

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of November 7, 2019**

**SUBJECT: Buttonbush Nature Area Rezoning (Project No. Z19-014)  
Hickory Nature Area Rezoning (Project No. Z19-015)  
385 E. Eisenhower Pkwy Park Rezoning (Project No. Z19-016)  
Hansen Nature Area Addition Rezoning (Project No. Z19-017)**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Buttonbush Nature Area rezoning from R4A With Conditions (Multiple-Family Dwelling) to PL (Public Land), the Hickory Nature Area rezoning from R1D (Single Family Dwelling) to PL, the 385 East Eisenhower Parkway Park rezoning from PUD (Planned Unit Development) to PL, and the Hansen Nature Area Addition rezoning from R4B (Multiple-Family Dwelling) to PL.

**STAFF RECOMMENDATION:**

Staff recommends these rezoning petitions be **approved** because, now that each nature area and park is city-owned land, the appropriate zoning designation is PL (Public Land) district.

**SUMMARY AND BACKGROUND:**

Four nature areas or parks were recently added to the City of Ann Arbor Parks and Recreation system. 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 rezonings are consistent with the intent and purpose of the PL district and meet all applicable standards.

**LOCATIONS AND DESCRIPTIONS OF REZONINGS:**

**Buttonbush Nature Area** – Buttonbush Nature Area is located at 2601 Dhu Varren Road, on the north side of Dhu Varren between North Spurway Drive and North Foxridge Court.

Approximately 6 acres of the new nature area was donated by Toll MI VI Limited Partnerships as part of their North Oaks of Ann Arbor development from the former Nixon farm property. The Parks and Recreation Service Unit purchased an additional approximately 10 acres from Toll Brothers to create this 16-acre nature area. More background about Buttonbush Nature Area can be found in an [August 20, 2019 memo](#) from the Parks & Recreation Services Manager.

The land is currently zoned R4A With Conditions, as is the adjacent North Oaks of Ann Arbor site.



Figure 1 - Buttonbush Nature Area

**Hickory Nature Area** – Hickory Nature Area is located west of Pontiac Trail and south of Dhu Varren Road at 2817 Dillon Drive.

Approximately 2 acres of natural area was donated by Pulte Homes of Michigan, LLC as part of their North Sky development. The Parks Advisory Commission passed a resolution to name the property on August 20, 2019. More background about Hickory Nature Area can be found in an [August 20, 2019 memo](#) from the Parks & Recreation Services Manager. The land is currently zoned R1D as is the adjacent North Sky site.



Figure 2 - Hickory Nature Area

**385 East Eisenhower Parkway Park** – 385 East Eisenhower Parkway is located between South State Street and South Main Street.

A 1.3-acre property was donated as part of the Malletts View Office Center development in 2007. The donated property is almost entirely covered by an easement to the Washtenaw County Drain Commissioner, now the Water Resources Commissioner. It is currently zoned PUD as is the adjacent Malletts View Office Center site.

