

# Chapter Three

## Land Use Inventory



### I. Introduction

According to City's land use data, the Northeast Area occupies approximately 6,298 acres of land, which includes parcels, right-of-way and the Huron River. The City Planning Department updated the City land use inventory in 2000. This inventory assigned a land use code to each parcel within the City, excluding roads and the river. Over a third of the land within the City is contained within the Northeast Area. Almost half of this land is occupied by residential uses (48%). The second most prevalent use in the Northeast Area is recreational (19.4%), followed by public uses (11.3%).

Compared to other planning areas in the City, the Northeast Area contains the highest percentage of recreational and vacant land and the lowest percentage of commercial and mixed-use lands. Although its percentage of vacant land is comparable to the West planning area, it still contains almost 300 acres more vacant land.

**Table 5: City Planning Areas and Land Use Types**

LAND USE Type*	PLANNING AREAS								TOTAL Acres % Total	
	NORTHEAST		CENTRAL		SOUTH		WEST			
	Acres	% Total	Acres	% Total	Acres	% Total	Acres	% Total		
Residential	3,024	48.0%	750	48.3%	1,988	45.7%	1,973	55.8%	7,736	48.4%
Office	202	3.2%	35	2.3%	303	7.0%	43	1.2%	584	3.1%
Commercial	104	1.7%	34	2.2%	258	5.9%	112	3.2%	509	3.2%
Research and Industrial	200	3.2%	17	1.1%	154	3.5%	17	0.5%	389	2.3%
Transportation/ Communications/ Utilities	153	2.4%	101	6.5%	274	6.3%	71	2.0%	598	3.7%
Public/ Quasi-Public/ Institution/ Organization	713	11.3%	301	19.4%	320	7.3%	288	8.1%	1,621	10.9%
Recreation	1,222	19.4%	246	15.8%	729	16.7%	616	17.4%	2,813	17.7%
Vacant	621	9.9%	18	1.2%	224	5.2%	354	10.0%	1,218	8.9%
Mixed Use	59	0.9%	49	3.2%	104	2.4%	64	1.8%	275	1.7%
<b>TOTAL</b>	<b>6,298</b>	<b>100.0%</b>	<b>1,552</b>	<b>100.0%</b>	<b>4,355</b>	<b>100.0%</b>	<b>3,538</b>	<b>100.0%</b>	<b>15,743</b>	<b>100.0%</b>

Source: City of Ann Arbor Land Use Data, 2000

\* Land uses types do not include public rights-of-way or the Huron River

Private land comprises 67% of all land in the Northeast Area. Over two-thirds of this land is residential. Other common private land uses include office, commercial, industrial, vacant and mixed land uses. Nineteen percent of the land in the Northeast Area is in public ownership (either city, state, or federal public entities). Nearly two-thirds of this land is used for recreation. Other significant land uses on publicly owned land include the following categories: Public/Institutional/Organizational, Transportation/Communication/Utilities, and vacant land. The University of Michigan owns 14% of the land in the Northeast Area. Most of this land is concentrated in the University's North Campus area. Ann Arbor Township islands totaling 1,059 acres are scattered throughout the Northeast Area. Many of these parcels contain single-family homes, while others remain vacant.



Leslie Science Center

**Table 6: Northeast Area Land Ownership**

Land Ownership (Acres)*	Acres	% of Total
Private Lands	4,204	66.8%
Public Lands - city, township, state, county, federal	1,200	19.1%
Public Lands - University of Michigan	894	14.2%
	<u>6,298</u>	<u>100.0%</u>

\* Does not include public streets.

Source: 1998 Land Use Inventory, Northeast Area Updated October 2000

**Table 7: Northeast Area Total Land Area**

Total Land Area (Acres)*	Acres	% of Total
City Parcels	5,250	74.1%
Township Parcels	1,059	14.9%
Public Rights-of-Way	779	11.0%
	<u>7,088</u>	<u>100.0%</u>

Source: City Parcel Data, 2002

\* Does not include Huron River.

## II. Existing Land Use Types

### Residential Land Uses

Residential land uses comprise 48% of all land in the Northeast Area. This land consists primarily of single-family homes and multiple family units. Single-family detached homes comprise 33% of the total land. The largest areas of single-family homes are located along Dhu Varren and Green Roads and the area between Washtenaw Avenue and Geddes Road (Ann Arbor Hills area). Some of the oldest single-family homes in Ann Arbor are located along Pontiac Trail south of Barton Drive. Multiple family units make up 12% of the land in the Northeast Area. Many of these units are located near the University of Michigan's North Campus and along major road corridors such as Plymouth Road, Green Road and Huron Parkway. Some areas include a mixture of housing types including single-family homes, duplexes, townhouses and apartment buildings.

### Commercial Land Uses

Six commercial areas exist within the Northeast Area and make up 1.7% of its total land area, the lowest percentage of any single type of land use. The total floor area of commercial uses in the Northeast Area is approximately 1.4 million square feet (Commercial Land Uses in Northeast Ann Arbor, 1999). 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. The commercial areas are described below:

- **Lower Town**  
The Lower Town Area (Broadway Street/Maiden Lane) is the oldest of the five commercial areas in the Northeast Area. The Anson Brown Building, built in 1832, is the oldest commercial building in the City and is located at 1001-1007 Broadway Street. Other commercial uses in the Lower Town area include small retailers, gas stations and restaurants.
- **Plymouth/Murfin Area**  
This commercial area consists of the Courtyard Shops, the Plymouth View Center, a fast food restaurant, two gas stations, a storage business, and an oil change/car wash facility. The Courtyard Shops contains a collection of 26 small stores in four buildings. The Plymouth View Center lies across Plymouth Road from the Courtyard shops and contains approximately seven retail establishments.
- **Plymouth/Nixon Area**  
This commercial area consists primarily of two shopping centers. Traver Village is a shopping center at the northwest corner of Plymouth Road and Nixon Road. The Village consists of attached one-story buildings with approximately 20 shops and is currently anchored by a Kroger grocery store. The Plymouth Road Mall located at the northeast corner of Plymouth Avenue and Nixon Road contains a public library branch, a post office branch, a hardware store, drug store, restaurant and other commercial establishments.

- **Plymouth/Green Shopping Center**  
Located on the southeast corner of Plymouth and Green Roads, this shopping center is anchored by a Busch's Valu Land grocery store, and includes approximately eight smaller shops and eateries. CVS Pharmacy (formerly Arbor Drugs) vacated the center in 1999 after constructing a new building across Plymouth Road. Busch's expanded into a portion on the old Arbor Drugs site.
- **Washtenaw Commercial Corridor**  
The north side of the Washtenaw corridor is located within the Northeast Area. Arborland Mall, located just west of U.S. 23, was the first enclosed shopping mall in the City. Originally constructed in 1962, most of this commercial center was razed and rebuilt in 1999. It contains a variety of retailers including a bookstore, clothing stores, a toy store and a grocery store. Along the Washtenaw corridor are restaurants, car dealerships, car service stations, and a variety of specialty shops.

## Office Land Uses

Office land uses occupy 3.2% of total land in the Northeast Area. Office uses are concentrated in the areas of Plymouth and Green Roads, Plymouth Road and Huron Parkway, and along Traverwood Boulevard.

## Research/Industrial Land Uses

Industrial land uses also comprise 3.2% of all land in the Northeast Area. The majority of this land is occupied by research uses, including Pfizer Pharmaceuticals and the Environmental Protection Agency emission testing facility.

## Public, Institutional, Organization Land Uses

This category includes land uses such as religious institutions, hospitals, universities, cemeteries, libraries, fire departments, fraternal organizations, and land used for educational purposes. These uses total 11.3% of all land in the Northeast Area. A number of institutions of



Concordia University

higher learning exist, including the University of Michigan - North Campus, Concordia University, Cleary University, and Ave Maria School of Law. In addition, various public and private schools exist in the Northeast Area. Huron High School is the only public high school in the Northeast Area. Public middle schools include Clague and Tappan. Public elementary schools include King, Logan, Northside and Thurston. Greenhills School is a private elementary, middle and high school.

## Transportation/Communication/Utility Land Uses

Nearly 2.4% of land in the Northeast Area contains uses identified as transportation, communication and utilities. Such uses included electrical substations, cellular towers and water towers.

## Recreational Land Uses

Recreational uses consist of 19.4% (1,222 acres) of Northeast Area land. Recreation includes public parks and nature areas, University of Michigan recreational property, golf courses, private swim clubs, and other recreational facilities. Fifty-one City parks on approximately 850 acres exist in the Northeast Area. Recreational opportunities include playgrounds, two golf courses (making up approximately 29% of the total City Park acreage in the Northeast Area), ball fields, sledding hills, cross-country ski trails, picnic areas, nature areas, gardens, tennis courts, basketball courts, swimming pool, volleyball courts, canoe liveries, fishing piers and jogging paths. A wide variety of natural features exist in Northeast Area parks including dense woodlands, wetlands, creeks, river frontage, prairie, ponds and open fields. Other public recreational and open space properties in the Northeast Area 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) and Braun Nature Area (Ann Arbor Township; 11 acres). The Northeast Area has the highest ratio of recreational land per resident in the City with 39.3 acres per 1,000 residents (West Area: 27.7/1000; South Area: 26.9/1000; Central Area: 7.3/1000).



Leslie Golf Course

## Vacant

9.9% of the land in the Northeast Area is vacant. The majority of this land includes township parcels. Over half of all vacant land in the City is located in the Northeast Planning Area. (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 .9% of land in the Northeast Area, the smallest concentration of all planning areas. This includes properties with more than one land use category. Examples include a University of Michigan owned parcel that contains a large parking lot and a single-family home and a PUD zoned-property that contains an office and a hotel.

