



Legislation Text

File #: 17-0874, Version: 1

An Ordinance to Amend Chapter 55 (Zoning), Rezoning 20 City-Initiated Annexed Properties from TWP (Township District) to R1C, R1D (Single Family Dwelling District), and M-1 (Limited Industrial District) (CPC Recommendation: Approval - 8 Yeas and 0 Nays) Recommendation: Approval (Ordinance No. ORD-17-12)

This Ordinance will rezone 20 properties that were annexed into the City through a City-initiated annexation process. The properties will be rezoned R1C, R1D, or M1 based on the attached Ordinance.

The proposed zoning is consistent with adjacent zoning, the surrounding land uses, and the City's Master Plan. The City Planning Commission, at its meeting of December 20, 2016, recommended approval of the request.

Prepared by: Jeff Kahan, City Planner

Reviewed by: Brett Lenart, Planning Manager; Derek Delacourt, Community Services Area Administrator

Approved by: Howard S. Lazarus, City Administrator

ORDINANCE NO. ORD-17-12

First Reading: July 3, 2017

Approved: August 10, 2017

Public Hearing: August 10, 2017

Published: August 17, 2017

Effective: August 27, 2017

20 CITY-INITIATED ANNEXED PROPERTIES
FROM ANN ARBOR TOWNSHIP

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 (20 CITY-INITIATED ANNEXATIONS)

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:

2020 Dexter Avenue

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 30, TOWN 2 SOUTH, RANGE 6 EAST, TOWNSHIP OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AND PROCEEDING THENCE NORTH 89°36'50" WEST 584.70 FEET ALONG THE NORTH LINE OF SAID SECTION 30; THENCE SOUTH 00°21'20" EAST 709.97 FEET; THENCE NORTH 72°32'30" WEST 109.32 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE ANN ARBOR CITY BOUNDARY FOR THE REMAINING

COURSES: THENCE SOUTH 00°23'30" WEST 207.1 FEET; THENCE ALONG THE NORTHERLY RIGHT OF WAY LINE OF DEXTER AVE. NORTH 72°32'30" WEST 105.62 FEET; THENCE NORTH 00°27'30" EAST 267.34 FEET; THENCE SOUTH 89°29'20" EAST 100.33 FEET; THENCE SOUTH 00°23'30" WEST 91.46 FEET TO THE POINT OF BEGINNING, BEING PART OF THE NORTHWEST 1/4 OF SAID SECTION 30, CONTAINS 0.57 OF AN ACRE, SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

Tax Parcel ID: 09-30-250-004

and

2200 Dexter Avenue, 2106 Dexter Avenue, and Vacant Dexter Parcel (#09-30-250-007)

COMMENCING AT THE NORTH ¼ CORNER OF SECTION 30, TOWN 2 SOUTH, RANGE 6 EAST, TOWNSHIP OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AND PROCEEDING THENCE ALONG THE NORTH LINE OF SAID SECTION 30, NORTH 89°36'50" WEST 1102.80 FEET; THENCE SOUTH 00°42'10" WEST 346.24 FEET, TO THE POINT OF BEGINNING; THENCE ALONG THE ANN ARBOR CITY BOUNDARY FOR THE REMAINING COURSES: THENCE SOUTH 87°47'41" EAST 178.78 FEET; THENCE SOUTH 00°36'38" WEST 160.89 FEET; THENCE SOUTH 72°18'06" EAST 47.05 FEET; THENCE SOUTH 00°26'51" WEST 295.89 FEET, TO THE NORTH LINE OF DEXTER AVENUE (66 FEET WIDE); THENCE ALONG THE LINE OF DEXTER AVENUE NORTH 72°29'03" WEST 234.91 FEET; THENCE NORTH 00°42'10" EAST 407.26 FEET, TO THE POINT OF BEGINNING. BEING A PART OF THE NORTHWEST 1/4 OF SECTION 30, TOWN 2 SOUTH, RANGE 6 EAST, TOWNSHIP OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN. CONTAINING 2.1± ACRES.

