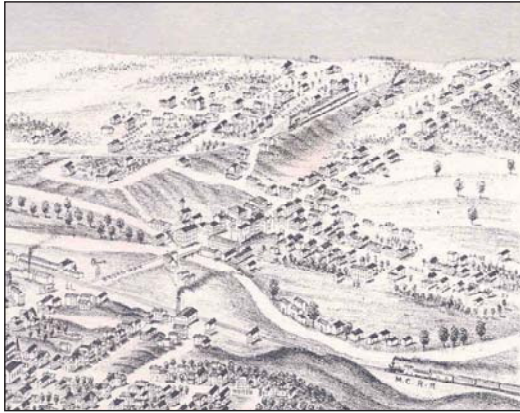


# Chapter One



## INTRODUCTION:

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### I. Purpose

A master plan is an official document adopted by a local government to establish long range, general policies for the physical development of the community. The purpose of the Land Use Element of the City Master Plan is to provide information and guidance to City residents, decision-makers, developers, and property owners about land use planning issues that face the City of Ann Arbor.

### II. Description of the City of Ann Arbor

The City of Ann Arbor is bounded for the most part on the north by M-14; on the east by US-23, on the south by Interstate-94 and Ellsworth Road and on the west by Interstate-94 and M-14. As a result of a 1994 “policy statement” agreement between the City of Ann Arbor and Ann Arbor Township, the ultimate northern and eastern boundary of the City was established at M-14 and US-23 respectively. Ann Arbor Township agreed that it would not contest the annexation of township parcels within the City after December 31, 2007. Boundary agreements were also established with Scio and Pittsfield Townships in the 1970’s

The City contains a variety of landforms, the most prominent being the Huron River valley. Other landforms include steep slopes, woodlands, wetlands, meadows, fens and six creeksheds that flow to the Huron River. Elevations of the City range from approximately 749 feet above sea level near the Huron River to about approximately 1,000 feet above sea level in areas near the water treatment plan (Sunset and Newport Roads) and near Maple Road and Liberty.

The City consists of a wide variety of land uses. A variety of residential areas exist including historic districts and contemporary neighborhoods. Housing types include single-family homes, duplexes, townhomes, cooperative housing, apartment buildings and dormitories. Multiple public elementary schools, middle schools and High Schools as well as various private primary and secondary schools allow many children to attend schools near their homes.

Commercial centers in the City area are primarily located downtown and along major transportation corridors. Major employment centers are located downtown, at the University of Michigan’s main, north and medical campuses, along the Plymouth Road and State Street corridors. Over 150 city parks on over 2,000 acres are scattered throughout the City (including two City golf courses) that provide extensive recreational opportunities.

### III. Planning Process

In 2007, City staff proposed consolidating the four existing area plans into one master plan document. One document could be updated more quickly and efficiently than updating four area plans. The consolidation would be the first of two major phases. The first phase consist of: a) combining the substantive elements of all four area plans into one document, b) updating the demographic information, and c) creating new graphic material. The second phase of the process would include the development of new land use recommendations for large sites and major corridors. Staff presented the concept to City Council in early 2007 and received direction to proceed. Extensive public involvement was involved with the creation of all four area plans. Two public hearings are included during the consolidation process.

