

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of January 21, 2015

**SUBJECT: South Pond Village Site Plan for City Council Approval
3850 East Huron River Drive
File No. SP14-051**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the South Pond Village Site Plan and Development Agreement, subject to preliminary plan approval by the Washtenaw County Water Resources Commissioner.

STAFF RECOMMENDATION

Staff recommends that this petition be **postponed** to allow time for staff to review and comment on revised plans submitted to address traffic and access, landscaping and utility engineering comments.

LOCATION

The site is located east of Woodcreek Condominiums, south of East Huron River Drive, west of US-23 and north of the Arborland Shopping Center (Northeast Area, Malletts Creek Watershed)

DESCRIPTION OF PETITION

Site Description - The subject 36.16 acre site is zoned R1B (Single-Family Dwelling District) and is currently vacant. As part of this proposal, the petitioner has submitted a land division request to divide off the northern 12.3 acres from the current 48.5 acre site for potential parkland acquisition or limited development in the future. The majority of natural features, including all wetlands, steep slopes and significant woodlands are located on the 12.3 acre parcel that is not part of the South Pond Village site plan.

Development Proposal - The petitioner is seeking site plan approval to construct 73 detached single-family dwellings on site condominium lots fronting public streets, for a gross density of 2 dwelling units/acre. Parcel sizes will range from 10,010 to 18,760 sf. Anticipated house sizes range from 2,700 to 3,000 sf with attached two-car garages. The project will be constructed in a single phase. The estimated cost of construction is \$25,500,000.

Access - The main access to the development is proposed from a new public street that the petitioner will construct, extending east from Chalmers along the south side of the Woodcreek Condominiums development within a dedicated 90-foot wide public right-of-way. Secondary access to the development will be provided through the existing Algebe Way street stub. The petitioner has indicated a willingness to contribute to the paving of the segment of Chalmers Road from the current end of pavement to the new public street. Details regarding the paving of Chalmers are still under discussion.

Sidewalks will be installed on both sides of all proposed streets in the development and will link South Pond Village with the existing Woodcreek neighborhood. The developer has proposed several walking paths through the site that will connect to the natural area to the north.

Storm Water Facilities - Storm water management for the project is under the jurisdiction of the Washtenaw County Water Resources Commission (WCWRC). The petitioner conducted numerous soil borings on the site, which revealed that the soils will not allow for an infiltration system on the main portion of the site. As a result, storm water detention will be provided in a basin in the northwest corner of the site where the soils will permit an infiltration system. The location of the basin is at a natural low point for the site. The full 100 year storm capacity for the site will be an infiltration system. An outlet pipe from the main basin to Malletts Creek will be designed to keep the wetland flows equivalent to the water flow level before construction.

Natural Features - There are 67 landmark trees located on the site or within the existing unimproved public right-of-way. Twenty-nine of the landmark trees are proposed to be removed or will be impacted by the proposed construction. The petitioner will plant a total of 307 caliper inches on the site for landmark tree mitigation. In addition, the plan proposes removal of trees within a regulated woodland in the northern part of the site. The majority of the woodland removal is the result of the placement of the stormwater detention basin and required utilities servicing the site. Mitigation trees required for the woodland tree removal will equal a total of 1,340 caliper inches. The woodland tree mitigation will be provided through a combination of on-site plantings and contribution to the City's Street Tree Planting Fund. A total of 407 trees will be planted on site as part of the required mitigation.

There are no wetlands located on the site. All wetlands are located in the 12.3 acre parcel that will be divided off of the South Pond Village site. There are regulated steep slopes on the site which will be impacted by the proposed development. These slopes are designated low-level concerns and impacts are considered minimal to allow a reasonable development of the land.

Street Trees and Landscaping - Sixty street trees will be planted along the new public street extension and 99 street trees will be planted along the public streets within the South Pond Village site. The petitioner proposes to plant a significant natural buffer along the western border of the property bordering the Woodcreek neighborhood. The buffer will contain a continuous screen of a mixture of deciduous and coniferous trees with low shrubs along the property line.

Parks and Open Space - The South Pond Village development will contain a one acre neighborhood public park near the center of the site and at the terminus of the Algebe way extension. The location will allow convenient access for both the residents of the Woodcreek neighborhood and South Pond Village. The park will be owned and maintained by the City of Ann Arbor and designed by City Parks staff. City staff will conduct neighborhood meetings with all residents within a quarter mile and the final design will be based on community feedback.

