

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of March 6, 2018**

**SUBJECT: 2301 Highland Road Rezoning  
Project No. Z18-002**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the zoning of 2301 Highland Road to R1A (Single-Family Dwelling District).

**STAFF RECOMMENDATION**

Staff recommends this petition be **approved** because the property is now owned privately with the intent to occupy the property by a single family.

**LOCATION**

This site is located on the north side of Highland Road between Regent Drive and Awixa Road. This site is in the Huron River Watershed.

**DESCRIPTION OF PETITION**

The petitioner requests rezoning from PL (Public Land District) to R1A (Single-Family Dwelling District) zoning to accommodate single-family occupation. The 4.52-acre site includes a single-family home and numerous outbuildings.

**COMPARISON CHART**

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	PL	R1A	R1A
Gross Lot Area	4.52 acres	4.52 acres	20,000 sf
Lot Width (Highland Rd)	166'	166'	90' min

**SURROUNDING LAND USES AND ZONING**

	LAND USE	ZONING
NORTH	Arboretum	PL (Public Land)
EAST	Single-family residential	R1A
SOUTH	Single-family residential	R1A & R1B
WEST	Single-family residential	R1B

## HISTORY AND PLANNING BACKGROUND

The 12,000 square foot Inglis House was built in 1927 by James and Elizabeth Inglis, and designed by architect Lilburn “Woody” Woodworth. Elizabeth designed the surrounding gardens and landscape. James died in 1950, and in 1951 Elizabeth gave the house to the University and moved across the state. The University used the house for guests, dinners, and small group meetings. In December, 2017 the house was sold to a private owner.

In May of 2017, the Ann Arbor City Council established the Inglis House Study Committee. The Committee researched the site and its history, and adopted the Inglis House Study Committee Report in October, 2017. The report recommended that City Council designate the site as a local historic district, which City Council declined to do. A link to photographs and the 2017 Inglis House Study Committee Report are available at [www.a2gov.org/hdc](http://www.a2gov.org/hdc).

In December of 2017 a land division was approved to divide the 9.06-acre parcel roughly in half, and attach the northern 4.54 acres to the Nichols Arboretum owned by the University of Michigan. The remaining southern 4.52 acres contains all of the buildings on the original parcel, and is the subject of this rezoning.

## STAFF COMMENTS

Planning – The R1A (Single-family residential) zoning is appropriate for this parcel. R1A zoning allows low-density, single-family dwellings as described in Chapter 55 (Zoning) Section 5:10.2. The *Master Plan: Land Use Element* recommends public and quasi-public uses for the site, which reflects the site’s previous ownership. The surrounding residential areas are planned for single and two family residential.

Engineering – City utilities are available to service the parcel, including a 6” water main, 8” sanitary sewer, and 12” storm sewer in Highland Road. Fire hydrant coverage does not meet city standards for the existing structure.