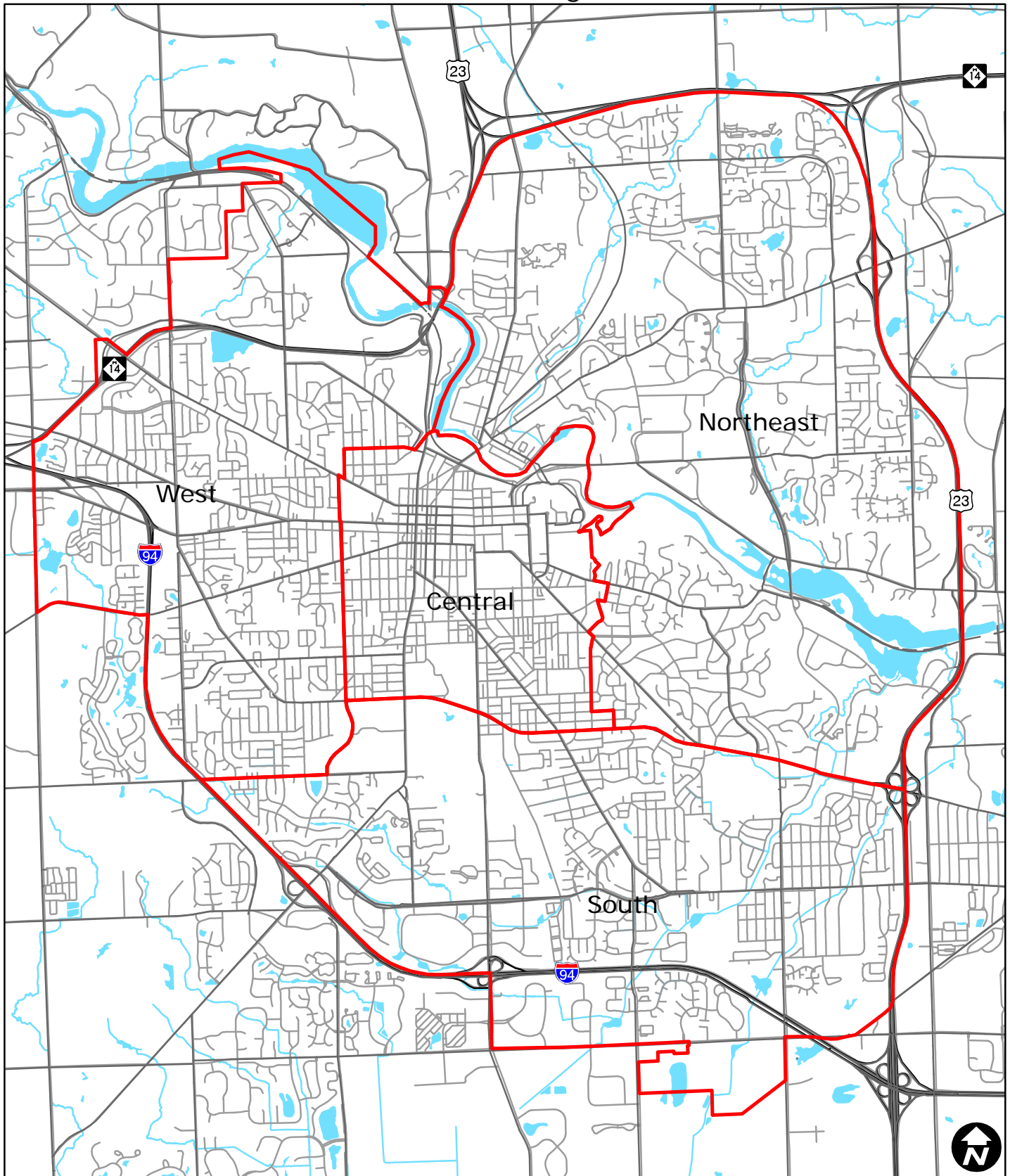
The Planning Commission assigned the initial review of the draft plan to the Master Plan Revisions Committee. The committee reviewed and edited the document. The plan was then brought before the full Planning Commission for review. A public hearing was held to receive public comment on the draft plan. The Planning Commission approved the plan on May 5, 2009. City Council held a public hearing on the draft plan and approved it on June 15, 2009.

### IV. Vision Statement

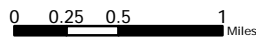
The vision statement below provides a framework for the Plan's goals and objectives by describing a community vision for the future of the City of Ann Arbor.

*"The City of Ann Arbor will be a dynamic community, providing a safe and healthy place to live, work and recreate. It will be a place where planning decisions are based, in part, on the interconnectedness of natural, transportation and land use systems. Natural systems, including air and water, natural features, native flora and wildlife habitats, will be improved and protected. It will be a place where the Huron River is a cherished part of the community and a focal point for recreation. Downtown will continue to be a vibrant part of the community that ties all parts of the city together. Transportation systems will include enhanced opportunities for public transit, extensive opportunities for alternative modes of travel and improved management techniques to reduce the impact of traffic on existing streets and neighborhoods. Land use systems will be compatible and complementary, and will include residential, recreational, commercial, office, educational, institutional and industrial uses, which will provide extensive choices in housing (including low cost housing), shopping, employment and recreational activities. Historically significant buildings and neighborhoods will be preserved. The quality of life in Ann Arbor will be characterized by its diversity, beauty, vibrancy and livability and ultimately will depend upon the positive interaction of these systems."*

# Previous Planning Areas



Map Legend  
■ Planning Areas



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