CITIZEN PARTICIPATION

The petitioner held a meeting for interested citizens on August 28, 2014. Invitations were sent to residents and property owners within 1,000 feet of the site, as well as all subscribers to the GovDelivery planning update service. Fifty-four people attended the meeting. The attendees asked questions about traffic impacts, natural features impact, provision of parkland and storm water treatment. The full report provided by the petitioner is attached.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Natural Area Park Open Space/Vacant Land	PL (Public Land) R1B (Single-Family Dwelling District)
EAST	Highway - US-23	TWP (Township)
SOUTH	Commercial Shopping Center	C3 (Fringe Commercial District)
WEST	Residential	R1B (Single-Family Residential District)

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED
Zoning	R1B (Single-Family)	R1B (Single-Family)	R1B (Single-Family)
Gross Lot Area	36.16 acres	36.16 acres total Parcel sizes: 10,010 to 18,760 s.f. Open space: 19.78 acres Public Park: 1.0 acre	10,000 sf/lot MIN
Setbacks	Front	N/A	30 ft MIN
	Side(s)	N/A	5 ft MIN
	Rear	N/A	40 ft MIN
Height	N/A	30 ft MAX	30 ft MAX
Parking - Automobiles	N/A	146 Spaces (Garages) Street Parking	1 space MIN per unit
Parking - Bicycles	N/A	Class A (Garages)	None

HISTORY

This site was previously farmed, although has not been actively cultivated since the 1960s. A petition was filed in 2002 to annex the property into the City and zone it R4A (Multiple-Family Dwelling District). The accompanying area plan proposed 315 dwelling units in 48 buildings, a

density of 6.7 dwelling units per acre. The South Pond Village zoning to R4A and area plan were recommended for denial by the City Planning Commission at the December, 16 2003 meeting.

The property was officially annexed on January 14, 2005. At the July 18, 2005 City Council meeting, City Council postponed consideration of the zoning and area plan to allow the Master Plan Revisions Committee sufficient time to consider amendments to the future land use recommendations for the subject parcel and to better understand the scope and timing of a proposed study of the Washtenaw Avenue Corridor by the Michigan Department of Transportation (MDOT). The R4A zoning and area plan were denied by City Council on December 19, 2005. In March 2006, staff initiated a zoning of the land to R1B, which was subsequently approved by City Council.

PLANNING BACKGROUND

Master Plan: Land Use Element: Site Specific Recommendations – The South Pond Village site is identified as Northeast Area Site 10. The Master Plan offers the following site specific recommendation:

This 48-acre parcel is bounded by the Woodcreek neighborhood of single-family dwellings to the west, Arborland shopping center to the south, US-23 to the east and Huron River Drive and the South Pond Nature Area to the north. The site contains flat areas and pioneer vegetation on the southern portion. Wetlands and some slopes are located on the northern portion. Most of the site was farmed into the 1960s. A stub street at the east edge of the Woodcreek development has been constructed to provide access to the site, as does the 90-foot public right-of-way along the southern boundary of Woodcreek. Access to the site will be challenging for a number of reasons: a) US-23 freeway is located east of the site, b) Arborland shopping center is located south of the site, c) extensive natural features exist on the north side of the site including steep slopes, wetlands and woodlands, d) access to Huron Parkway west of the site by a collector road would impact a creek corridor and require the removal of single-family homes. Additionally, access to Washtenaw Avenue at Chalmers Drive would be very challenging since no traffic light is planned on this Michigan Department of Transportation (MDOT) trunkline. [A 50-foot wide public right-of-way is located along the western property line of Arborland from Washtenaw Avenue to the public right-of-way north of Arborland.]

Because of the limited access, residential uses are recommended at a gross density (minus right-of-way) of 2 to 4 dwelling units per acre. Single-family detached homes, duplexes, townhouses, multiple-family (stacked units), and assisted living facilities are recommended. Development should be located at the south and central areas of the site and away from the wetlands, steep slopes and wooded areas on the northern portion. If primary access can be provided directly through the Arborland shopping center south of the site, with adequate access provided to Washtenaw Avenue, residential uses are recommended at a gross density (minus right-of-way) of between 6-10 dwelling units per acre and include single-family detached homes, duplexes, townhouses, multiple-family (stacked units) and assisted living facilities. Uses such as hotel, retail, and office would also be appropriate for the portion of the site south of the Algebe Way stub street (from Woodcreek) if access can be provided through the Arborland shopping center with adequate access to Washtenaw Avenue. A mixture of these residential and non-residential uses would also be appropriate if

adequate access is provided through Arborland to Washtenaw Avenue. All traffic generated by hotel, retail, or office uses should be directed through Arborland. Non-residential uses should be adequately screened from existing residential areas.

Future development should incorporate community design techniques (described in Chapter 5) that support the goals and objectives of this Plan.

