

ORDINANCE NO. ORD-23-31

First Reading: November 6, 2023  
Public Hearing: December 4, 2023

Approved:  
Published:  
Effective:

900 Briarwood Circle C2B Zoning  
(900 Briarwood Circle)

An Ordinance to Amend the Zoning Map, Being a Part of Section 5.10.2 of Chapter 55 of Title V of The Code of The City of Ann Arbor, Rezoning of 8.3 Acres from P (Parking District) to C2B (Business Service District)

The City of Ann Arbor ordains:

Section 1. THE ZONING MAP, which, by Section 5.10.2 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:

**DESCRIPTION OF REZONING AREA “A”**

A part the North ½ Section 8, Town 3 South, Range 6 East, City Ann Arbor, Washtenaw County, Michigan and part of “Briarwood Subdivision” as recorded in Liber 22 of Plats, Page 66 through 75 inclusive, Washtenaw County Records, being more particularly described as: Commencing at the Northeast corner of Section 8; thence South 01 Degrees 39 Minutes 00 Seconds East 1097.00 along the east line of Section 8; thence South 87 Degrees 25 Minutes 00 Seconds West 100.01 feet to the west right-of-way line of State Street; thence South 01 Degrees 39 Minutes 00 Seconds East 83.24 feet along the west right-of-way line of State Street to the south right-of-way line of Briarwood Circle; thence 53.99 feet along the arc of a 100.00 foot radius curve to the left, having a chord bearing North 77 Degrees 07 Minutes 00 Seconds West 53.34 feet along the south right-of-way line of Briarwood Circle; thence South 87 Degrees 25 Minutes 00 Seconds West 421.82 feet along the south right-of-way line of Briarwood Circle; thence 48.62 feet along the arc of a 30.00 foot radius curve to the left, having a chord bearing South 40 Degrees 59 Minutes 04 Seconds West 43.47 feet along the south line of Briarwood Circle to the east right-of-way line of Briarwood Circle; thence 19.88 feet along the arc of a 299.92 foot radius curve to the right, having a chord bearing South 03 Degrees 32 Minutes 56 Seconds East 19.82 feet along the east right-of-way line of Briarwood Circle; thence South 01 Degrees 39 Minutes 00 Seconds East 298.99 feet along the east right-of-way line of Briarwood Circle; thence South 88 Degrees 21 Minutes 00 Seconds West 56.00 feet to the west right-of-way line of Briarwood Circle and the Point of Beginning; thence along the west right-of-way line of Briarwood Circle the following seven courses: South 01 Degrees 39 Minutes 00 Seconds East 25.56 feet and 160.60 feet along the arc of a 167.55 foot radius curve to the right, having a chord bearing South 25 Degrees 48 Minutes 33 Seconds West 154.52 feet and 95.90 feet along the arc of a 880.57 foot radius curve to the left, having a chord bearing South 50 Degrees 06 Minutes 35 Seconds West 95.86

feet and South 47 Degrees 14 Minutes 33 Seconds West 7.25 feet and South 46 Degrees 37 Minutes 00 Seconds West 159.00 feet; and 95.77 feet along a curve to the right, having a radius of 831.43 feet and a long chord which bears South 49 Degrees 55 Minutes 00 Seconds West 95.72 feet and South 53 Degrees 13 Minutes 00 Seconds West 193.95 feet; thence North 06 Degrees 35 Minutes 00 Seconds West 182.79 feet; thence North 73 Degrees 09 Minutes 00 Seconds West 58.30 feet; thence North 15 Degrees 03 Minutes 13 Seconds East 78.52 feet; thence South 73 Degrees 31 Minutes 40 Seconds East 86.33 feet; thence North 16 Degrees 50 Minutes 49 Seconds East 379.10 feet; thence North 73 Degrees 09 Minutes 00 Seconds West 136.04 feet; thence North 16 Degrees 51 Minutes 00 Seconds East 554.62 feet to a point on the South line of Briarwood Circle; thence South 50 Degrees 39 Minutes 00 Seconds East 130.56 feet; thence South 39 Degrees 21 Minutes 02 Seconds West 128.54 feet; thence South 50 Degrees 38 Minutes 58 Seconds East 180.44 feet; thence North 39 Degrees 21 Minutes 02 Seconds East 127.69 feet to a point on the South line of Briarwood Circle; thence 188.40 feet along a curve to the right, having a radius of 244.23 feet and a long chord which bears South 23 Degrees 46 Minutes 50 Seconds East 183.76 feet; thence South 01 Degrees 39 Minutes 09 Second East 298.99 feet to the Point of Beginning.

Containing 340,322 square feet and/or 7.81 Acres, more or less.

