

of 0.5 - 1.0 DU/acre (1-2 acre lots). A rural residential area exists just to the north of the Village of Barton Hills, at a density of 0.2 - 0.5 DU/acre (2-5 acre lots). It is the intention of the Township to support preservation of agriculture on these parcels if the property owner so desires.

In Area C, Ann Arbor Township recently purchased approximately 140 acres on the north side of Warren Road, straddling US-23. The land is currently zoned A-1, General Agriculture and R-2, Single-Family Suburban Residential, which requires a minimum 1-acre lot size for residential dwellings. The Township will develop plans in the future to determine the preferred land uses on this site that are compatible with the area.

Area D

These areas are in the Boundary Policy Statement area. The Boundary Policy Statement between the City and Ann Arbor Township permits the City to annex parcels of land in this area after 2007 without legal protest from Ann Arbor Township. Individual parcels may be released for annexation if public water and sanitary sewer services are needed. The Township will continue land use and zoning policies that will protect the existing character of the area in the interim period prior to annexation.

Area E

The residential density pattern in the area east of US-23 and south of M-14 is largely established by two factors-existing residential development and availability of public water and sanitary sewer services in most of the area.

1. The area north of Ford Road is designated for rural residential use at a density of 0.2 to 0.5 DU/acre (2-5 acre lots). The area is mostly developed in this density range. Public water and sanitary sewer services are not intended for this area.
2. The Ayrshire subdivision, located south of Plymouth Road between the old and new Earhart Roads, is an existing residential neighborhood of single-family detached dwellings. It is almost completely developed with lots approximately one acre in size and is designated for suburban residential use at a density of 0.5 to 1 DU/acre. This is a stable residential neighborhood that will be preserved. Preservation will require buffer uses or landscape screening along its boundaries on neighboring properties to protect it from existing and future non-residential uses to the south and east. Sanitary sewer services are intended for this area.
3. Not including the 40 acres already developed in this area, the remaining area between Old Earhart Road, US-23, and Plymouth Road (approximately 30 acres) is designated for urban residential use at a density of 2 to 4 DUs/acre. The low area will be retained as open space; residences should be clustered in the higher ground. The low land is subject to water ponding by off-site surface water run-off. Development of this area will be preceded or accompanied by improvements that will remove the drainage problem. Access to the area will be limited to Earhart Road. This area is largely served by existing water and sewer.