

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of August 7, 2013**

**SUBJECT: 3875 E. Huron River Drive Rezoning  
Project No. Z13-011**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 3875 E. Huron River Drive from R1A (Single-Family Dwelling District) to PL (Public Land District) Zoning.

**STAFF RECOMMENDATION**

Staff recommends this petition be **approved** because the property is now owned by the City of Ann Arbor and will contain a public use.

**LOCATION**

This site is located on the north side of E. Huron River Drive, west of Thorn Oaks Drive. This site is in the Huron River Watershed.

**DESCRIPTION OF PETITION**

The petitioner requests rezoning from R1A (Single-Family Dwelling District) to PL (Public Land District) zoning to accommodate park and open space uses. The two-acre site includes a single-family home and circular driveway.

**COMPARISON CHART**

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	R1A	PL	PL
Gross Lot Area	87,120 sq ft (2 ac)	87,120 sq ft (2 ac)	None
Lot Width	approx 400 ft	Approx 400 ft	None

**SURROUNDING LAND USES AND ZONING**

	LAND USE	ZONING
NORTH	South Pond	PL
EAST	South Pond	PL
SOUTH	South Pond Park	PL
WEST	South Pond Park	PL

## HISTORY AND PLANNING BACKGROUND

The property was acquired as parkland by the City of Ann Arbor in 2010. The life estate ended in 2013. The site is served by sanitary sewer and storm sewer.

## STAFF COMMENTS

Planning – The PL (Public Land) zoning is appropriate for this City owned parcel. PL zoning allows public uses as described in Chapter 55 (Zoning) Section 5:10.13 such as outdoor public recreation, natural open space, developed open space, educational services, cultural services, and essential services. The Parks & Recreation Services Unit currently is considering future uses for the site including possible uses by the Natural Area Preservation staff. The Master Plan: Land Use Element recommends Parks and Recreation uses for the site.

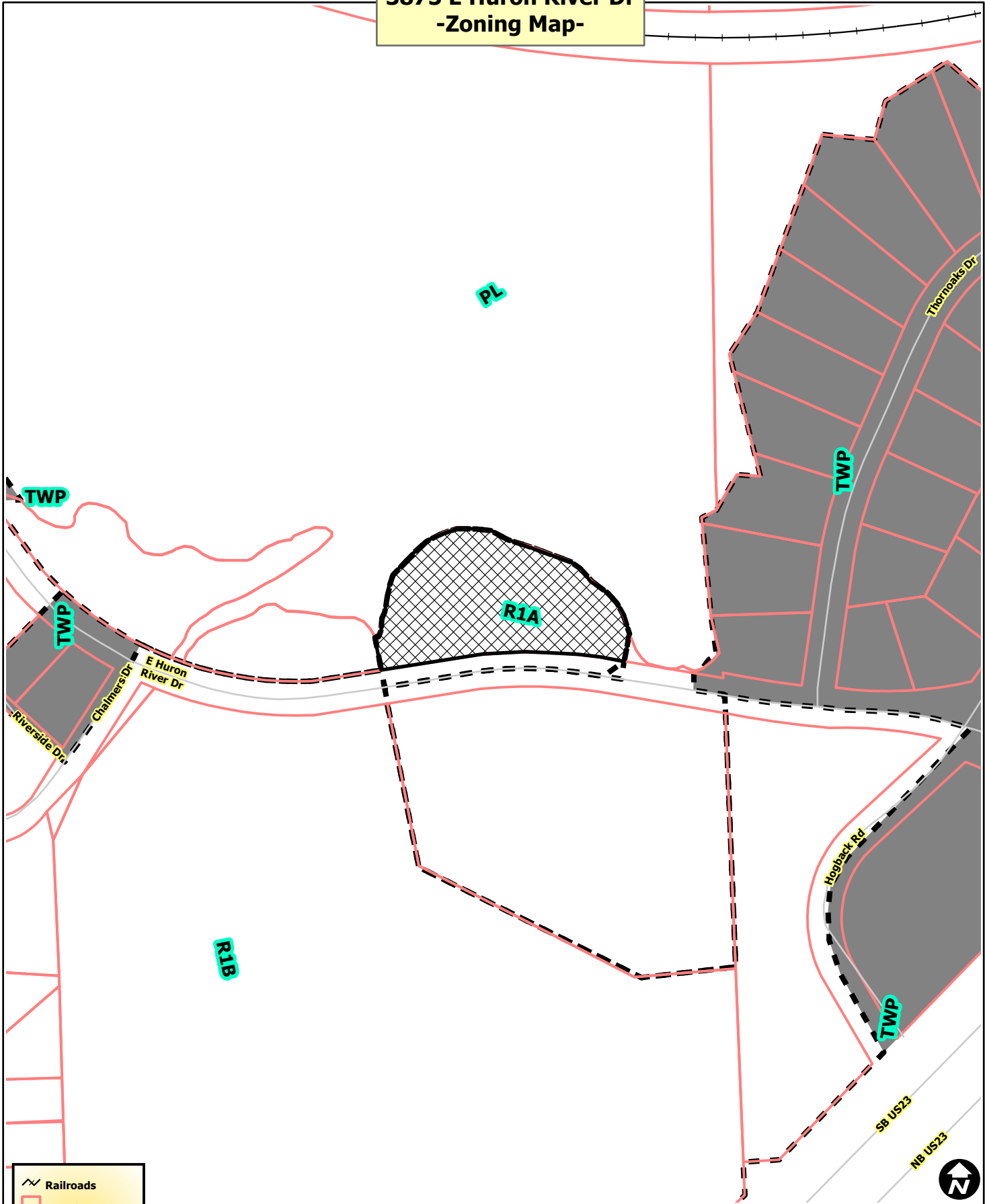
Prepared by Jeff Kahan  
Reviewed by Wendy Rampson  
rmg/8/1/13

Attachments: Zoning/Parcel Maps  
Aerial Photo

c: Owner/Petitioner: City of Ann Arbor Parks  
301 E. Huron  
Ann Arbor, MI 48107-8647

City Assessor  
Systems Planning  
Project No. Z13-011

# 3875 E Huron River Dr -Zoning Map-



Railroads  
 Parcel Property  
**Zoning**  
 Township Island  
 Zoning




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# 3875 E Huron River Dr -Aerial Map-



-  Railroads
-  Parcel Property



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**3875 E Huron River Dr  
-Aerial Map-**



-  Railroads
-  Parcel Property



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