Prepared by Jill Thacher  
Reviewed by Brett Lenart

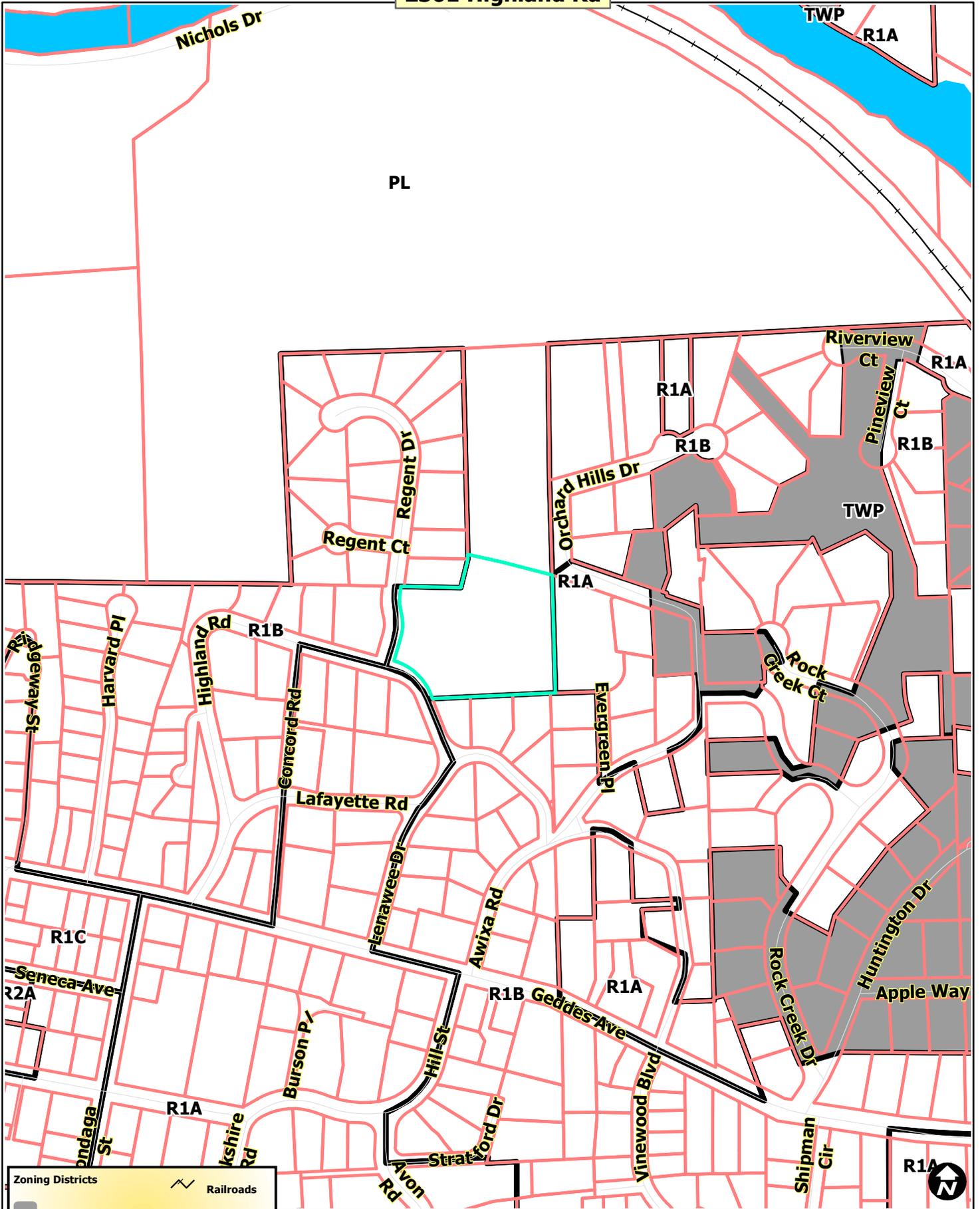
Attachments: Zoning/Parcel Maps  
Aerial Photo  
Site Survey

c: Owner: Marlee Brown  
2884 Northwest Cumberland Road  
Portland, Oregon 97210

Petitioner’s Agent: Dickinson Wright, PLLC  
John Cameron  
200 Ottawa Ave NW  
Grand Rapids, MI 49503

City Assessor  
Systems Planning  
Project No. Z18-002

# 2301 Highland Rd



Zoning Districts	Railroads
Township Islands	Huron River
City Zoning Districts	Tax Parcels



Map date 2/2/2018  
Any aerial imagery is circa 2015 unless otherwise noted  
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# 2301 Highland Rd

