

Chapter Three



LAND USE INVENTORY

I. Introduction

According to the City's land use data, the City occupies approximately 16,000 acres of land, which includes parcels, right-of-way and the Huron River. The City's Planning and Development Service staff updated the land use inventory in 2000. This inventory assigned a land use code to each parcel within the City, excluding roads and the river. Almost half of land in Ann Arbor is occupied by residential uses (48.4%). The second most prevalent use in Ann Arbor is recreational (17.7%), followed by public/quasi-public uses (10.9%).

City of Ann Arbor 2000 Census and Land Use Data

Land Use

Type of Use	in Acres	Percent
Residential	7,736	48.4
Office	584	3.1
Commercial	509	3.2
Research and Industrial	389	2.3
Transportation/Communications/Utilities	598	3.7
Public/Quasi-Public/Institution/Organization	1,621	10.9
Recreation	2,813	17.7
Vacant	1,218	8.9
Mixed Use	275	1.7
Total	15,743	100.0

II. EXISTING LAND USE TYPES

Residential Land Uses

Residential land uses comprise 48.4% of all land in Ann Arbor. This land consists primarily of single-family homes and multiple family units. Residential uses are clustered in multiple areas around the City. Some areas include a mixture of housing types including single-family homes, duplexes, townhouses and apartment buildings. Some neighborhoods are represented by neighborhood associations that can help address issues that affect neighborhoods.



Leslie Science and Nature Center

Commercial Land Uses

Multiple commercial areas exist within Ann Arbor and make up 3.2% of its total land area. Plymouth Road has four commercial areas along its corridor, including the Lower Town commercial area, the Plymouth/Murfin Area, the Plymouth/Nixon Area, and the Plymouth/Green Shopping Center. The Washtenaw Avenue commercial corridor is located between US-23 and Platt Road and includes Arborland Mall and strip commercial development. Stadium Boulevard between Pauline and Maple is a substantial retail corridor with many small, individually owned businesses. Small scale retail establishments also are located at and near the intersection of Packard and Platt Road. Downtown Ann Arbor is home to many retail establishments, providing easy access for pedestrians. The Briarwood area is the largest commercial area in the City. Briarwood Mall has approximately 1,000,000 square feet of retail space. Other retail establishments exist in the immediate vicinity. Maple Road between Liberty and Dexter Ann Arbor provides retail opportunities at a variety of establishments. Substantial retail centers also exist near the corner of Ann Arbor-Saline Road and Eisenhower Parkway, Ann Arbor-Saline Road and South Main Street, Miller and Maple Roads. Additional smaller retail centers are scattered throughout Ann Arbor.

Office Land Uses

Office land uses occupy 3.1% of total land in Ann Arbor. Office uses are concentrated in the areas of Plymouth and Green Roads, Plymouth Road and Huron Parkway, South Main Street and Eisenhower Parkway, State Street and Eisenhower Parkway, Packard Road and Eisenhower Parkway, and Pauline Boulevard. Other smaller office centers are scattered throughout the City. A large amount of office space is concentrated downtown.

Research/Industrial Land Uses

Research and industrial land uses comprise 2.3% of all land in Ann Arbor. The majority of this land is concentrated near the intersection of Plymouth and Green Roads, and along Research Park Drive in the northeast quadrant of South State Street and Ellsworth Road.

Public, Quasi-Public, Institutional, Organization Land Uses

These uses total 10.9% of all land in Ann Arbor. This category includes land uses such as religious institutions, hospitals, universities, cemeteries, libraries, fire departments, fraternal organizations, and land used for educational purposes. Two major institutions of higher learning exist, including the University of Michigan and Concordia University. In addition, various public and private schools exist throughout the City of Ann Arbor.



Concordia University

Transportation/Communication/Utility Land Uses

Nearly 3.7% of land in Ann Arbor contains uses identified as transportation, communication and utilities. Such uses include electrical substations, cellular towers and water towers but do not include roads, bridges and sidewalks.

Recreational Land Uses

Recreational uses consist of 17.7% of land in Ann Arbor. Recreation includes public parks and nature areas, University of Michigan recreational property, golf courses, private swim clubs, and other recreational facilities. More than 160 parks on over 2,000 acres exist in Ann Arbor. Recreational opportunities include playgrounds, golf courses, ball fields, sledding hills, cross-country ski trails, picnic areas, nature areas, gardens, tennis courts, basketball courts, swimming pools, volleyball courts, canoe liveries, fishing piers and jogging paths. A wide variety of natural features exist in City parks including dense woodlands, wetlands, creeks, river frontage, prairie, ponds and open fields. Other public recreational and open space properties in Ann Arbor include the Nichols Arboretum and Dow Field (University of Michigan; 119 acres), Mitchell Field (University of Michigan; 38 acres), Hubbard Woods (University of Michigan; approx. 25 acres), Thurston Nature Area (Ann Arbor Public Schools, 17 acres) Braun Nature Area (Ann Arbor Township; 11 acres) and County Farm (132 acres).

Vacant

Approximately 8.9% of land in the Ann Arbor is vacant. This category also includes many small vacant parcels in residential neighborhoods which are used as side or backyards of adjacent single family homes.

Mixed Use

Mixed land uses occupy 1.7% of land in Ann Arbor. This includes properties with more than one land use category. The highest concentration of mixed use properties exist in downtown Ann Arbor.



Leslie Park Golf Course