



# BRIARWOOD SUBAREA PLAN

An amendment to the  
City of Ann Arbor South Area Plan

NOVEMBER 1995



Adopted by the  
Ann Arbor Planning Commission  
on August 1, 1995

Adopted by the  
Ann Arbor City Council  
on November 9, 1995

## *Briarwood Subarea Plan*

### *Table of Contents*

1.	What is the Briarwood Subarea?	1
	Boundaries	1
	History	1
2.	Past Planning Efforts	3
3.	The Current Master Plan	5
	Goals	5
	Recommendations	6
4.	Constituent Viewpoints	8
	Interviews	8
	Open House	10
	Taubman Company Perspective	11
5.	Impact Factors	
	Population	12
	Transportation Issues	13
	Zoning and Land Uses	17
	Other considerations	21
	Current Markets	21
	Property Values	23
	Pittsfield Township Comprehensive Plan	24
	Crime and Safety	25
	Public Utilities	25
	Drainage and Water Quality	25
	Mass Transit	25
6.	Briarwood Subarea Recommendations	27

*Appendices*

- A. Original Approved Area Plan - 1978
- B. 1995 Development for Residual Lots
- C. Population Growth 1960-1990
- D. Comparison of Peak Hour Trip Generation
- E. Ann Arbor Shopping Centers

*List of Figures*

- A. Briarwood Subarea Boundary follows page 2
- B. Briarwood Subdivision follows page 2
- C. Briarwood Subarea Zoning Districts follows page 18
- D. Ann Arbor Shopping Centers follows page 22
- E. Ann Arbor Retail Uses Disbursement follows page 22
- F. Briarwood Subarea Plan Recommendations follows page 26

## *What is the Briarwood Subarea Plan?*

Development of the Briarwood Subarea has been guided by policies established almost 25 years ago when the land for Briarwood Subdivision was first annexed from Pittsfield Township and site planned. In the ensuing time period, a number of the residual properties have developed with some deviations from the policies which were originally established in 1971. The continuing vacancy of the parcels south of Briarwood Circle and the frequent inquiries and proposals for development which is not in keeping with the longstanding policies prompted the City Planning Commission to initiate a study of the Briarwood Subarea. The purpose is to: reexamine City Planning Commission policies and recommendations, to evaluate current conditions as Briarwood Mall and surrounding areas have developed, and to make recommendations for future land use.

### *Boundaries*

The study area extends beyond the Briarwood Subdivision itself in order to better analyze the impact of the previous recommendations and policies and to evaluate current conditions as Briarwood Mall and surrounding areas have developed. The office and commercial zoning districts east of South State Street; the residential, multiple-family, office and commercial zoning districts south of Eisenhower Parkway extending west of Briarwood Mall to Ann Arbor-Saline Road; the research and industrial districts located southeast of the Eisenhower/I-94 interchange; and the extensive amount of recent development in the northwest area of Pittsfield Township have an impact on future land use decisions for the Briarwood Subarea.

The boundaries of for the study area are:

North: I-94 to Ann Arbor-Saline Road to Eisenhower Parkway  
South: Ellsworth Road  
East: Ann Arbor Railroad  
West: Maple Road extended to I-94

Illustration A shows the South Area and the Briarwood Subarea boundaries. Figure B shows the Briarwood Subdivision with current uses.

Recommendations for future planning policies and land uses are made only for the Briarwood Subdivision and undeveloped residual properties.

### *History*

Prior to 1950, only the neighborhoods directly south of Stadium Boulevard and Packard were in the City of Ann Arbor. Throughout the 1950s annexations from Pittsfield Township to the City occurred regularly. In 1956, the City of East Ann Arbor, centered on the Packard/Platt intersection, was annexed due to the failure of wells and septic tanks within its boundaries. Ann Arbor continued steady growth in the southern areas during the 1960s. In the 1970s, the Lansdowne, Briarwood area, and Edwards Brothers sites were annexed. In the late 1970s, the City and Pittsfield Township settled on a boundary that defines the current South Area. Since 1980, most of the annexations have been infill between these larger annexations.