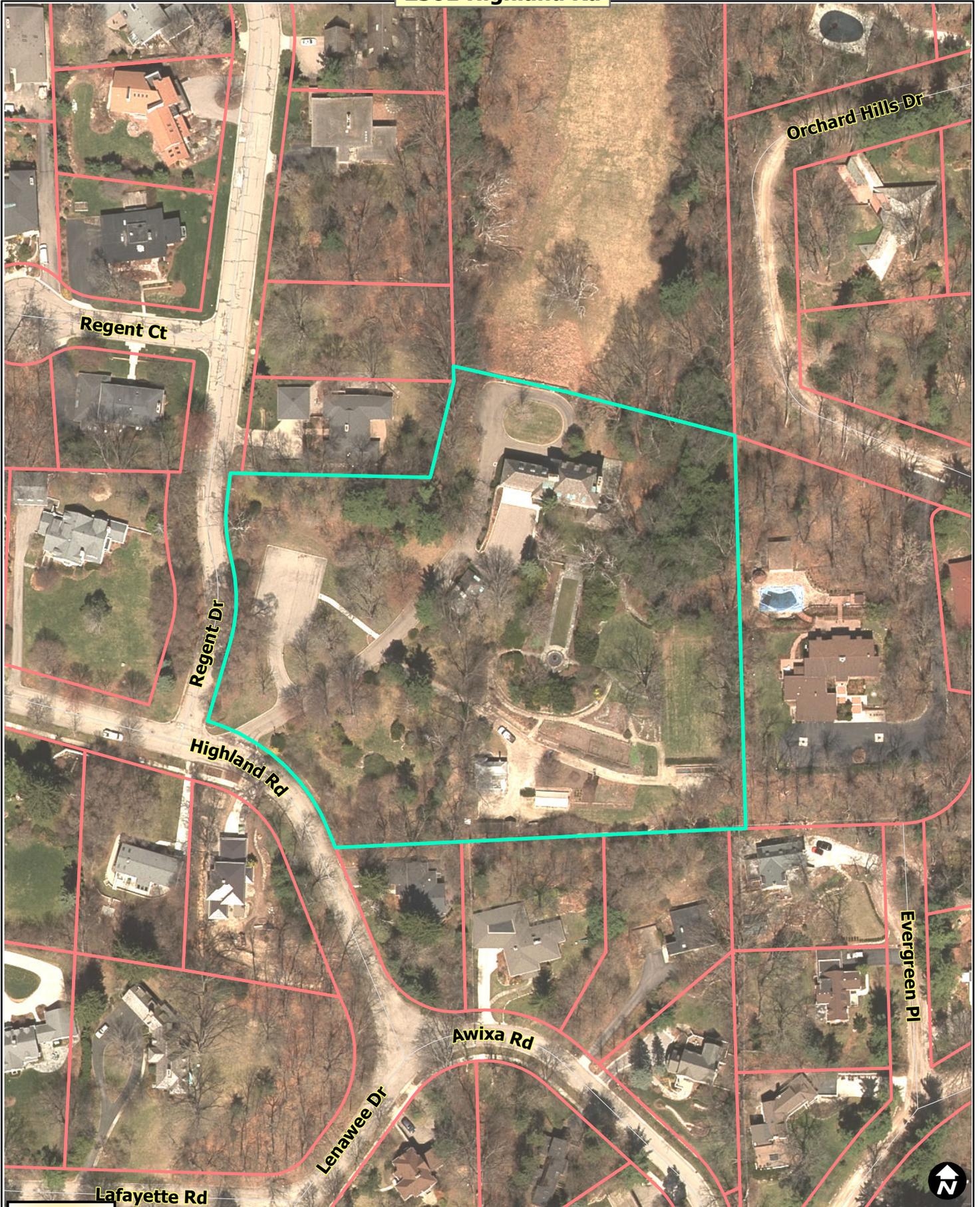


 Railroads  
 Tax Parcels



Map date 2/2/2018  
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2301 Highland Rd