#### **DESCRIPTION OF REZONING AREA "B"**

A part the North ½ Section 8, Town 3 South, Range 6 East, City Ann Arbor, Washtenaw County, Michigan and part of "Briarwood Subdivision" as recorded in Liber 22 of Plats, Page 66 through 75 inclusive, Washtenaw County Records, being more particularly described as: Commencing at the North ¼ corner said Section 8; thence South 00 Degrees 56 Minutes 55 Seconds East 150.13 feet along the North-South ¼ line of said Section 8 to its intersection with the south right-of-way line of Eisenhower Boulevard; thence North 86 Degrees 38 Minutes 10 Seconds East 41.00 feet along the south right-of-way line of Eisenhower Boulevard to a point on the east right-of-way line of Main Street; thence 55.14 feet along the arc of a 100.00 foot radius curve to the left, having a chord bearing South 14 Degrees 12 Minutes 42 Seconds West 54.44 feet along the east right-of-way line of Main Street; thence South 01 Degrees 35 Minutes 00 Seconds East 117.95 feet along the right-of-way east line of Main Street; thence 47.64 feet along the arc of a 30.00 foot radius curve to the left, having a chord bearing South 47 Degrees 04 Minutes 35 Seconds East 42.79 feet along the east right-of-way line of Main Street to the north right-of-way line of Briarwood Circle; thence North 87 Degrees 25 Minutes 50 Seconds East 799.26 feet along the north right-of-way line of Briarwood Circle thence 138.94 feet along the arc of a 409.92 foot radius curve to the right, having a chord bearing South 82 Degrees 51 Minutes 35 Seconds East 138.27 feet along the north right-of-way line of Briarwood Circle; thence South 73 Degrees 09 Minutes 00 Seconds East 478.37 feet along the north right-of-way line of Briarwood Circle to the west right-of-way line of Plaza Road; thence 47.12 feet along the arc of a 30.00 foot radius curve to the left, having a chord bearing North 61 Degrees 51 Minutes 00 Seconds East 42.43 feet along the west right-of-way line of Plaza Road; thence North 16 Degrees 51 Minutes 00 Seconds East 106.23 feet along the west right-of-way line of Plaza Road; thence 102.02 feet along the arc of a 301.00 foot radius curve to the left, having a chord bearing North 07 Degrees 08

Minutes 25 Seconds East 101.53 feet along the west right-of-way line of Plaza Road; thence North 02 Degrees 34 Minutes 10 Seconds West 118.61 feet along the west right-of-way line of Plaza Road; thence 72.15 feet along the arc of a 100.00 foot radius curve to the left, having a chord bearing North 23 Degrees 14 Minutes 23 Seconds West 70.60 feet along the west right-of-way line of Plaza Road to the south right-of-way line of Eisenhower Parkway; thence North 86 Degrees 38 Minutes 10 Seconds East 89.55 feet along the south right-of-way line of Eisenhower Parkway to east right-of-way line of Plaza Road; thence 56.65 feet along the arc of a 100.00 foot radius curve to the left, having a chord bearing South 13 Degrees 39 Minutes 30 Seconds West 55.89 feet along the east right-of-way line of Plaza Road; thence South 02 Degrees 34 Minutes 10 Seconds East 132.24 feet along the east right-of-way line of Plaza Road; thence 118.63 feet along the arc of a 350.00 foot radius curve to the right, having a bearing South 07 Degrees 08 Minutes 25 Seconds West 118.06 feet along the east right-of-way line of Plaza Road; thence South 16 Degrees 51 Minutes 00 Seconds West 114.52 feet along the east right-of-way line of Plaza Road; thence 40.85 feet along the arc of a 30.00 foot radius curve to the left, having a bearing South 22 Degrees 09 Minutes 23 Seconds East 37.76 feet along the east right-of-way line of Plaza Road to the north right-of-way line of Briarwood Circle; thence 64.21 feet along the arc of a 349.92 foot radius curve to the right, having a chord bearing South 55 Degrees 54 Minutes 23 Seconds East 64.12 feet along the north right-of-way line of Briarwood Circle; thence South 50 Degrees 39 Minutes 00 Seconds East 190.12 feet along the north right-of-way line of Briarwood Circle; thence South 39 Degrees 22 Minutes 23 Seconds West 56.01 feet to the south right-of-way line of Briarwood Circle; thence South 50 Degrees 39 Minutes 00 Seconds East 83.81 feet along the south right-of-way line of Briarwood Circle; thence South 16 Degrees 51 Minutes 00 Seconds West 460.34 feet; thence North 73 Degrees 18 Minutes 46 Seconds West 137.44 feet to the Point of Beginning; thence North 73 Degrees 18 Minutes 46 Seconds West 137.44 feet; thence 87.85 feet along a curve to the left, having a radius of 410.06 feet and a long chord which bears North 79 Degrees 27 Minutes 00 Seconds West 87.68 feet; thence South 17 Degrees 09 Minutes 21 Seconds West 83.88 feet; thence South 73 Degrees 09 Minutes 00 Seconds East 225.03 feet; thence North 16 Degrees 51 Minutes 09 Seconds East 93.89 feet to the Point of Beginning.

Contains 20,762 square feet or 0.48 Acres, more or less.

in the City of Ann Arbor, Washtenaw County, Michigan as C2B (Business Service) District.

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