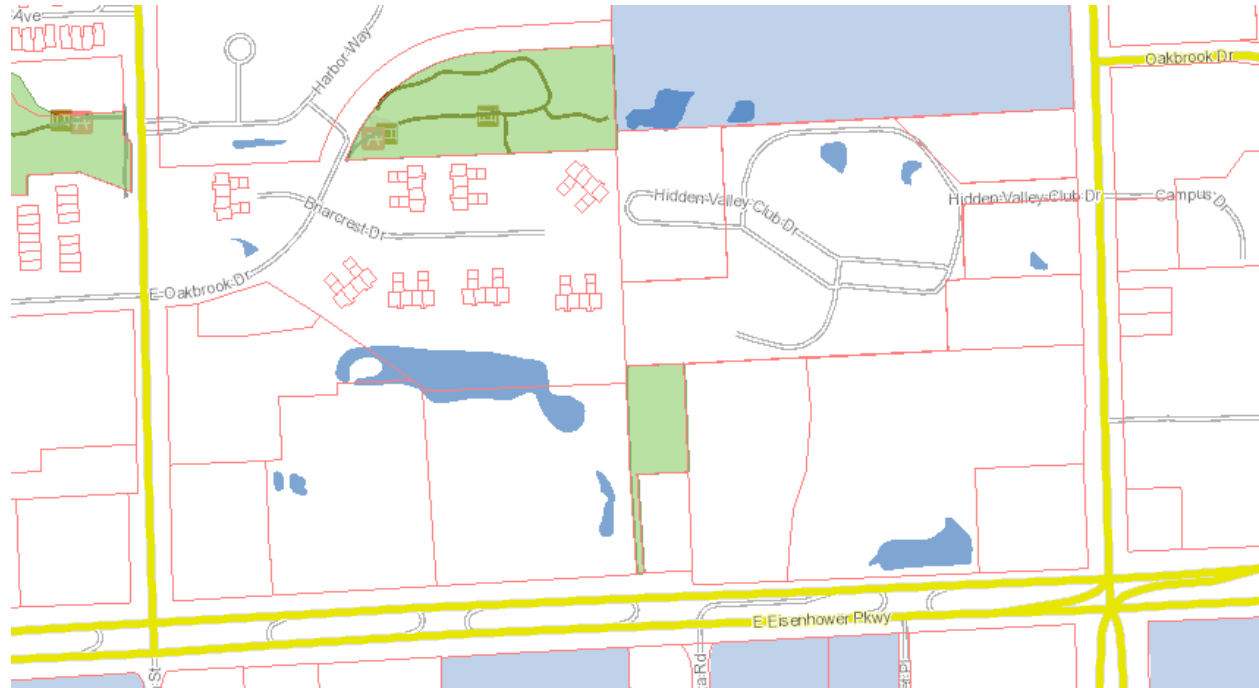


Figure 3 - 385 East Eisenhower Parkway

**Hansen Nature Area** – Hansen Nature Area is located at 1200 South Maple Road, on the west side of South Maple north of Pauline Boulevard.

With an addition of 1.5 acres donated by Avalon Nonprofit Housing Corporation as part of their Hickory Way apartments site plan, this nature area now has 9 acres. It is currently zoned R4B as is the adjacent Hickory Way site.

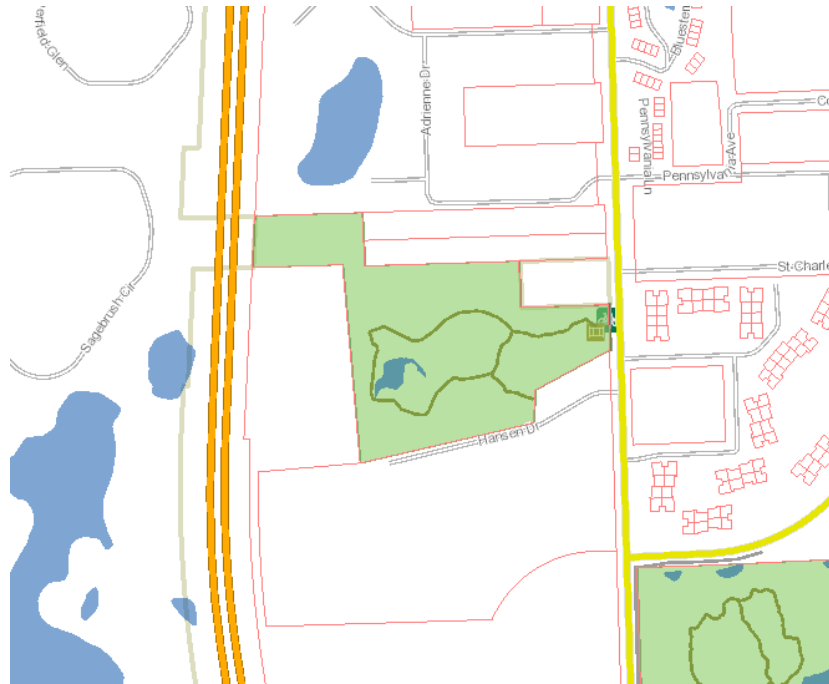


Figure 4 - Hansen Nature Area

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11/1/19

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- Attorney's Office – Michele Yanga, Legal Assistant Paralegal
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