

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of November 15, 2022

**SUBJECT: The Village of Ann Arbor Annexation
File Nos. AOI22-2003 and AOI22-2004**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Annexation of 2520 Pontiac Trail and 2540 Pontiac Trail.

STAFF RECOMMENDATION

Staff recommends this petition be **approved** because the property is within the City's ultimate utility service area.

LOCATION

This 5.897 acre site consists of 2 parcels and is located on the eas side of Pontiac Trail south of Dhu Varren Road. This site is in the Traver Watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a total of 5.897 acres of land which includes the following addresses:

- 2520 Pontiac Trail, parcel # 09-16-201-011 (1.836 acres)
- 2540 Pontiac Trail, parcel # 09-16-201-010 (4.061 acres)

The proposed annexation is intended to add land to an existing development site which currently includes a total of 7 parcels that have already been annexed into the City of Ann Arbor. The developer has submitted a petition for R4A zoning and Site Plan for City Council but intends to add these two parcels as well as 2600 Pontiac Trail (which already has been annexed) to the site plan.

HISTORY AND PLANNING BACKGROUND

The parcels are in Ann Arbor Township. The City of Ann Arbor Master Plan: Land Use Element recommends single, two-family, townhomes, and multiple-family residential uses for this site at up to 10 dwelling units per acre. The petitioner has submitted a site plan for the main project that includes townhomes and stacked multiple-family units at a density of less than 10 dwelling units per acre and R4A (multiple-family) zoning. The primary site plan includes parcels that have already been annexed and will be scheduled for City Council shortly once outstanding issues have been addressed. The petitioner intends to add 2520, 2540, and 2600 Pontiac Trail to the existing site plan in the near future. Adding these additional parcels will require site plan review.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Planning – The proposed annexation is consistent with the agreement the City of Ann Arbor has with Ann Arbor Township regarding annexation petitions initiated by property owners. The