Public pedestrian access should be provided to the woodlands and wetlands on the north portion of the site. A neighborhood park is recommended that is centrally located and easily accessible to residents of this site and the Woodcreek neighborhood. Lighted, paved pathways to accommodate pedestrians and bicyclists should be provided to the Woodcreek neighborhood and the rear pedestrian access point for Arborland Mall. Landscaping should be provided on the east side of the site to buffer the project from US-23. Landscaping should also be provided on the south side of the site to screen the possible future east-west collector street and Arborland Mall.

Woodcreek Area Traffic Circulation Study - Access to the site and related transportation issues have been examined extensively in the history of the South Pond site. Transportation planning specifically to address existing and predicted congestion in the area began over 30 years ago. In 1988, the Clark Road Extension Study projected significant traffic volume on Washtenaw Avenue and recommended steps be taken to extend Clark Road from Ypsilanti to Ann Arbor, ending at Huron Parkway, as an alternate east-west route to relieve congestion on Washtenaw Avenue. The 1989 Northeast Area Plan reinforced this recommendation. City Council ordered the Woodcreek Area Traffic Circulation Study (done by an independent transportation engineering consultant) in 1995. It recommended the then-proposed Woodcreek development and the future Van Curler property (South Pond Village site) disperse their traffic in as many directions as possible to minimize impacts to any one road, as well as continue efforts to extend Clark Road to Huron Parkway to address congestion in the general vicinity, since Huron Parkway has the greatest available capacity.

Upon review of that study, Planning Commission used the data but came up with its own recommendations, the Circulations/Access Options Report, which essentially recommended a new road (or roads) along the south side of Woodcreek, through the South Pond Village site, connecting to Huron River Drive as the most preferred solution to vehicular circulation and access. And if this were not possible, Planning Commission suggested pursuing acquisition of right-of-way along Arborland's west boundary and pursuing acquisition of right-of-way for an east-west collector street between Chalmers Drive and Huron Parkway.

City Council, upon reviewing the Woodcreek Area Traffic Circulation Study and Planning Commission's Circulation/Access Options Report, came up with its own future recommendations, which were slightly different from both. In the resolution to approve the Woodcreek Area Traffic Circulation Access Options Report, City Council said to obtain right-of-way along the south side of Woodcreek, then look into improving the Chalmers-Huron River Drive intersection, then develop a connection to Huron River Drive through the South Pond Village property, and finally develop a two-way road along the west side of Arborland. This resolution is the most recent, and the only adopted resolution, specifically for transportation and vehicle circulation applicable to the South Pond Village site. It should

be noted that the concept of a Clark Road connection over US-23 was not included in the 2009 Transportation Plan Update.

The City subsequently acquired the recommended 90-foot right of way south of Woodcreek Condominiums and a 50-foot wide right-of-way along the west side of the Arborland parcel. The proposal to acquire property along Chalmers for the road connection to Huron Parkway is still listed in the approved 2015 Capital Improvements Plan.

Master Plan: Land Use Element: Community-Oriented Design - The community-oriented design recommendations for neighborhoods recommend a variety of techniques to minimize negative impacts to natural systems, improve pedestrian access and promote a greater sense of community. Where applicable, the plan recommends design techniques such as incorporating safe, well lighted and convenient pedestrian and bicycle paths between neighborhoods; clustering development to concentrate development away from natural features; connecting residential streets to adjoining neighborhoods; limiting the use of cul-de-sacs; providing trees and landscaping around the perimeter of new developments; and encouraging street-facing entries and recessed garages.

STAFF COMMENTS

Systems Planning – Sanitary sewer mitigation of 22 footing drain disconnects or equivalents will be required. The proposed sanitary sewer main connection is still under review. The proposed connection will run to the northeast and then through the MDOT US-23 right-of-way for connection to a sanitary main along Huron River Drive. Staff will assist the petitioner in working with MDOT to gain required approvals. Preliminary discussion with MDOT has indicated a willingness to accept construction of the project in this area. Adequate water service exists to service the site. The water main will be connected to the south to an existing water main running through the Arborland Shopping Center and to the west at Algebe Way.

Traffic – The site plan as submitted has a general purpose connection to Algebe Way. Traffic Engineering staff supports a general purpose connection as it would benefit the public providing for improved neighborhood connectivity, a reduction in vehicle-miles travelled, and improved routing for snow plowing and trash pickup. A revised traffic study has been submitted and is currently under review.

Fire – Fire hydrant coverage is being met with the additional hydrants being installed on the site. The Fire Marshall supports the connection to Algebe Way for secondary access to the site. While the connection is not required because the project is less than 100 units, it is preferred to have multiple access routes available when it is possible to install them.

