

8-18-14 AS ADOPTED ON SECOND READING

**STATE OF MICHIGAN  
COUNTY OF WASHTENAW  
ANN ARBOR CHARTER TOWNSHIP**

**ORDINANCE NO. 1 - 2014  
AMENDING CODE OF ORDINANCES CHAPTER 48 PURCHASE OF  
DEVELOPMENT RIGHTS**

The Ann Arbor Charter Township Board of Trustees ordains that Section 48-25 Eligible Lands and Priority of Acquisition is amended as follows:

**Chapter 48 Purchase of Developer Rights  
Article II Farmland and Open Space Land**

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**Section 48 – 25 Eligible Lands and Priority of Acquisition**

1. The heading and first two sentences of Subsection (e) of Section 48-25 are amended to read as follows: **[DELETIONS IN STRIKE THROUGH, ADDITIONS IN BOLD]**

(e) **Farm Land** Priorities. The point value arrived at through the use of ~~this~~ **the** system **described in (d) and (e)** will be used to prioritize farmland ~~and open space~~ areas for purchase of development rights. Higher point values indicate higher priority for purchase.

*[the remainder of this subsection is unchanged]*

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2. The following new subsections (f) and (g) of Section 48-25 are added immediately following the end of subsection (e) **[ALL NEW]**

(f) **Description of System.** The open space ranking system consists of five sections with a maximum point value of 100. The parts are summarized below, with detailed explanations following:

<b>PART</b>	<b>TOTAL POINTS</b>
<b>I – Characteristics of the land</b>	<b>42</b>
<b>II – Context</b>	<b>10</b>
<b>III – Likelihood of conversion to more developed use</b>	<b>6</b>
<b>IV – Long range planning considerations</b>	<b>22</b>
<b>V – Financial considerations</b>	<b>20</b>

**(g) Open Space Priorities.** The point value arrived at through the system described in (f) and (g) will be used to prioritize open space areas for purchase of development rights. Higher point values indicate higher priority for purchase.

**Part I. Characteristics of the land (maximum points = 42)**

**a. Mature trees, rare species and important habitats**

*Natural feature elements:*

Species and/or habitats of special concern	10
Mature native forest or grassland elements	6
Early successional plant communities	3

**b. Size of parcel**

*Acreage:*

40 acres or more	6
20 to 40 acres	3
Less than 20 acres	1

**c. Amount of wetlands and/or floodplain**

*Wetlands/floodplain:*

20% or more	10
10% to 20%	6
Less than 10%	3
No wetlands or floodplain	0

**d. Amount of public water resources frontage**

*Frontage:*

500 feet or more	10
100 to 500 feet	6
Less than 100 feet	3
No frontage	0

**e. Amount of steep terrain**

*Slopes >12%:*

20% or more	6
10% to 20%	3
Less than 10%	1
No steep slopes	0

**Part II. Context (maximum points = 10)**

**a. Scenic features**

*Features:*

Site provides a broad, sweeping view from publicly accessible sites **4**

**b. Adjacent land use**

*Percent of adjacent properties in ag or open space use:*

<b>90% or more</b>	<b>6</b>
<b>75 to 89%</b>	<b>4</b>
<b>40 to 74%</b>	<b>3</b>
<b>15 to 39%</b>	<b>1</b>
<b>Less than 15%</b>	<b>0</b>

**Part III. Likelihood of conversion to developed use (or site development capabilities and limitations) (maximum points = 6), measured by amount of road frontage.**

*Frontage:*

<b>2,000 feet or more</b>	<b>6</b>
<b>1,000 to 2,000 feet</b>	<b>3</b>
<b>500 to 1,000 feet</b>	<b>1</b>
<b>Less than 500 feet</b>	<b>0</b>

**Part IV. Long-range planning considerations (maximum points = 22)**

**a. Current Township Master Plan classification**

*Classification:*

<b>In area planned for agricultural production</b>	<b>6</b>
<b>In area planned for open space preservation</b>	<b>6</b>
<b>All other master plan classifications</b>	<b>0</b>

**b. Current adjacent zoning**

*Percent of Perimeter in Agricultural (A-1 and A-R) or Recreation Conservation (RC) Zoning:*

<b>90% or more</b>	<b>6</b>
<b>75 to 89%</b>	<b>4</b>
<b>40 to 74%</b>	<b>3</b>
<b>15 to 39%</b>	<b>1</b>
<b>Less than 15%</b>	<b>0</b>

**c. Proximity to protected land**

*Distance to permanently protected land:*

<b>Adjacent</b>	<b>10</b>
<b>Within one-half mile</b>	<b>6</b>
<b>One-half to one mile</b>	<b>3</b>

**Part V. Financial considerations (maximum points = 20)**

**a. Ability to attract matching funds**

*Matching funds availability:*

<b>65% or more of appraised value</b>	<b>10</b>
<b>50% to 65%</b>	<b>6</b>
<b>10% to 50%</b>	<b>3</b>
<b>5% to 10%</b>	<b>1</b>
<b>No matching funds</b>	<b>0</b>

**b. Owner willingness to accept less than market value**

*Owner donation:*

<b>More than 50% of appraised value</b>	<b>10</b>
<b>41% to 50%</b>	<b>8</b>
<b>31% to 40%</b>	<b>6</b>
<b>21% to 30%</b>	<b>4</b>
<b>11% to 20%</b>	<b>3</b>
<b>5% to 10%</b>	<b>2</b>
<b>1% to 5%</b>	<b>1</b>
<b>Less than 1%</b>	<b>0</b>

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**CERTIFICATION**

It is hereby certified that the foregoing Ordinance was adopted by the Township Board of Ann Arbor Charter Township, Washtenaw County, Michigan, at a meeting of the Board duly called and held on August 18, 2014.

ANN ARBOR CHARTER TOWNSHIP

By: \_\_\_\_\_  
Michael C. Moran, Supervisor

By: \_\_\_\_\_  
Rena Basch, Clerk

First Reading: July 21, 2014

Second Reading: August 18, 2014

Adopted: August 18, 2014

Published and Effective: September 4, 2014 (upon publication)