



Washtenaw County
Department of Planning & Environment

April 2, 2008

DRAFT

Richard Murphy, Planner II
Planning and Development Department
City of Ypsilanti
One South Huron Street
Ypsilanti, Michigan 48197

RE: City of Ypsilanti, Master Plan Amendment

Dear Mr. Murphy:

Thank you for the opportunity to comment on the proposed amendment to the City of Ypsilanti Master Plan. In accordance with the Municipal Planning Act, Public Act 285 of 1931 as amended, the update was reviewed by Washtenaw County Planning Advisory Board and the Board of Commissioners. The Washtenaw County Department of Development Services, Department of Parks and Recreation, Road Commission, Department of Public Health, Office of the Drain Commissioner and the Washtenaw Area Transportation Study (WATS) were also given the opportunity to comment on the update.

The City is seeking review and comment on an amendment to the City of Ypsilanti Master Plan that would change the future land use designation for the following:

1. 300 and 318 West Forest from Public/Institutional to Mixed Residential/Commercial classification;
2. 305 Jarvis from High-Density Residential to Mixed Residential/Commercial.

In addition, the plan would create a new target area, "*Target Area 9: Ave Maria Campus*," to Chapter IV, Master Land Use Plan, that contain specific recommendations for the properties in the area. The area had previously housed the campus of Ave Maria College which moved its operation to Florida last year.

Based on the staff review of the proposed update in the context of the County Plan, it is determined that the amendment is consistent with the County Plan. Specifically, the plan is consistent with *Objective 1, Recommendation 1.1, Urban Infill Development Character and Design*. The proposed amendment is also consistent with the plans of contiguous local units of government.

The attached staff report provides additional detail and background regarding County comments. Additionally, agency comments are provided containing additional detailed recommendations and should be reviewed and considered. On behalf of the Planning Advisory Board and the Board of County Commissioners, I

would like to thank you for your contribution to promoting a shared vision for Washtenaw County.

If the Department may be of assistance to the City as you work to implement the policies included in your plan, please call me at (734) 222-6888.

Sincerely,

Patricia Denig
Director of Planning Services
Department of Planning and Environment

Attachments

Staff Report

Washtenaw Area Transportation Study (WATS) comments

Cc: Superior Township
Ypsilanti Township

Staff Report

RE: City of Ypsilanti, Master Plan Amendment – Washtenaw County Review

Date: March 12, 2008

Background

Washtenaw County Department of Planning and Environment (P&E) received the draft amendments from the City of Ypsilanti on February 28, 2008. In accordance with the Municipal Planning Act, Public Act 285 of 1931 as amended, the County is to provide comments to the City, which must include two statements of consistency:

- A statement as to whether, after considering any comments received by contiguous local units of government, the proposed update is consistent with the plan of contiguous communities; and
- A statement as to whether the proposed update is consistent with the County Plan.

The proposed update was reviewed for consistency with the County Plan. The Washtenaw County Department of Development Services, Department of Parks and Recreation, Road Commission, Department of Public Health, Office of the Drain Commissioner and the Washtenaw Area Transportation Study (WATS) were also given the opportunity to comment on the document.

Summary of Update/Review in context of County Plan

The City of Ypsilanti is seeking review and comment on the amendment to its Master Plan. The amendment does the following:

1. Reclassify 300 and 318 West Forest from Public/Institutional to Mixed Residential/Commercial;
2. Reclassify 305 Jarvis from High-Density Residential to Mixed Residential/Commercial.
3. Add a new target area, "*Target Area 9: Ave Maria Campus,*" to Chapter IV, Master Land Use Plan.

The parcels had previously housed the campus of Ave Maria College which moved its operation to Florida last year. The property contains a former elementary school building among high density residential parcels directly adjacent to Eastern Michigan University. It is highly unlikely that the elementary school will return to its traditional use and the city is making an effort to creatively reuse the buildings while maintaining the overall character of the surrounding neighborhood. The plan indicates the elementary school could be used for multi-unit residential or artists studios among other suggestions.

The amendments are consistent with the County's Comprehensive plan including *Objective 1, Recommendation 1.1, Urban Infill Development Character and Design*, and *Recommendation 1.3, Urban Auto Dependent Uses*, which encourages infill development within urban centers and seek to promote transit opportunities.

Contiguous Community Land Uses

Not applicable.

Contiguous Community Comments

None received.

Applicable County Department Comments

Washtenaw County Public Health: None Submitted

Washtenaw County Drain Commission (WCDC): None Submitted

Washtenaw Area Transportation Study (WATS): See attached

WATS Planning Reviews

Community: Ypsilanti City

Date Received: March 11, 2008

Complete Master Plan Update:

Complete Zoning Plan Update:

Master Plan Amendment: X

Zoning Plan Amendment:

Other: Growth Management Plan Update

Sections reviewed: _____ Goals _____ Policies _____ X Land Use Recommendations

_____ Transportation Recommendations _____ Other

Land Use Implications:

The proposal recommends the addition of the Ave Maria Campus as a target area in the Master Plan. These buildings were historically an elementary school building and an administration area. Does it make sense to add language specific to a short term use that no longer exists or perhaps designate it using both uses i.e., X school/Ave Maria Campus?

The recommendation for mixed use as a transition makes sense and allows for increased density to support walking and transit trips.

Transportation Component Implications:

The Cross Street Study that was completed in 2002 for the area just to the south of this area identified the need for consolidated parking areas and open space. WATS would recommend that the City examine the opportunity for using the open space for either a park or parking and retain the sidewalks if possible.

Comments by Section: