

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of June 5, 2012**

**SUBJECT: 5 West Eden Court Rezoning for City Council Approval  
Project No. Z12-005**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 5 West Eden Court petition for Rezoning from R1C (Single-Family Dwelling District) to PL (Public Land District).

**STAFF RECOMMENDATION**

Staff recommends that the petition be **approved** because the proposed zoning classification is consistent with the permitted uses and intent of the PL (Public Land) district.

**LOCATION**

This site is located on the south side of West Eden Court in the Arbor Oaks neighborhood, off of Champagne Drive.

**DESCRIPTION OF PETITION**

Staff is petitioning to rezone this 0.2 acre parcel from R1C (Single-Family Dwelling District) to PL (Public Land District). It is a typical platted lot in the Arbor Oaks neighborhood and contains a single-family home. It is adjacent to the Bryant Community Center. Parks & Recreation Services recently acquired the property and intend to use it to expand the Community Center. No construction or additions to 5 West Eden Court, or the Bryant Community Center, are planned at this time, but may be done in the future, including possibly connecting the two buildings.

**REZONING ANALYSIS**

Transfer of ownership, regardless of entity, does not automatically trigger a rezoning and must be formally requested.

It has been the City's policy to zone publicly owned land PL since 1963 when the Zoning Ordinance was expanded from four or five zoning classifications to the 25 or so now used (one of which is the PL Public Land District classification). All land owned by the City of Ann Arbor, Washtenaw County, Ann Arbor Public Schools District, Ann Arbor District Library, and the University of Michigan is considered publicly owned and appropriate for PL designation. As with other zoning designations, the PL classification does not distinguish which public agency owns the underlying land or the specific land use.

Land owned by the City of Ann Arbor for public parks (parkland) is distinguished from other publicly owned land in at least one of three ways. Inclusion in the Parks, Recreation and Open Space Plan (the PROS Plan) is the primary way that parkland is identified and distinguished.

The PROS Plan is an element of the City's master plan and is updated and adopted periodically. It contains the official list and map of all parkland within the City.

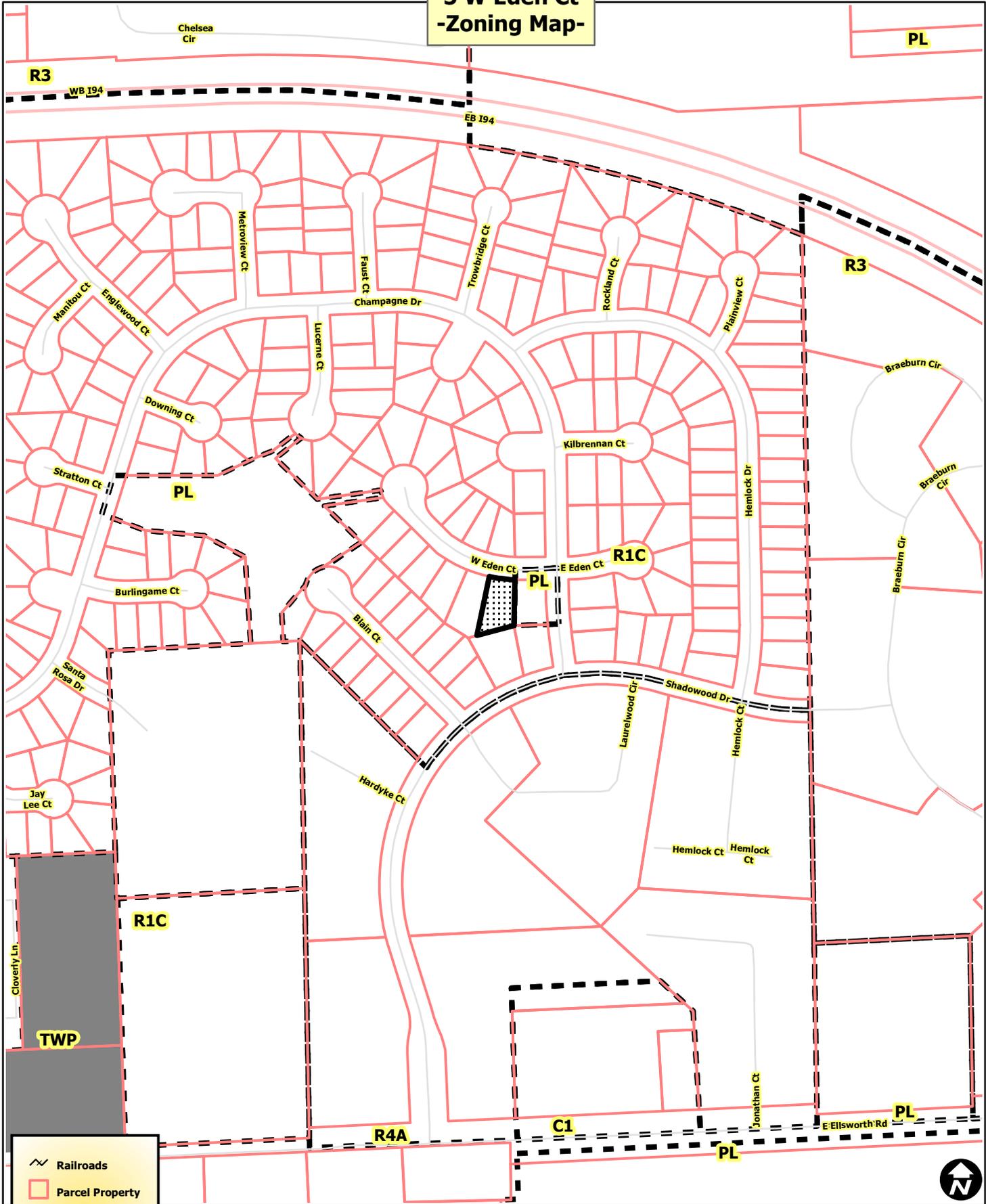
A second way that parkland is distinguished from other public lands is by City Council resolution. City Council approves all land acquisitions and accepts all land dedications by resolution. The resolution will typically state the service unit that has purchased or received the land and the reason it has been purchased or accepted. This method serves to distinguish parkland that has been purchased or dedicated between PROS Plan updates. Finally, land may come with pre-existing deed restrictions that limit its use to parkland. Deed restrictions for public park use also serve to distinguish parkland from other public land that has been purchased or dedicated between PROS Plan updates.