Parks – The dedication of the 1-acre neighborhood park and nature trails provided on site satisfy the requested park donation for this project. City Parks staff considers the dedicated neighborhood park area to be consistent with the Parks Recreation and Open Space Plan (PROS) recommendation and sufficient size given the population that will be served. Once the parkland is dedicated, City staff will hold a public meeting and work with the neighborhood residents to design a neighborhood park according the needs of the neighborhood.

Natural Areas Preservation (NAP) – In July of 2005 there were two observations of a threatened butterfly species, Duke's Skipper, in the wetland area to the north of the site (on the 12.3 acre

parcel to be divided off). Shaded wetlands and small clearings in adjacent woodlands are the preferred habitat of the butterfly. The remaining development site is not likely to contain habitat as it consists mostly of buckthorn and other invasive plant species. Dividing off and leaving the area of natural features should address the concern regarding species habitat.

Planning – The petitioner has continued to work with City staff to modify the plan in order to address comments from staff and residents. The plan was redesigned based on comments to include a neighborhood park, add walking paths, increase the protected natural areas, and increase the vegetated buffer along the property line with Woodcreek both adjacent to the planned houses as well as along the new street connecting to Chalmers. The proposed project is consistent with the Master Plan: Land Use Element – Northeast Area Site Specific Land Use Recommendation for Site 10. The proposed density of the project is 2 units per acre and the Master Plan recommends a maximum of four units per acre. The project will install a significant continuous vegetated buffer along the western boundary of the site with Woodcreek and also along the proposed public street extension to the boundary of the South Pond site. The majority of natural features will be protected, as the development area is proposed for the previously cultivated farmland mainly consisting of invasive vegetation at this time. Planning staff has encouraged the developer to design the houses to incorporate community design techniques (described in Chapter 6 of the Master Plan Land Use Element) that support the goals and objectives of the Plan.

The petitioner will dedicate a one acre active public park to the City for the use of all residents. The park will be designed by City Parks staff and be located at the terminus of Algebe Way near the Woodcreek neighborhood. The proposed Algebe Way vehicular connection will increase usability of the park in all conditions as well as help assist Woodcreek residents that may be unable to walk/bike to the park. The vehicular connection will visually connect the neighborhoods which will help create a community bond between the existing neighborhood and South Pond Village as opposed to two distinct neighborhoods.

A Development Agreement is being drafted to address transportation, utility, storm water basin maintenance and on-site improvements.

Prepared by Matt Kowalski
Reviewed by Wendy Rampson

Attachments: Citizen Participation Report
Parcel/Zoning Map
Aerial Photo
Site Overview
Site Plan
Site Plan with Natural Features
Landscape Plan

c: Petitioner: Michael Furnari
Ann Arbor Manchester LLC
1700 West Big Beaver Road, Suite 120
Troy, MI 48084

Petitioner's Representative: Earl Ophoff
Midwestern Consulting
3815 Plaza Drive
Ann Arbor, MI 48108

City Attorney
Project Management
Systems Planning
File No. SP14-051



MEMORANDUM

TO: Matt Kowalski
FROM: Tom Covert
RE: South Pond Village – Citizen Participation Meeting
DATE: 9.29.14

FINAL CITIZEN PARTICIPATION REPORT SOUTH POND VILLAGE

A Citizen Participation meeting was held for South Pond Village, a proposed single family residential development in the Southeast ¼ of Section 35, on August 28, 2014. Notice of the meeting was mailed to all persons on a mailing list obtained from the City's Planning Department of all persons within 1000 feet of the subject property. A copy of the Notice was provided to the Planning Department, and a copy is submitted as an attachment to this report.

The meeting was scheduled for 7 to 9 PM in a meeting room at Washtenaw Community College. Submitted as an attachment to this report is the attendance sheet; it shows that 44 persons signed in and we counted 54 persons in attendance. It appears that most of the participants were from Thornoaks Subdivision. The meeting convened at 7:08 PM. The Developer's representatives made a presentation which discussed the proposed development. A slide presentation presented at the meeting is attached to this report. Attendants asked questions and presented their views during the developer's presentation, and the meeting opened for more questions and views from the participants. The discussion was lively and many participants spoke. The discussion ended at 9 pm sharp, at which time the meeting concluded. At the conclusion of the meeting. A resident of Thornoaks Subdivision presented to the developer an undated letter signed by residents of Thornoaks, expressing their opposition to the development. A copy of the letter is submitted as an attachment to this report. This letter covers most, if not all, of the subjects discussed at the meeting.

