

# 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.

The land which was to be developed as the Briarwood Subdivision was annexed into the City of Ann Arbor in June 1969. Much discussion centered around the impact the proposed shopping center would have on the City. At the time of annexation, three zoning classifications were placed on the property. The area of the mall structure and extending 50 feet from the outside wall was zoned C2B (Business Service District). The residual property outside the ring road (Briarwood Circle) was zoned AG (Agricultural-Open Space District). The AG zoning was intended as a holding zone to allow for review of appropriate zoning classifications as development was proposed. The area between the C2B and the AG zones was zoned P (Parking District). The area plan and zoning were approved in June 1971.

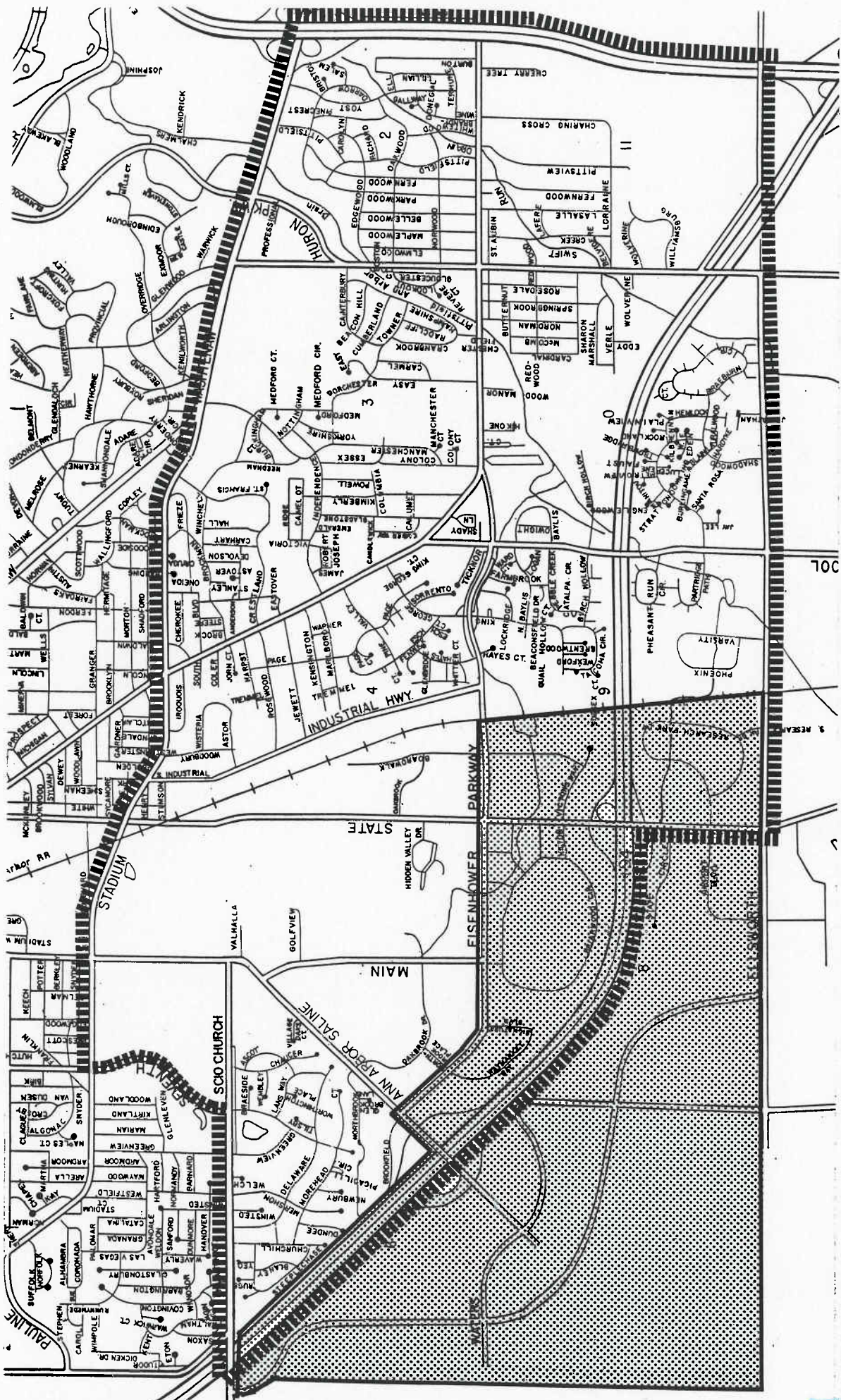
The original site plan for Briarwood Mall covered 147.38 acres and was approved in November 1971. Later, the developer requested rezoning for two additional parcels totalling 0.63 acres for the Sears and J.C. Penney locations; these were approved in March 1972. Since then, there have been a small number of amended site plans or minor modifications to the original building footprint.