Prepared by Alexis DiLeo  
Reviewed by Jeff Kahan and Ginny Trocchio

Attachments: Location Maps

cc: Park and Recreation Services  
City Assessor  
Systems Planning  
File no. Z12-005

# 5 W Eden Ct -Zoning Map-

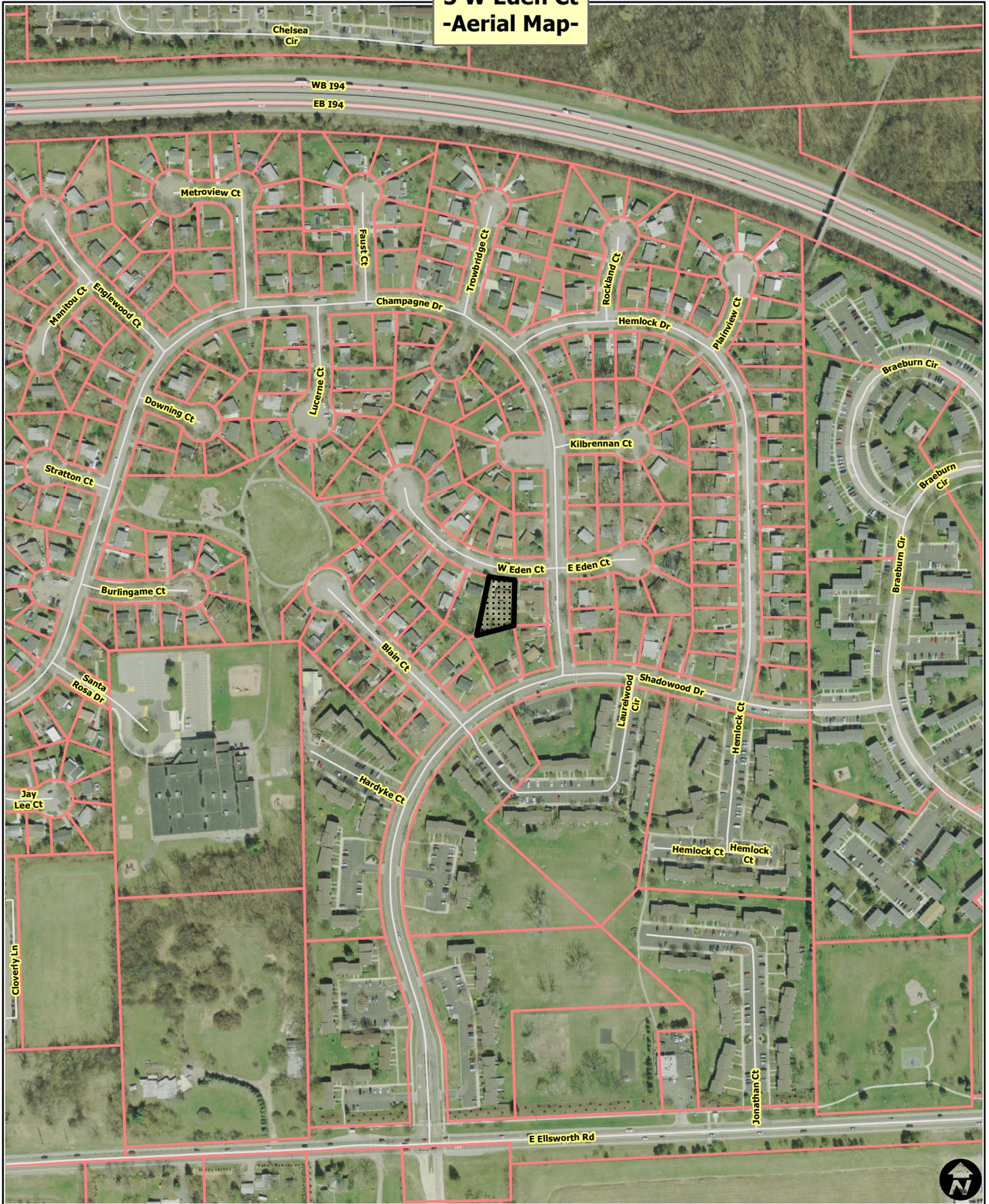


Railroads  
 Parcel Property  
**Zoning**  
 Township  
 Zoning



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# 5 W Eden Ct -Aerial Map-



-  Railroads
-  Parcel Property



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