Traffic was the major topic discussed at the meeting. The traffic discussion primarily focused on difficulties with Washtenaw Avenue traffic and concern about the incremental impact of the South Pond Development on access to Washtenaw Avenue. The project consultant, Tom Covert, informed the participants that a traffic impact study was now being done and would be completed soon. Its purpose is to project the amount and incremental impact South Pond Village traffic would have on Washtenaw Avenue and other area roads and to recommend what, if any, measures might be appropriate to mitigate any such impact. A participant who had familiarity with traffic impact studies agreed with that description of the purpose of a traffic impact study. The study will be filed with the City and will be available to the public. The developer will determine what action to take after reviewing the study.

Memorandum

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Several participants questioned how storm drainage from the subject site will be handled. Mr. Covert explained how storm drainage will be handled so as to avoid adverse impact of storm drainage from the site.

One participant stated that she would prefer to see the property developed with a senior citizens' home.

One couple, residents of Woodcreek Condominium said that when they bought their home, they were led to believe that the subject property would become a park, and that Algebe Street, which stubs at the boundary with the subject site was only for the purpose of access to a park. The developer disagreed, and stated that Algebe was plainly intended to connect to future development at the subject property.

Several residents expressed concern about the 2 lots proposed on Huron River Drive. One resident said that area was a wetland years ago, which was filled in 25 years ago. Without knowledge of any such history, the developer observed that that area is not wetland at present. The Thornoaks letter expressed concern about possible adverse impact on wetlands on the site. Mr. Covert reported that the proposed site plan evolved with considerable care and concern for the natural features on the site after much care, study, and previous sketches, and with the analysis and assistance of one of Michigan's leading natural features/wetlands consultants, King and MacGregor Environmental. Mr. Covert stated that he was not aware at present that a wetlands permit would be required, but that the developer would present plans to the State and would comply with State requirements.

The participants were interested in the review process and approval process. The slide presentation outlined in considerable detail the regulatory process and requirements the development would be subjected to. The participants were told that the next step in the process would be a submission of plans to the City, followed by review by the Planning Commission, and that the public would have the opportunity to be heard by the Planning Commission.

Michael Furnari

Fairview Companies

1700 W Big Beaver Rd. Suite 120

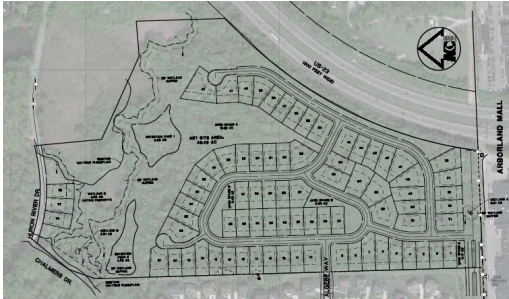
Troy, MI 48084

248.602.2220

First Class Mail
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Royal Oak, MI
Permit 525

Proposed Site Plan Review

In accordance with the City of Ann Arbor's Citizen Participation Ordinance, you are being notified that a Proposal for South Pond Village will be submitted to the City of Ann Arbor Planning Department. Details about a citizen participation meeting for you to learn about this project are described on the opposite side of this card.



Persons with disabilities are encouraged to participate. Accommodations may be arranged by contacting Sender. Requests need to be received at least 24 hours in advance of the meeting.

NOTICE OF CITIZEN PARTICIPATION MEETING: SOUTH POND VILLAGE

PLEASE ATTEND A CITIZEN PARTICIPATION MEETING TO REVIEW OUR APPLICATION TO THE CITY OF ANN ARBOR FOR APPROVAL OF A DEVELOPMENT OF 78 SINGLE FAMILY RESIDENTIAL LOTS ON THE APPROXIMATELY 48 ACRES AT THE PARCEL OF LAND DEPICTED ON THE MAP ON THIS CARD, AND AS SHOWN ON THE DEVELOPMENT PLAN SHOWN ON THE FRONT OF THIS CARD. COMMENTS AT THIS MEETING WILL BE CONSIDERED IN FINALIZING THE PROPOSED SITE PLAN, WHICH IS TARGETED FOR SUBMISSION TO THE CITY WITHIN 30 DAYS OF THE DATE OF THIS MEETING.

MEETING DATE:

AUGUST 28, 2014, 7 PM-9PM

LOCATION:

Washtenaw Community College
Morris Lawrence Building, Room ML 101

Questions? Call **Michael Furnari - 248.602.2220**



Attendance Sheet for Meeting on August 28, 2014

	Name	Address and Telephone Number
1.	Ellen Vaughan	4038 Thornoaks 734-846-6903
2.	Heather Accurso	4028 Thornoaks Dr. 734-929-2512
3.	Kristine Bolhuis	4099 E. Huron River Service Dr. 248-464-9390
4.	JOHN HOKERBODER	4099 E. Huron " " " 248-670-0339
5.	Jim MURPHY	1877 Meadowview Drive
6.	Michael Hornel	3473 Woodlake Ct 369-2499
7.	Dave Purcell	4041 Thornoaks 734(246-0214)
8.	Lawrence Argetsinger	3520 E. Huron River Dr. 734-255-9541
9.	Amir Mortazavi	1710 Woodcreek Blvd. 734-975-1723
10.	ERIC	1870 Meadow Side 734-657-3478
11.	Jennie Allan	1485 Chalmers Drive 646-3250805
12.	Lisa Slattery	3625 E. Huron River Dr 332 4994
13.	Al Franzblau	3625 E. Huron River Dr. 369-3367
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Attendance Sheet for Meeting on August 28, 2014

	Name	Address and Telephone Number
21.	Anne Bannister	4161 Thornoaks, ⁷³⁴⁻⁹⁴⁵⁻¹⁶³⁹ Apt 104, MI 48104
22.	A. Tankus	1153 Creekside Ct, MI 48104
23.	Amir	
24.	Lara Schobitz	1710 Woodcreek Blvd.
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Attendance Sheet for Meeting on August 28, 2014

	Name	Address and Telephone Number
41.	Jesse Gordon	1300 Chalmers Dr.
42.	Jack & Brenda Cronin	3612 E. Huron River Dr.
43.	Joseph Wang	1859 Meadowside Dr
44.	Shing Wai Blum	3595 E Huron River Dr
45.	Mina Homel	3473 Wooddale Ct., A2
46.	Lisa Cronin	4021 Thornowks, A2
47.	Carolyn Schuff	3510 Woodland Dr AA 04
48.	ALAN CORDEIRO	1515 CHALMERS DRIVE
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Attendance Sheet for Meeting on August 28, 2014

	Name	Address and Telephone Number
81.	Zona Schiner	4131 Thornoaks Dr. 734 646 9352
82.	Rosala Bannister	4161 Thornoaks 734-255-8626
83.	Jana & Meng Tan	1595 Meadowside Drive 734-369-8855
84.	Memora Stilling	1548 Chalmers Ct.
85.	Christine Kim	1391 Creekbend Ct. 934-477-8676
86.	Noreen Aziz	1829 Meadowside Dr. 314-497-2274
87.	Ariel Nicolaci	402 Thornoaks Dr 586-859-8401
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Attendance Sheet for Meeting on August 28, 2014

	Name	Address and Telephone Number
61.	Melissa James	1380 Creekbend Ct AA 734-369-2038
62.	Lorraine Cordeiro	1575 Chalmers Dr
63.	Mamulana	3575 C. Vasa River Dr
64.	Vilia Cortina	1839 Meadowside Dr 734-309-3419
65.	Elizabeth Wood	4061 THORNOAKS DRIVE 734-971-6191
66.	Mary Fitts	4061 THORNOAKS DRIVE
67.	Richard ^{DeLeon}	3671 Riverside Dr.
68.	PANGANATANS	1635 MEADOWSIDE DRIVE
69.	Jane Heineken	1755 Brian Ct 734 975 2340
70.	Bennet Wolper	4131 Thornoaks Dr. ⁷³⁴ 973-1508
71.	Barbara Smuts	4011. Thornoaks Dr. ⁽⁷³⁴⁾ 646-6596
72.	Michael Abner	4011 Thornoaks Dr.
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This letter is written in response to the request for public comments on the preliminary plans of the proposed development of South Pond Village. On behalf of the Thornoaks Neighborhood Association, we want to voice our strong and uniform opposition to this proposed development. Our objections include the adverse effects on the existing neighborhoods and the natural wetlands, the increase in traffic to an already congested area, and the lack of infrastructure in the area to support an increase in population.

1. Adverse effects on the existing neighborhoods. While earlier plans did not call for the development of the land facing East Huron River Drive, the new proposal would likely harm a natural wetland that we in the area treasure for its great beauty and bio-diversity. Putting several houses at E. Huron River Drive and Chalmers would adversely affect the special natural scenery in place on that stretch of winding road between Huron Parkway and Hogback Road. What houses that currently exist along East Huron River Drive generally conform to a low-profile unobtrusive aesthetic. If the prevailing trends in construction (multi-story, massive and upright) were to be utilized, they would not co-exist harmoniously with the existing homes in the area. Ironically, they would appear directly across from the newly moved headquarters of the Natural Area Preservation division of Ann Arbor Parks.

2. Adverse effects on the existing wetlands. The area that would be impacted by the proposed development contains sensitive wetlands that are home to many native species including the critically imperiled (highest degree of endangerment) Dukes' Skipper butterfly. The lots planned on East Huron River Drive, for instance, are about 100 feet from a well-documented sighting of this imperiled species. It is inconceivable that the proposed development could be made without adversely impacting this habitat. In addition, the wet shrubland south of Huron River Drive directly adjacent to the proposed South Pond development is the only area in the Ann Arbor Parks system where the high-bush cranberry (one of 215 native plant species that have been recorded in the park) has been found*. Ann Arbor prides itself on being a green town, and negatively impacting the habitats of these at-risk and native species is contrary to what many residents of Ann Arbor stand for.

The development, as currently proposed, plans to build on sensitive slopes

* *Along the Huron The Natural Communities of the Huron River Corridor in Ann Arbor, Michigan* pp. 122-123, a publication of Natural Area Preservation Division, City of Ann Arbor

above the wetland. We in this neighborhood greatly treasure these slopes and the wetland itself for their beauty, the ecological services they provide to the natural and human community, and for the protection they afford to endangered species. We are saddened when we think of that wetland and the slope above it being permanently destroyed. We respectfully request that the development be moved back from these slopes so that it not be visible from East Huron River Drive. This would simultaneously protect these slopes that drain directly into the wetland and protect the natural feel of the neighborhood. The fragile land along East Huron River Drive is of major ecological and visual value, now and for future generations. Let us consider the years ahead!

A much better plan that would consider the environment in all its forms would be to incorporate these sensitive wetlands, the steeply sloping areas surrounding them, and the property adjacent to East Huron River Drive with the existing South Pond Nature Area, and to limit your development to the southern half of the property (the flat plateau on the Arborland side of the property). While it may be appealing to potential homeowners on these three plots to be virtually surrounded by protected wetlands, the pleasure of a very few would be at the expense of many.

3. Increase in traffic and lack of appropriate infrastructure. From the point of view of the community of people living in the area encompassed by Hogback Road on the east, Washtenaw Avenue to the south, Huron Parkway to the west and E. Huron River Drive to the north, the significant increase in the local population that would result from the proposed development would turn an already difficult, stop-and-go traffic situation at rush hour into a far worse situation. For a road that sees heavy and rapid traffic morning and night, East Huron River Drive is currently in such bad shape that it destroys tire rims. At least two serious accidents, one resulting in a death, happened near the intersection of E. Huron River Dr and Chalmers last winter alone. Every year, one or more cars veers into the ditch at the bottom of the hill on East Huron River Drive where it meets Thornoaks Drive. Despite the slow-down warning signs at this curve, traffic shoots rapidly down the hill, making it difficult for drivers on Thornoaks to turn left onto East Huron River Drive. East Huron River Drive is also dangerously narrow without room for a bike path, sidewalk or even a shoulder in some areas.

Furthermore, the corridor along Washtenaw leading from Ann Arbor into Ypsilanti and along Hogback and Carpenter leading south from Washtenaw has been overcrowded for many years. The stop light at the corner of Hogback/Carpenter and Washtenaw has the longest wait of any intersection

in the county. This intersection also has the highest accident rate with the most crashes (135) of any intersection in the county recorded in the last study period (2009-2011)*. Traffic on Washtenaw has increased dramatically since the development of the Whole Foods shopping complex and the Arbor Hills complex, so such statistics can only climb higher. Making the turn from Chalmers onto Washtenaw is very difficult and dangerous. Adding significantly to that traffic would thus be unacceptable for both convenience and safety reasons. Developing this area would affect not just the people in the immediate area but everyone who travels from Ypsilanti and the east side of Ann Arbor to the University and the downtown area. For all of these reasons, it is clear that the infrastructure is simply not in place to support additional houses whose residents would, of necessity use either Washtenaw or E. Huron River Drive to get to and from their homes.

Finally, we request that the developers improve communication with all neighbors adjacent to the proposed South Pond development. We learned about this public input meeting not from direct mail to the residents but from a single postcard sent to the former president of the neighborhood association and word of mouth via our Woodcreek neighbors. Many misunderstandings can arise from a lack of communication.

Other site plans concerning the South Pond area have failed because these important issues aforementioned have not been adequately addressed. Is there a belief that continuing to do the wrong thing will eventually result in a right outcome? We urge you to seriously consider the concerns stated, and if they cannot be adequately addressed to abandon or at the very least revise this proposed development. As it stands now, we oppose the plan unanimously.