In November 1978, final approval for the Briarwood Subdivision preliminary plat and revised area plan was granted for the approximately 61 acres surrounding the shopping center. The approval provided for subdivision of the parcel into 16 lots, including two office parcels which were owned by Great Lakes Federal Savings and Loan and National Bank and Trust Company. In January 1980, 6.53 additional acres on the west edge of the Mall were annexed: 5.61 acres zoned R4B (Multiple-Family Dwelling District) and 0.95 acres zoned PL (Public Land District). Also at that time, 7.20 acres were rezoned from AG: 0.03 acres to PL and 7.17 acres to R4B. The 0.95-acre annexation and the 0.03-acre rezoned parcel were combined for the new City fire station. The remaining 5.61 acres and 7.17 acres were site planned for housing for the elderly. This latter proposal was never implemented.

The area plan proposed how each of the parcels might be utilized, recognizing the existing topography, retention areas, parking requirements, and resulting buildable area. Uses were primarily regional or local offices of 1-10 stories with the possibility indicated of residential uses on the west side of the property and other non-specified special uses on the east side.

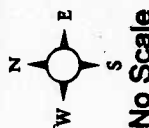
An analysis of the 1978 area plan is in Appendix A. An analysis of the current development of residual lots is in Appendix B.





City of Ann Arbor  
 Briarwood Subarea Boundary

Briarwood Subarea  
 South Area Boundary

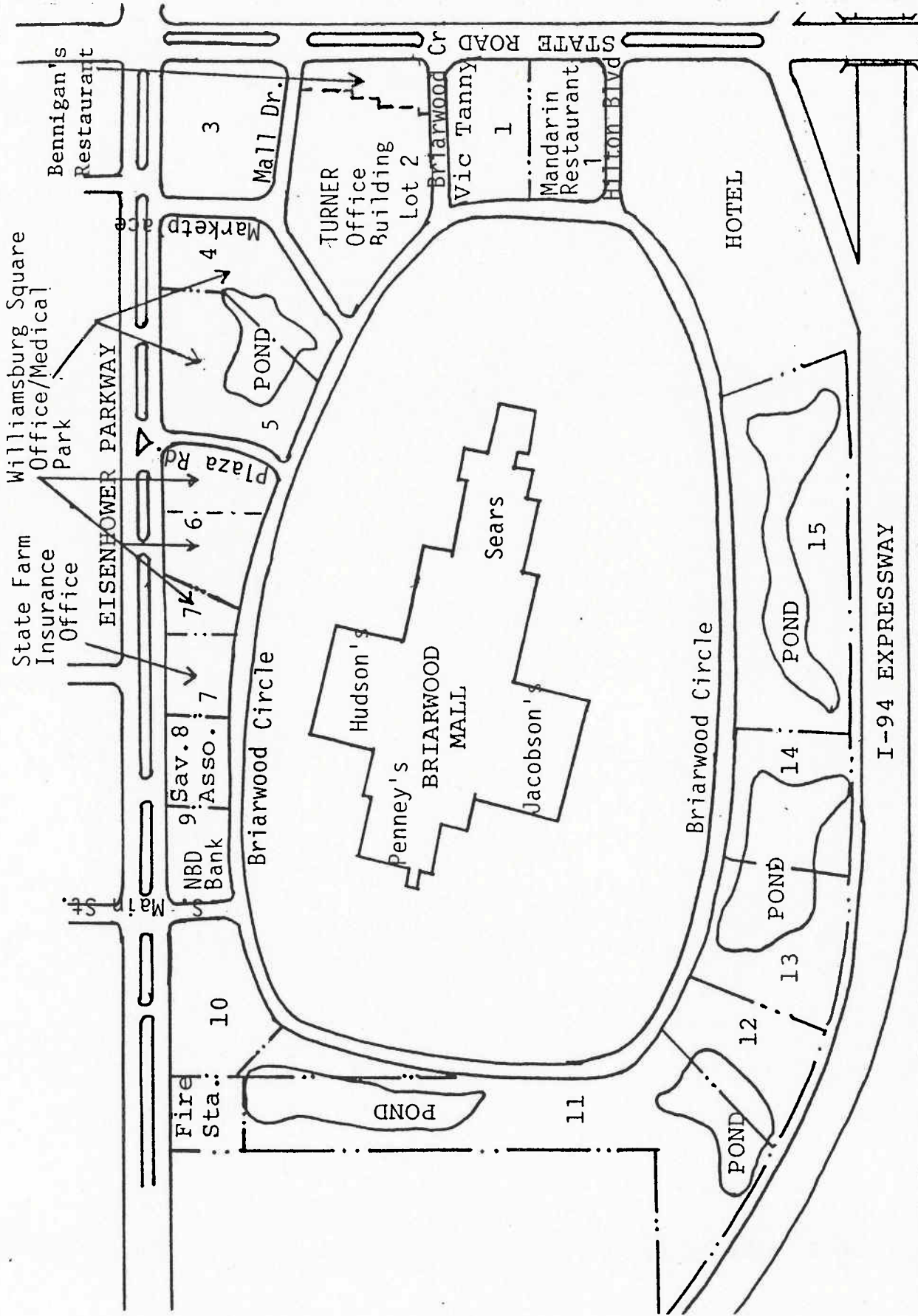


No Scale

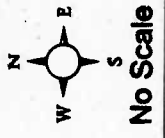
FIGURE A

5





**City of Ann Arbor  
Briarwood Subdivision**



**FIGURE B**

6

