



## Legislation Details (With Text)

**File #:** 23-0038      **Version:** 2      **Name:** 3/6/23 - Village of Ann Arbor Site Plan  
**Type:** Resolution/Public Hearing      **Status:** Passed  
**File created:** 3/6/2023      **In control:** City Council  
**On agenda:** 3/6/2023      **Final action:** 3/6/2023  
**Enactment date:** 3/6/2023      **Enactment #:** R-23-078

**Title:** Resolution to Approve The Village of Ann Arbor Site Plan and Development Agreement at 1680 Dhu Varren Road (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report Sept 7 2022.pdf, 2. 7-19-2022 CPC Approved Meeting Minutes.pdf, 3. 9-7-2022 CPC Approved Meeting Minutes.pdf, 4. Staff Report July 19 2022.pdf, 5. 1680 and 1710 Dhu Varren Rd with 2670 2672 2678 and 2682 Pontiac Trl Zoning Map.pdf, 6. Village of Ann Arbor Site Plan 2022-12-22-Set 4 of 4.pdf, 7. Village of Ann Arbor Site Plan 2022-12-22-Set 3 of 4.pdf, 8. Village of Ann Arbor Site Plan 2022-12-22-Set 2 of 4.pdf, 9. Village of Ann Arbor Site Plan 2022-12-22-Set 1 of 4.pdf, 10. Development Agreement 2022 - FINAL.pdf, 11. WLN clipping Village of Ann Arbor Zoning and Site Plan - Public Hearing Notice.pdf

Date	Ver.	Action By	Action	Result
3/6/2023	1	City Council	Held and Closed	
3/6/2023	1	City Council	Approved	Pass

Resolution to Approve The Village of Ann Arbor Site Plan and Development Agreement at 1680 Dhu Varren Road (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

Attached is a resolution to approve The Village of Ann Arbor Site Plan and Development Agreement. Approval of this resolution will allow for the construction of 484 dwelling units on a 67.6 acre site.

### Petition Summary:

The Site Plan proposes the construction of 484 dwelling units consisting of townhomes and stacked flats. The project includes a clubhouse with a pool, on-site storm water detention systems, and a public access easement that will allow pedestrian and vehicular access to members of the public to Leslie Park on the east side of the site. The proposed for-sale homes will be fully electric. Proposed rental homes will include the necessary electrical infrastructure to support future conversion from natural gas fueled appliances.

A Brownfield Plan has been proposed as part of the project to address methane leaking from an existing landfill on the site. A variance was granted to accommodate a temporary reduction of the maximum front setback on the north side of the site.

The City Planning Commission, at its meeting of September 7, 2022, recommended approval of this request.

**Attachments:** Proposed Resolution

7/19/22 Planning Staff Report  
9/7/22 Planning Staff Report  
7/19/22 Planning Commission Minutes  
9/7/22 Planning Commission Minutes

Prepared By: Jeff Kahan, City Planner

Reviewed By: Brett Lenart, Planning Manager

Derek Delacourt, Community Services Area Administrator

Approved By: Milton Dohoney Jr., City Administrator

Whereas, Robertson Brothers Homes, LLC has requested site plan approval in order to build 484 new dwelling units on this 64.7 acre site at 1680 Dhu Varren Road;

Whereas, The Ann Arbor City Planning Commission, on September 7, 2022, recommended approval of the petition which allows the construction of 484 new dwelling units on the site;

Whereas, The development would comply with the established R4A zoning pursuant to the requirements of the Unified Development Code and with all applicable local, state, or federal laws, ordinances, standards, and regulations; and

Whereas, The development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land, applying criteria for reviewing a natural features statement of impact set forth in the Unified Development Code;

RESOLVED, That City Council approve the Village of Ann Arbor Site Plan dated December 22, 2022 and Development Agreement dated February 28, 2023 conditioned upon the approval of a variance from the maximum setback requirement along Dhu Varren.