



Legislation Details (With Text)

**File #:** 10-0879      **Version:** 1      **Name:** 11/4/10 - Group D Parkland Rezoning  
**Type:** Ordinance      **Status:** Passed  
**File created:** 11/4/2010      **In control:** City Council  
**On agenda:** 12/6/2010      **Final action:** 12/6/2010  
**Enactment date:** 11/4/2010      **Enactment #:** ORD-10-38

**Title:** An Ordinance to Amend Chapter 55, Rezoning of 6 Park Properties (Arbor Oaks Park, Berkshire Creek Nature Area, Bluffs Nature Area, Glacier Highlands Park, Mallets Creek Nature Area, Scheffler Park) from AG (Agriculture District), R1B and R1C (Single-Family Dwelling Districts), R4A and R4B (Multiple-Family Dwelling Districts), O (Office District), C1 (Local Business District) to PL (Public Land District) (CPC Recommendation: Approval - 9 Yeas and 0 Nays) (Ordinance No. ORD-10-38)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 10-38 Briefed & Approved, 2. Park Rezoning ORD-10-38 Briefed, 3. Park Rezoning Ordinance, 4. Planning Staff Report March 16, 2010 - Group D Park Rezoning, 5. 10-0879\_ParkRezoning\_3-16-10, 6. ParkMaps pdf - Adobe Acrobat Standard, 7. Scheffler Park Zoning Map, 8. Opposition Email from Kyung Sun Kim Regarding Park Rezoning, 9. dec6\_rezon\_parks.pdf, 10. CityCouncil PL Speech 120610.pdf

Date	Ver.	Action By	Action	Result
12/6/2010	1	City Council	Held and Closed	
12/6/2010	1	City Council	Adopted on Second Reading	Pass
11/4/2010	1	City Council	Approved on First Reading	Pass

An Ordinance to Amend Chapter 55, Rezoning of 6 Park Properties (Arbor Oaks Park, Berkshire Creek Nature Area, Bluffs Nature Area, Glacier Highlands Park, Mallets Creek Nature Area, Scheffler Park) from AG (Agriculture District), R1B and R1C (Single-Family Dwelling Districts), R4A and R4B (Multiple-Family Dwelling Districts), O (Office District), C1 (Local Business District) to PL (Public Land District) (CPC Recommendation: Approval - 9 Yeas and 0 Nays) (Ordinance No. ORD-10-38) This ordinance will rezone these six park properties to PL (Public Land District). All are currently owned and used by the City for park purposes but are not designated with the appropriate PL zoning classification. The proposed zoning classification is consistent with the permitted uses and intent of the PL district.

The City Planning Commission, at its meeting of March 15, 2010, was presented with eight park properties for rezoning and recommended approval of these six for rezoning. Action on the remaining two park properties, Arbor Hills Nature Area and Kilburn Park, were postponed and will be addressed separately.

Prepared by: Alexis DiLeo, City Planner  
Reviewed by: Wendy Rampson, Planning Manager  
Sumedh Bahl, Community Services Administrator  
ORDINANCE NO. ORD-10-38

First Reading : November 4, 2010      Approved: December 6, 2010

Public Hearing : December 6, 2010

Published: December 9, 2010

Effective: December 19, 2010

REZONING OF 6 PARK PROPERTIES  
ARBOR OAKS PARK, BERKSHIRE CREEK NATURE AREA,  
BLUFFS NATURE AREA, GLACIER HIGHLANDS PARK,  
MALLETS CREEK NATURE AREA, SCHEFFLER PARK

AN ORDINANCE TO AMEND THE ZONING MAP BEING A PART OF CHAPTER 55 OF TITLE V OF THE CODE OF THE CITY OF ANN Arbor

The City of Ann Arbor ordains:

Section 1. THE ZONING MAP, which, by Section 5:4 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:

A. Arbor Oaks Park

Arbor Oaks Subdivision No. 1 Park according to the Plat thereof, as recorded in Liber 19 of Plats, Pages 67-71, dated March 18, 1970, Washtenaw County, MI

B. Berkshire Creek Nature Area

Commencing at the Northwest corner of Section 2, T3S, R6E, Ann Arbor Township, Washtenaw County, Michigan; thence S89°55'00"E 461.31 feet along the South line of Section 35, T2S, R6E, City of Ann Arbor, Washtenaw County, Michigan; thence N00°55'09"E 210.33 feet for a PLACE OF BEGINNING; thence N00°55'09"E 13.51 feet; thence along the Northerly right-of-way line of Warwick Road (50 ft. wide) for the following two courses: 97.52 feet along the arc of a 50.00 foot radius non-tangential circular curve to the left, chord bearing N52°35'00"W 82.78 feet, and 33.77 feet along the arc of a 100.00 radius reverse circular curve to the right, chord bearing S81°12'59"W 33.61 feet; thence N19°20'30"E 107.66 feet, thence N01°06'22"E 186.38 feet; thence S89°50'30"E 65.05 feet; thence S89°52'30"E 497.33 feet; thence S01°01'00"W 89.09 feet; thence S88°59'00"E 150.00 feet; thence S61°24'25"E 331.26 feet; thence 76.91 feet along the arc of a 809.64 foot radius non-tangential circular curve to the left, chord bearing S25°52'25"W 76.88 feet along the Westerly right-of-way line of Huron Parkway (120 feet wide); thence N74°45'25"W 81.29 feet; thence N81°49'14"W 86.64 feet; thence N82°11'30"W 33.91 feet; thence S73°17'03"W 81.29 feet; thence N81°49'14"W 66.39 feet; thence N31°01'53"W 33.91 feet; thence S73°17'03"W 50.35 feet; thence S33°44'02"W 101.39 feet; thence S47°17'39"W 145.92 feet; thence S84°00'48"W 149.13 feet; thence N65°90'50"W 79.84 feet; thence N89°48'39"W 72.50 feet; thence N52°19'17"W 12.03 feet to the Place of Beginning, being a part of the Southwest ¼ of said Section 35, containing 5.28 acres of land, more or less, and being subject to other easements and restrictions of record, if any.