 Railroads  
 Tax Parcels

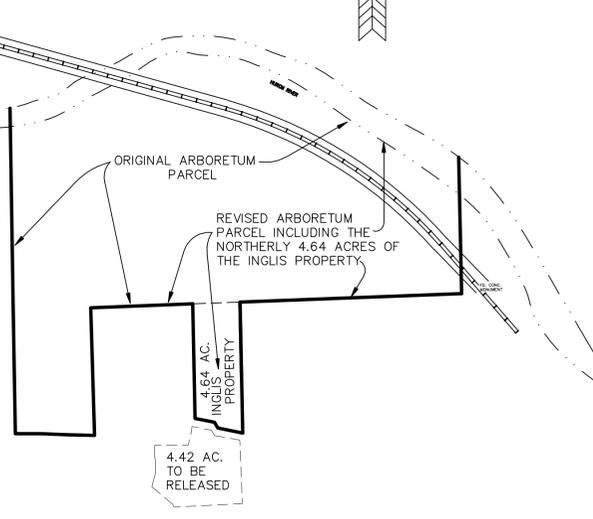
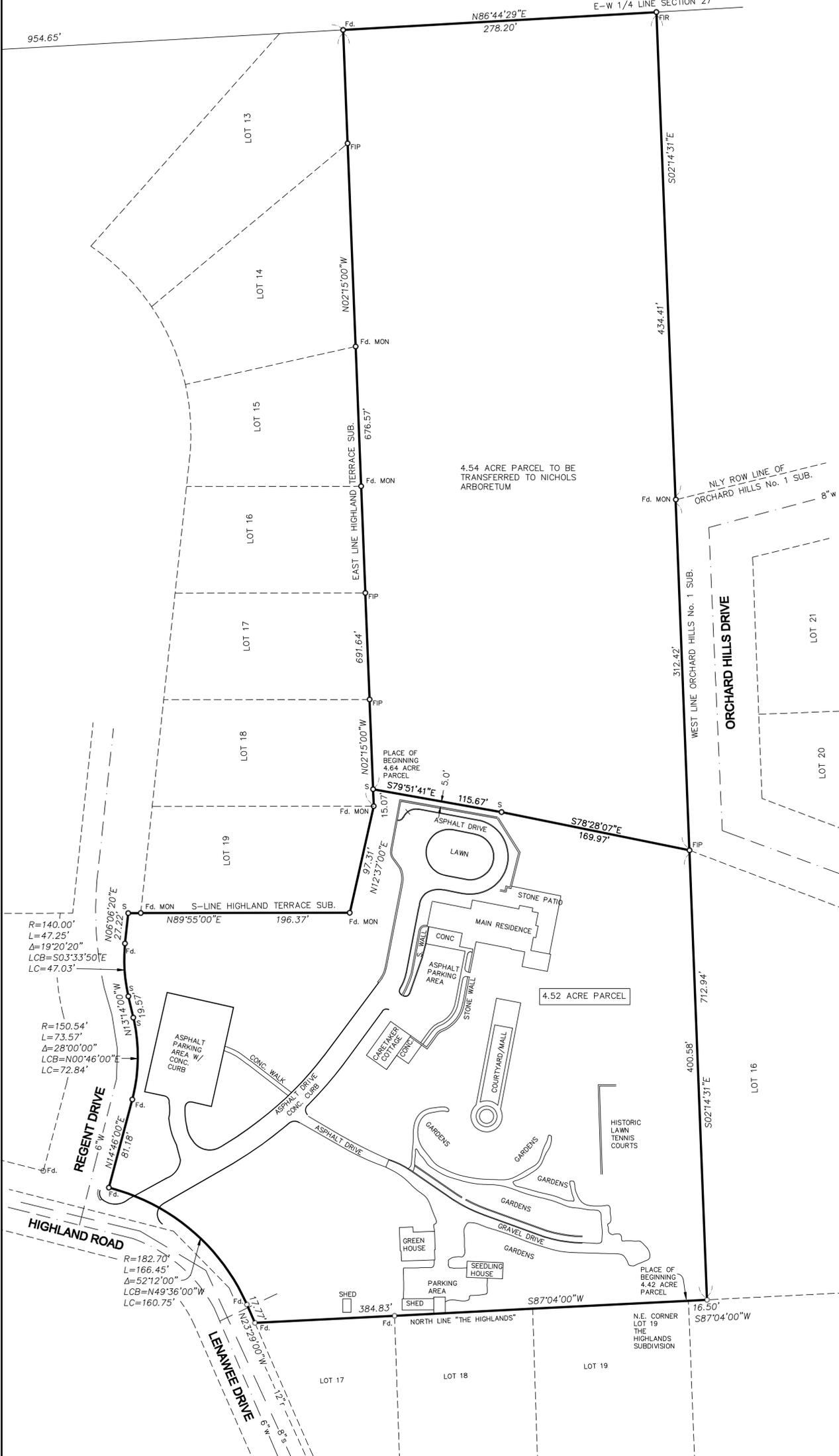


