TH 88.84 FT ALG ARC OF A CURVE LT, CHORD BEAR N 42 DEG 8 MIN 10 E 88.69 FT, TH S 72 DEG 57 MIN 3 SEC E 389.07 FT TO POB, 8.35 AC M/L;

Stapp Nature Area

COM AT THE SW COR OF SEC 15, T2S, R6E; TH N 88 DEG 23' 50" E 1313.45 FT; TH N 00 DEG 54' 42" W 1774.61 FT FOR A POB; TH N 00 DEG 54' 42" W 750 FT; TH N 88 DEG 09' 15" E 206.18 FT; TH 303.48 FT ALONG THE ARC OF A CURVE TO THE RIGHT, RAD 625.48 FT, CH BEARING S 77 DEG 56' 47" E 300.51 FT; TH S 00 DEG 54' 42" E 442.50 FT; TH S 25 DEG 44' 10" W 265.44 FT; TH S 88 DEG 09' 15" W 380 FT TO THE POB, BEING PRT TO THE E 1/2 OF THE SW 1/4 OF SAID SEC 15, CONT 8.10 ACRES OF LAND, MORE OR LESS, AND BEING SUBJECT EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. SPLIT ON 10/15/2004 FROM 09-09-15-300-006;

Redbud Nature Area

BEG AT SE COR OF BLCK 14, PITTSFIELD VILLAGE; TH S 88 DEG 50' 00" W 488.55 FT; TH N 31 DEG 39' 48" E 625.01 FT; TH S 74 DEG 00' 00" E 359.43 FT; SLY 151.27 FT ALNG THE ARC OF A 228.82 FT RAD CURVE RT, CH BEARS S 12 DEG 46' 01" W 148.53 FT; TH S 25 DEG 38' 00" W 102.27 FT; TH S 37 DEG 22' 00" W 172.70 FT; TH S 03 DEG 50' 05" W 48.75 FT TO POB; BEIN PRT OF BLOCKS 14 AND 17, PITTSFIELD VILLAGE CONT 4.98 ACRES +/- SUBJECT TO ANY EASEMENTS OR RESTRICTIONS SPLIT ON 10/13/1999 FROM 09-12-02-209-020;

Maryfield Wildwood Park

Lot 57 EXC W 12.57 FT WILDWOOD PARK ADDN NO 1;

Oakwoods Nature Area

COM AT S 1/4 COR SEC 10, T2S, R6E, TH N 89 DEG 56 MIN 13 SEC E 1316.52 FT, TH N 0 DEG 11 MIN 20 SEC W 1317.61 FT, TH N 89 DEG 29 MIN 37 SEC E 1319.16 FT, TH S 89 DEG 44 MIN 53 SEC E 829.34 FT ALNG N LINE OF N 1/2 OF SW 1/4 OF SEC 11 TO POB, TH S 89 DEG 44 MIN 53 SEC E 492.62 FT, TH S 0 DEG 2 MIN 40 SEC W 670.42 FT TH N 89 DEG 36 MIN 10 SEC W 657.85 FT, TH N 0 DEG 0 MIN 0 SEC E 133.03 FT, TH S 90 DEG 0 MIN 0 SEC E 155.43 FT, TH N 51 DEG 29 MIN 37 SEC E 176.15 FT, TH N 26 DEG 6 MIN 40 SEC W 92.82 FT, TH N 52 DEG 27 MIN 8 SEC W 37.51 FT, TH NWLY 51.47 FT ALNG ARC OF A CURV, RAD 44.87 FT, CH BEARS N 85 DEG 19 MIN 4 SEC W 48.69 FT, TH S 51 DEG 56 MIN 51 SEC W 83.52 FT, TH N 38 DEG 30 MIN 23 SEC W 20.94 FT, TH N 51 DEG 29 MIN 37 SEC E 89.98 FT, TH N 0 DEG 0 MIN 0 SEC E 294.21 FT TO POB, PRT OF SW 1/4 SEC 11, T2S, R6E, SUBJECT TO ANY EASEMENTS, CONTAINING 7.72 AC +/-;

Molin Nature Area

LOT 50 KIMBERLY HILLS;

Foxfire West Park

COM AT THE S 1/4 COR OF SEC 10, T2S, R6E; TH S 86 DEG 55' 43" W 2608.20 FT; TH N 01 DEG 42' 30" W 662.51 FT TO THE POB; TH S 86 DEG 14' 51" W 1126.02 FT; TH N 42 DEG 55' 43" W 445 FT; TH S 81 DEG 57' 51" E 238.17 FT; TH N 80 DEG 42' 27" E 294.27 FT; TH S 84 DEG 09' 09" E 95.79 FT; TH S 43 DEG 32' 02" E 105 FT; TH S 56 DEG 48' 54" E 103 FT; TH N 83 DEG 47' 22" E 105.30 FT; TH N 64 DEG 15' 41" E 109.09 FT; TH N 11 DEG 22' 04" W 120.39 FT; TH NELY 61.55 FT ALONG THE ARC OF A CURVE TO THE LEFT, RAD 358 FT, CH BEARS N 72 DEG 40' 47" E 61.47 FT; TH N 67 DEG 45' 17" E 115.34 FT; TH S 22 DEG 14' 43" E 101.63 FT; TH N 81 DEG 35' 58" E 108 FT; TH S 27 DEG 36' 08" E 26.47 FT; TH S 13 DEG 21' 28" E 13.12 FT; TH N 58 DEG 32' 05" E 96.80 FT; TH SELY 30 FT IN THE ARC OF A CURVE TO THE LEFT, RAD 510 FT, CH BEARS S 33 DEG 09' 02" E 30 FT; TH S 55 DEG 09' 52" W 109.78 FT; TH S 13 DEG 21' 28" E 80.40 FT; TH S 40 DEG 37' 21" E 175 FT TO THE POB; BEING PRT OF THE E1/2 OF SED 9, T2S, R6E, CONT 7.67 ACRES+/-, BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. SPLIT ON 09/23/2004 FROM 09-09-09-400-047;

Crary Park

LOT 18 EXC TRIANGULAR PAR IN NE COR DESC AS FOLLOWS, BEG AT PT COMMON TO LOTS 18, 21 AND 27, TH NLY 142.41 FT TO SWLY LINE OF LOT 19, TH SELY ON SWLY LINE OF LOTS 19 AND 20, 128.01 FT TO NE COR OF LOT 18, TH SWLY ON SELY LINE OF LOT 18 TO POB ASSESSOR'S PLAT NO. 15;

in the City of Ann Arbor, Washtenaw County, Michigan as PL (Public Land District).

Section 2. This ordinance shall take effect and be in force on and after ten days from legal publication.