

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT
For Planning Commission Meeting of March 4, 2025

**SUBJECT: Hickory Nature Area Expansion Rezoning – 2325 Crystal Way
(REZ25-0001)**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Hickory Nature Area Expansion rezoning from R4A (Multiple-Family Dwelling) to PL (Public Land).

STAFF RECOMMENDATION:

Staff recommends the zoning petition be **approved** because, now that the parcels are city-owned land, the appropriate zoning designation is PL (Public Land) district.

DESCRIPTION AND BACKGROUND:

The City of Ann Arbor Parks and Recreation system recently acquired a parcel at 2325 Crystal Way for a public park. This parcel will be an expansion of the existing Hickory Nature Area at 2817 Dillon Drive. The combination of the lots will be processed through the City Assessor's office. The Hickory Nature Area Expansion parcel is located east of M-14, near Dillon Drive, Crystal Way, and East Barton Lane.

The existing Hickory Nature Area land was contributed to the City with the development of North Sky, a site plan approved in 2008. The expansion parcel contains 9.859 acres and was donated to the City as part of the adjacent townhouse development at 2601 Pontiac Trail, known as The One. The One is a 32-acre site developed with 221 dwelling units. The site plan was approved in 2019 and included the contribution of these 9.859 acres of parkland at the western end of the site to the City. The donation was reviewed and recommended by the Land Acquisition Committee of the Park Advisory Commission at its November 9, 2020 meeting.

Purchasing or accepting land donations does not automatically change a zoning designation. Because the Zoning Map is a part of Chapter 55, Unified Development Code (UDC), only approving an ordinance to amend the UDC and Zoning Map can change the zoning designation of any land. The PL Public Land zoning designation is intended for publicly owned land used for public purposes. The proposed rezoning is consistent with the intent and purpose of the PL district and meets all applicable standards.

Prepared by Mariana Melin-Corcoran, City Planner
Reviewed by Hank Kelley, Deputy Planning Manager

Attachments: Zoning Map
Aerial Map
Ordinance

c: Park and Recreation Services – Josh Landefeld, Manager
Attorney's Office – Michele Yanga, Legal Assistant Paralegal
Project File REZ25-0001