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UNIVERSITY OF MICHIGAN NICHOL'S ARBORETUM

E-W 1/4 LINE SECTION 27



VICINITY SKETCH

ORIGINAL 9.06 ACRE PARENT PARCEL

Beginning at the Northeast corner of Lot 19, "The Highlands", a subdivision of part of the Southwest 1/4 of Section 27, Township 2 South, Range 6 East, City of Ann Arbor, Michigan, as recorded in Liber 5 of plats, page 11, Washtenaw County Records, Washtenaw County, State of Michigan; thence S87°04'00"W 384.83 feet along the north line of said "The Highlands"; thence N23°29'00"W 17.77 feet along the northerly right-of-way line of Lenawee Drive (60 feet wide public); thence along the northerly right-of-way line of Highland Road (60 feet wide public) 166.45 feet along the arc of a 182.70 foot radius circular curve to the left, having a central angle of 52°12'00", and a chord which bears N49°36'00"W 160.75 feet; thence the following five courses along the east right-of-way line of Regent Drive (60 feet wide public) N14°46'00"E 81.18 feet, 73.57 feet along the arc of a 150.54 feet radius circular curve to the left having a central angle of 28°00'00" and a chord which bears N00°46'00"E 72.84, N13°14'00"W 19.57 feet, 47.25 feet along the arc of a 140.00 feet radius circular curve to the right having a central angle of 19°20'20" and a chord which bears N03°33'50"W 47.03 feet, and N06°06'20"E 27.22 feet; thence N89°55'00"E 196.37 feet along the south line of "Highland Terrace", a subdivision as recorded in Liber 16 of plats, page 1, Washtenaw County Records, Washtenaw County, Michigan; thence continuing along the east line of said subdivision the following two courses N12°37'00"E 97.31 feet, and N02°15'00"W 691.64 feet; thence N86°44'29"E 278.20 feet along the east-west 1/4 line of said section 27; thence S02°14'31"E 434.41 feet; thence continuing S02°14'31"E 712.94 feet along the west line of "Orchard Hills No. 1" a subdivision as recorded in Liber 10 of plats, page 44, Washtenaw County Records, Washtenaw County, Michigan; thence S87°04'00"W 16.50 feet to the Place of Beginning. Being a part of the Southwest 1/4 of said Section 27 and containing 9.06 acres of land, more or less.

4.54 ACRE NORTHERLY PARCEL

Commencing at the Northeast corner of Lot 19, "The Highlands", a subdivision of part of the Southwest 1/4 of Section 27, Township 2 South, Range 6 East, City of Ann Arbor, Michigan, as recorded in Liber 5 of plats, page 11, Washtenaw County Records, Washtenaw County, State of Michigan; thence S87°04'00"W 384.83 feet along the north line of said "The Highlands"; thence N23°29'00"W 17.77 feet along the northerly right-of-way line of Lenawee Drive (60 feet wide public); thence along the northerly right-of-way line of Highland Road (60 feet wide public) 166.45 feet along the arc of a 182.70 feet radius circular curve to the left, having a central angle of 52°12'00", and a chord which bears N49°36'00"W 160.75 feet; thence the following five courses along the east right-of-way line of regent drive (60 feet wide public) N14°46'00"E 81.18 feet, 73.57 feet along the arc of a 150.54 feet radius circular curve to the left having a central angle of 28°00'00" and a chord which bears N00°46'00"E 72.84, N13°14'00"W 19.57 feet, 47.25 feet along the arc of a 140.00 feet radius circular curve to the right having a central angle of 19°20'20" and a chord which bears N03°33'50"W 47.03 feet, and N06°06'20"E 27.22 feet; thence N89°55'00"W 196.37 feet along the south line of "Highland Terrace", a subdivision as recorded in Liber 16 of plats, page 1, Washtenaw County Records, Washtenaw County, Michigan; thence continuing along the east line of said subdivision the following two courses N12°37'00"E 97.31 feet, and N02°15'00"W 676.57 feet; thence N86°44'29"E 278.20 feet along the east-west 1/4 line of said section 27; thence S02°14'31"E 434.41 feet; thence continuing S02°14'31"E 312.42 feet along the west line of "Orchard Hills No. 1" a subdivision as recorded in Liber 10 of plats, page 44, Washtenaw County Records, Washtenaw County, Michigan; thence N78°28'07"W 169.97 feet; thence N79°51'41"W 115.67 feet to the Place of Beginning. Being a part of the southwest 1/4 of said Section 27 and containing 4.64 acres of land, more or less.