Tax Parcel ID: 09-30-250-005, 09-30-250-006, and 09-30-250-007

in the City of Ann Arbor, Washtenaw County, Michigan as R1C (Single Family Dwelling District).

Section 2. 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:

Vacant Wickfield Court (#09-16-390-008), 849 Wickfield Court, 855 Wickfield Court, Vacant Wickfield Court (#09-16-390-011), 865 Wickfield Court, 869 Wickfield Court, 875 Wickfield Court, 879 Wickfield Court, 885 Wickfield Court, 889 Wickfield Court

A PARCEL OF LAND BEING SITUATED IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF LOT 17, STARWICK HEIGHTS NO. 2 SUBDIVISION AS RECORDED IN LIBER 11 OF PLATS PAGE 50, WASHTENAW COUNTY RECORDS, THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION S86°13'40"W 659.9 FEET TO THE NORTHWEST CORNER OF LOT 8; THENCE N03°46'20"W 50.00 FEET; THENCE N86°13'40"E 662.26 FEET; THENCE ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 16, S01°04'30"E 50.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

Tax Parcel ID: 09-16-390-008, 09-16-390-009, 09-16-390-010, 09-16-390-011, 09-16-390-012, 09-16-390-013, 09-16-390-014, 09-16-390-015, 09-16-390-016, and 09-

16-390-017

in the City of Ann Arbor, Washtenaw County, Michigan as R1D (Single Family Dwelling District).

Section 3. 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:

2004 Pontiac Trail

COMMENCING AT SOUTH ¼ POST OF SECTION 16; THENCE WEST 1035.5 FEET IN SOUTH LINE OF SAID SECTION; THENCE DEFLECTING 109°13'30" RIGHT 244.89 FEET IN CENTER OF ROAD FOR PLACE OF BEGINNING; THENCE DEFLECT 70°44'30" RIGHT 309.03 FEET; THENCE DEFLECTING 90° LEFT 106 FEET; THENCE DEFLECT 90° LEFT 272 FEET; THENCE SOUTHWESTERLY 112.28 FEET TO PLACE OF BEGINNING; BEING SITUATED IN LOT 3 PLAT OF THE SURVEY OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 6 EAST; CONTAINS 0.71 OF AND ACRE OF LAND.

Tax Parcel ID: 09-16-390-007

and

US-23 and Earhart Road Site (#09-23-180-004)

A PARCEL OF LAND IN PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 6 EAST, CITY OF ANN ARBOR, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST QUARTER POST OF SAID SECTION; THENCE ALONG THE EAST AND WEST QUARTER LINE OF SAID SECTION N89°45'20"W 674.21 TO THE SOUTHEAST CORNER OF GREEN BRIER SUBDIVISION NO. 2, AS RECORDED IN LIBER 17 OF PLATS, PAGES 50-51, WASHTENAW COUNTY, MICHIGAN, BEING THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID SUBDIVISION AND THE ANN ARBOR CITY BOUNDARY N00°35'40"W 129.84 FEET; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY OF US-23 AND THE ANN ARBOR CITY BOUNDARY 156 +/- FEET TO THE EAST AND WEST QUARTER LINE OF SAID SECTION AND THE NORTHEAST CORNER OF TIMBER RIDGE SUBDIVISION AS RECORDED IN LIBER 1609 OF PLATS, PAGES 597-601, WASHTENAW COUNTY, MICHIGAN; THENCE ALONG THE EAST AND WEST QUARTER LINE OF SAID SECTION AND THE ANN ARBOR CITY BOUNDARY N89°45'00"W 84 +/- FEET TO THE POINT OF BEGINNING, CONTAINS 0.13 OF AN ACRE, SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

Tax Parcel ID: 09-23-180-004

and

2997 Fuller Road

COMMENCING AT THE WEST ¼ POST OF SECTION 26; THENCE N1°05'W 52.45 FEET IN THE WEST LINE OF SECTION 26; THENCE S33°48'W 669.26 FEET; THENCE S56°53'E 584.20 FEET IN CENTER OF ROAD FOR PLACE OF BEGINNING; THENCE ALONG THE CITY OF ANN ARBOR BOUNDARY FOR THE

