Legislation Details (With Text)

File #:	25-0009	**Version:**	1	**Name:**	2/3/25 - Park at Dexter Rd and Seybold Dr Rezoning
Type:	Ordinance			**Status:**	Passed
File created:	2/3/2025			**In control:**	City Council
On agenda:	3/3/2025			**Final action:**	3/3/2025
Enactment date:	3/3/2025			**Enactment #:**	ORD-25-02

Title: An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 0.6 Acres from R1C (Single-Family Dwelling District) to PL (Public Land District), Park at Dexter Road and Seybold Drive Rezoning, 2570, 2576, and 2582 Dexter Road (CPC Recommendation: Approval - 8 Yeas and 0 Nays) (ORD-25-02)

Sponsors:

Indexes:

Code sections:

Attachments: 1. ORD-25-02 Briefed and Approved.pdf, 2. ORD-25-02 Briefed.pdf, 3. Dexter Seybold Zoning Ordinance.pdf, 4. Dexter-Seybold Park RZ Staff Report.pdf, 5. 12-3-24 CPC Minutes.pdf, 6. 2570-2576-2582 Dexter Rd Aerial Map.pdf, 7. 2570-2576-2582 Dexter Rd Zoning Map.pdf, 8. ORD-25-02 Approval Notice.pdf, 9. WLN clipping ORD-25-02 - Approval Notice.pdf, 10. WLN clipping ORD-25-02 - Public Hearing Notice.pdf

Date	Ver.	Action By	Action	Result
3/3/2025	1	City Council	Held and Closed	
3/3/2025	1	City Council	Adopted on Second Reading	Pass
2/3/2025	1	City Council	Approved on First Reading	Pass

An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 0.6 Acres from R1C (Single-Family Dwelling District) to PL (Public Land District), Park at Dexter Road and Seybold Drive Rezoning, 2570, 2576, and 2582 Dexter Road (CPC Recommendation: Approval - 8 Yeas and 0 Nays) (ORD-25-02)
Approval of this resolution will rezone this 0.6-acre parcel from R1C to PL for public parkland.

The City Planning Commission determined that the proposed rezoning is consistent with the adjacent zoning, the surrounding land uses, and the City's Comprehensive Plan and recommended approval of the request at its meeting of December 3, 2024. The Commission asked for additional background on why the parcels were purchased and what funds were used to be provided to City Council. The information is provided here:

Question: Why were these parcels purchased to be a public park and what funds were used?

Response: A project to rezone the Ann Arbor Housing Commission’s 4.8-acre site off North Maple Road from R1C (Single-Family Dwelling) to R4B (Multiple-Family Dwelling), demolishing the 20-unit North Maple Estates and constructing the 42-townhome West Arbor community was approved on September 2, 2014. The redevelopment included removing a basketball court and installing a tot play structure instead. It was immediately apparent that both the parents and children in the West Arbor community greatly missed the basketball court which offered a space for older children to play separately from younger children but still within eyesight and hearing of their homes.

Housing Commission staff approached the owner of three vacant lots adjacent to the West Arbor site at the northwest corner of Dexter Road and Seybold Drive about purchasing those lots for a basketball court. Following a long period of communication and coordination with landowner St. Joseph Mercy Health System, City staff, Parks staff, and Housing Commission staff, the three lots were initially approved to be purchased with Greenbelt funding in 2021. Shortly after, the funding source for one lot was amended to General Fund, to be held as general City land until further action of Council.

Along with the rezoning petition, Parks staff are preparing designs to construct the much-anticipated basketball court and reimburse the General Fund for acquisition of 2570 Dexter Road.

Attachments: 12/3/24 Planning Staff Report
12/3/24 Planning Commission Minutes
Ordinance to Rezone the Park at Dexter Rd and Seybold Dr
Prepared by: Mariana Melin-Corcoran, City Planner
Reviewed by: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Area Administrator
Approved by: Milton Dohoney Jr., City Administrator
(See Attached Ordinance)