4.52 ACRE SOUTHERLY PARCEL

Beginning at the Northeast corner of Lot 19, "The Highlands", a subdivision of part of the Southwest 1/4 of Section 27, Township 2 South, Range 6 East, City of Ann Arbor, Michigan, as recorded in Liber 5 of plats, page 11, Washtenaw County Records, Washtenaw County, State of Michigan; thence S87°04'00"W 384.83 feet along the north line of said "The Highlands"; thence N23°29'00"W 17.77 feet along the northerly right-of-way line of Lenawee Drive (60 feet wide public); thence along the northerly right-of-way line of Highland Road (60 feet wide public) 166.45 feet along the arc of a 182.70 feet radius circular curve to the left, having a central angle of 52°12'00", and a chord which bears N49°36'00"W 160.75 feet; thence the following five courses along the east right-of-way line of regent drive (60 feet wide public) N14°46'00"E 81.18 feet, 73.57 feet along the arc of a 150.54 feet radius circular curve to the left having a central angle of 28°00'00" and a chord which bears N00°46'00"E 72.84, N13°14'00"W 19.57 feet, 47.25 feet along the arc of a 140.00 feet radius circular curve to the right having a central angle of 19°20'20" and a chord which bears N03°33'50"W 47.03 feet, and N06°06'20"E 27.22 feet; thence N89°55'00"W 196.37 feet along the south line of "Highland Terrace", a subdivision as recorded in Liber 16 of plats, page 1, Washtenaw County Records, Washtenaw County, Michigan; thence continuing along the east line of said subdivision the following two courses N12°37'00"E 97.31 feet, and N02°15'00"W 15.07 feet; thence S79°51'41"E 115.67 feet; thence S78°28'07"E 169.97 feet; thence S02°14'31"E 400.58 feet along the west line of "Orchard Hills No. 1" a subdivision as recorded in Liber 10 of plats, page 44, Washtenaw County Records, Washtenaw County, Michigan; thence S87°04'00"W 16.50 feet to the Place of Beginning. Being a part of the Southwest 1/4 of said Section 27 and containing 4.52 acres of land, more or less.

811 logo with text: Know what's below. Call before you dig. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

- SECTION CORNER
FOUND IRON PIPE
FOUND IRON ROD
SET IRON PIPE
SET MAG NAIL
FOUND MAG NAIL
CONTROL POINT
MEASURED DIMENSION
RECORDED DIMENSION
SURFACE FLOW

- WATER MANHOLE
FIRE HYDRANT
GATE VALVE
BEEHIVE CATCH BASIN
CURB CATCH BASIN
STORM MANHOLE
CULVERT / END SECTION
SANITARY MANHOLE
LIGHT POLE
UTILITY POLE
TELEPHONE RISER
GAS MAIN RISER

- ELECTRIC LINE
GAS MAIN
WATER MAIN
STORM LINE
SANITARY LINE
CABLE TV LINE
PHONE LINE
CHAIN LINK FENCE
WOOD FENCE
BARBED WIRE FENCE



Arbor Land Consultants, Inc. Professional Land Surveyors
2936 Madrono Ct. Ann Arbor, MI 48103
Tel 1-734-669-2960 Fax 1-734-669-2961

CLIENT: UNIVERSITY OF MICHIGAN
LAND DIVISION
OF A PARCEL OF A 9.06 ACRE PARCEL OF LAND LOCATED IN THE S.W. 1/4 OF SECTION 27, T2S, R6E, CITY OF ANN ARBOR, MICHIGAN