C. Bluffs Nature Area

PRT N 1/2 OF W 1/2 OF NE 1/4 SEC 20 T2S R6E COM CENT SEC 20 TH E ALG E & W 1/4 LINE 1085.83 FT TH DEF 80 DEG 42 MIN LT 666.6 FT FOR POB TH CONT NLY IN SAME COURSE 171 FT TH DEF 98 DEG 52 MIN LT 132 FT TH DEF 98 DEG 52 MIN RT 494.78 FT TH WLY ALG E & W 1/8 LINE OF NE 1/4 1169 FT TH S IN N & S

1/4 LINE 680.4 FT TH E 1190.9 FT TO POB EXC N MAIN ST 17.77 AC+-

And

LOTS 5 THRU 12 BLK 7 DAVIDSON & GUYTON ADDN & LOTS 5 THRU 12 BLK 3 DAVIDSON & GUYTON ADDN & E 100 FT OF LD PLATTED AS CENTER ST LYING W OF MAIN ST ALSO E 100 FT OF LD PLATTED AS OAK LYING W OF N MAIN ST PRT SEC 20 T2S R6E

And

Commencing at the center of Section 20, T2S, R6E, City of Ann Arbor, Washtenaw County, Michigan, thence N 00 degrees 59' 57" E (measured) N 01 degrees 01' 00" E (recorded) 27.97 feet along the N-S ¼ line of said Section 20 to the POINT OF BEGINNING,

Thence N 00 degrees 59' 57" E (measured) N 01 degrees 01' 00" E (recorded) 638.05 feet along the N-S ¼ line of said Section 20,

Thence S 88 degrees 45' 30" E 881.03 (measured) 881.81 (recorded) feet,

Thence S 01 degrees 02' 30" W 146.52 feet,

Thence S 88 degrees 45' 30" E 285.80 feet,

Thence S 10 degrees 06' 30" W 518.30 feet along the centerline of Main Street (66' wide),

Thence N 89 degrees 11' 00" W 178.13 feet,

Thence S 00 degrees 49' 00" W 363.18 feet,

Thence N 89 degrees 11' 00" W 16.50 feet,

Thence S 00 degrees 49' 00" W 297.00 feet,

Thence N 89 degrees 11' 00" W 144.42 feet,

Thence N 04 degrees 21' 04" W 273.57 feet,

Thence N 19 degrees 16' 57" W 264.59 feet,

Thence N 66 degrees 28' 28" W 253.92 feet,

Thence N 79 degrees 10' 22" W 401.84 feet to the POINT OF BEGINNING.

Being a part of the E ½ of said Section 20, and containing 20.01 acres of land more or less. Being subject to the rights of the public over the east most 33.00 feet thereof as occupied by Main Street. Also being subject to other easements and restrictions of record, if any.

#### D. Glacier Highlands Park

Glacier Highlands Park, as shown on the Glacier Highlands Subdivision Plat and the Glacier Highlands No. 3 Subdivision Plat.

#### E. Mallets Creek Nature Area

Commencing at the South ¼ corner of Section 35, T2S, R6E, Ann Arbor Township, Washtenaw County, Michigan; thence N89°55'00"W 208.56 feet along the South line of said Section 35 for a PLACE OF BEGINNING; thence continuing N89°55'00"W 224.26 feet along said South line; thence the following 3 courses along the centerline of Mallett's Creek: N38°58'00"W 186.28 feet, N45°58'00"W 198.90 feet, and N72°28'00"W 172.02 feet; thence along the easterly right-of-way of Huron Parkway 77.71 feet along the arc of a 687.92 foot radius non-tangential circular curve to the right, which a chord bearing N40°10'50"E 77.67 feet; thence continuing along said right-of-way N43°25'00"E 178.66 feet; thence S46°35'00"E 197.34 feet; thence 402.85 feet along the arch of a 1171.00 foot radius circular curve to the left, with a chord bearing S56°26'20"E 400.87feet; thence non-tangentially S00°39'00"W 167.12 feet to the Place of Beginning, being part of the Southwest ¼ of said Section 35, containing 3.18 acres of

land, more or less, being subject to easements and restrictions of record, if any.

F. Scheffler Park

Commencing at the W  $\frac{1}{4}$  corner of Section 2, T3S, R6E; thence N 88 ° 50' 00' E 630.33 feet along the E-W  $\frac{1}{4}$  line of said section 2 to the POINT OF BEGINNING; thence northeasterly 270.67 feet in the arc of a curve to the left, radius 1036.75 feet, central angle 14 ° 57' 31", and a chord N 64 ° 41' 23" E 269.91 feet; thence S 29 ° 13' 00" E 125.09 feet; thence S 88 ° 50' 00"W 305.12 feet along said E-W line to the POINT OF BEGINNING, being part of Section 2, T3S, R6E, Washtenaw County, Michigan, and containing 0.35 acres of land, more or less, subjects to easements and restrictions of record, if any.

in the City of Ann Arbor, Washtenaw County, Michigan as PL (Public Land District).

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