FOLLOWING THREE COURSES: THENCE S56°53'E 184.92 FEET; THENCE S23° 31'30"W 177.35 FEET; THENCE N54°22'30"W 208.03 FEET; THENCE N30°50'E 165.92 FEET TO POINT OF BEGINNING; BEING PART OF THE SOUTHEAST ¼ OF SECTION 27, & SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 6 EAST; CONTAINS 0.77 ACRES OF LAND.

Tax Parcel ID: 09-26-350-001

and

2001 Dhu Varren Road

BEGINNING AT THE SOUTH EAST CORNER OF SECTION 9; THENCE ALONG THE CITY OF ANN ARBOR BOUNDARY FOR THE REMAINING COURSES: THENCE WEST 561.78 FEET IN SOUTH LINE OF SECTION; THENCE N38°48'20"W 857.95 FEET; THENCE S89°40'30"E 1126.28 FEET; THENCE S2°20'40"W 662.49 FEET IN EAST LINE OF SECTION TO PLACE OF BEGINNING; BEING SITUATED IN SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 6 EAST; CONTAINS 12.84 ACRES OF LAND.

Tax Parcel ID: 09-09-475-004

and

1101 W. Huron River Drive

COMMENCING AT WEST ¼ POST OF SECTION 17; THENCE EASTERLY 353.49 FEET IN EAST AND WEST ¼ LINE TO THE WEST LINE OF THE CITY OF ANN ARBOR; THENCE DEFLECTING 78°35'30" LEFT 471.86 FEET ALONG SAID WEST LINE FOR PLACE OF BEGINNING; THENCE CONTINUE IN SAME LINE ALSO BEING THE ANN ARBOR TOWNSHIP BOUNDARY 226.70 FEET; THENCE CONTINUE ALONG SAID ANN ARBOR TOWNSHIP BOUNDARY DEFLECTING 20° 30' TO THE RIGHT 174.65 FEET; THENCE ALONG THE ANN ARBOR CITY BOUNDARY FOR THE REMAINING COURSES: THENCE DEFLECT 102°19' RIGHT 160.0 FEET IN THE SOUTHWESTERLY LINE OF HURON RIVER DRIVE; THENCE DEFLECTING 90° RIGHT 361.25 FEET TO PLACE OF BEGINNING; BEING IN THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 6 EAST; CONTAINS 0.70 OF AN ACRE OF LAND.

Tax Parcel ID: 09-17-250-007

and

561 S. Maple Road

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST, THENCE S00°07'30"E 936.94 FEET ALONG THE WEST LINE OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST FOR A PLACE OF BEGINNING; THENCE ALONG THE ANN ARBOR CITY BOUNDARY FOR THE REMAINING COURSES: THENCE N89°58'30"E 299.7; THENCE S00°07'30"E 110.00 FEET; THENCE S89°58'30"W 299.7; THENCE N00°07'30"W 110.00 FEET ALONG THE WEST LINE OF SAID SECTION 30 TO THE PLACE OF BEGINNING, BEING PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST, CONTAINING 0.76 OF AN ACRE OF LAND.

Tax Parcel ID: 09-30-360-001

in the City of Ann Arbor, Washtenaw County, Michigan as M1 (Limited Industrial District).

Section 4. This ordinance shall take effect and be in force on and after ten days from legal publication.

CERTIFICATION

I hereby certify that the foregoing ordinance was adopted by the Council of the City of Ann Arbor, Michigan at its regular session of August 10, 2017.

(Date)

Jacqueline Beaudry, Ann Arbor City Clerk

Christopher Taylor, Mayor

I hereby certify that the foregoing ordinance received legal publication in the Washtenaw Legal News on August 17, 2017.

Jacqueline Beaudry, Ann Arbor City Clerk