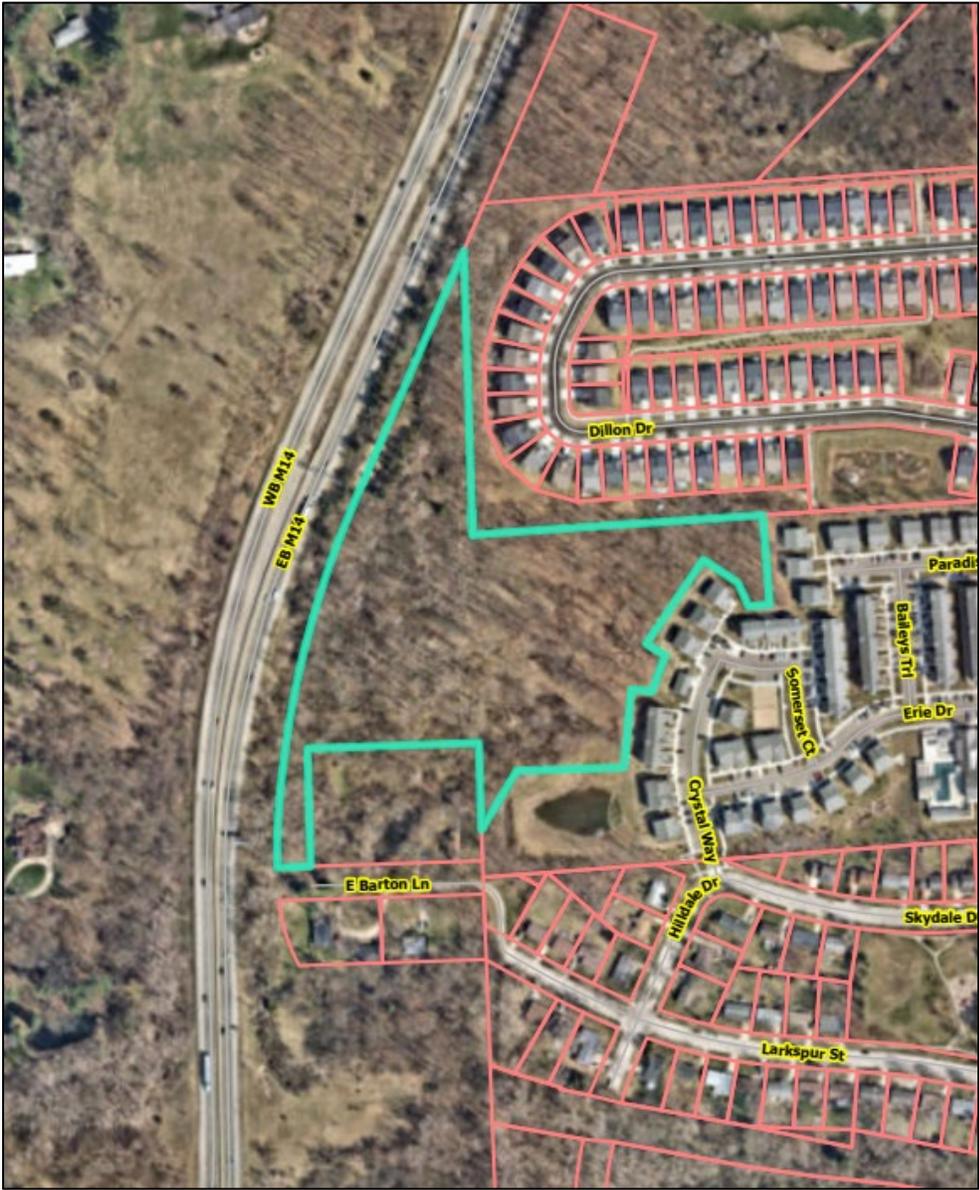


Figure 1: Hickory Nature Area Expansion Parcel (outlined in green)

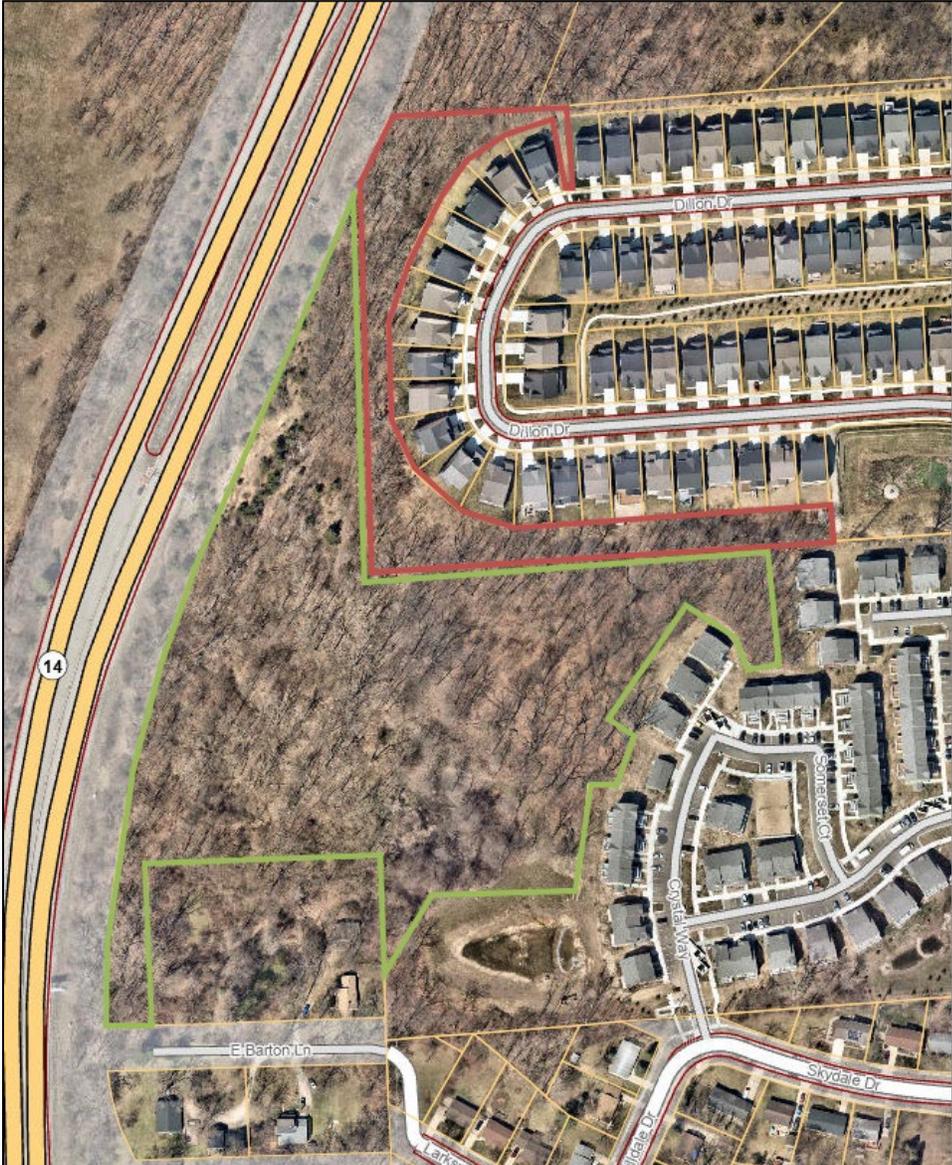


Figure 2: Existing Hickory Nature Area (outlined in red) and Hickory Nature Area Expansion Parcel (outlined in green)