Yours truly,

The Thornoaks Neighborhood Association

Kristine Bolhuis, President

Mohamed Redissi, Treasurer

John Holkeboer

DeeAnna Redissi

Cameron & Diane Innes

Heather Accurso

* http://www.annarbor.com/2012WashtenawCounty_IntersectionCrashes.pdf

Michael & Natalia Challis

James Bardwell

Ursula Jakob

Bennet Wolper

Zona Scheiner

Ellen & Patrick Vaughan

Harris & Margaret McClamroch

Elizabeth Wood

Irwin & Marcille Pollack

Jane Lichtenauer

Jean Chorazyczewski

Lisa Cronin

John & Susan Wacksmuth

Barbara Smuts

Rosella Bannister

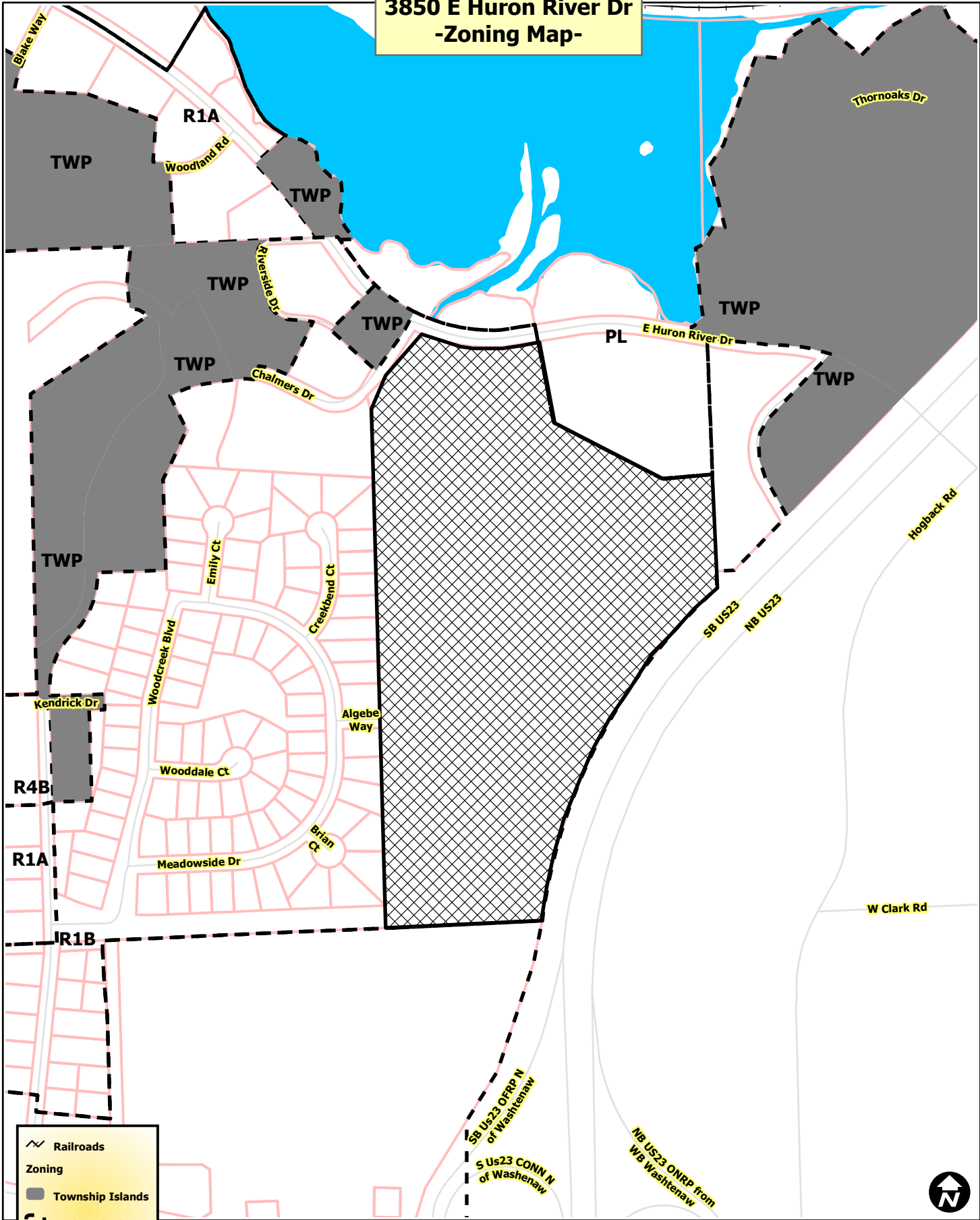
Gwen Harrigan

Bryant Stuckey

Ariel Nicolaci

Boris Harss

3850 E Huron River Dr -Zoning Map-

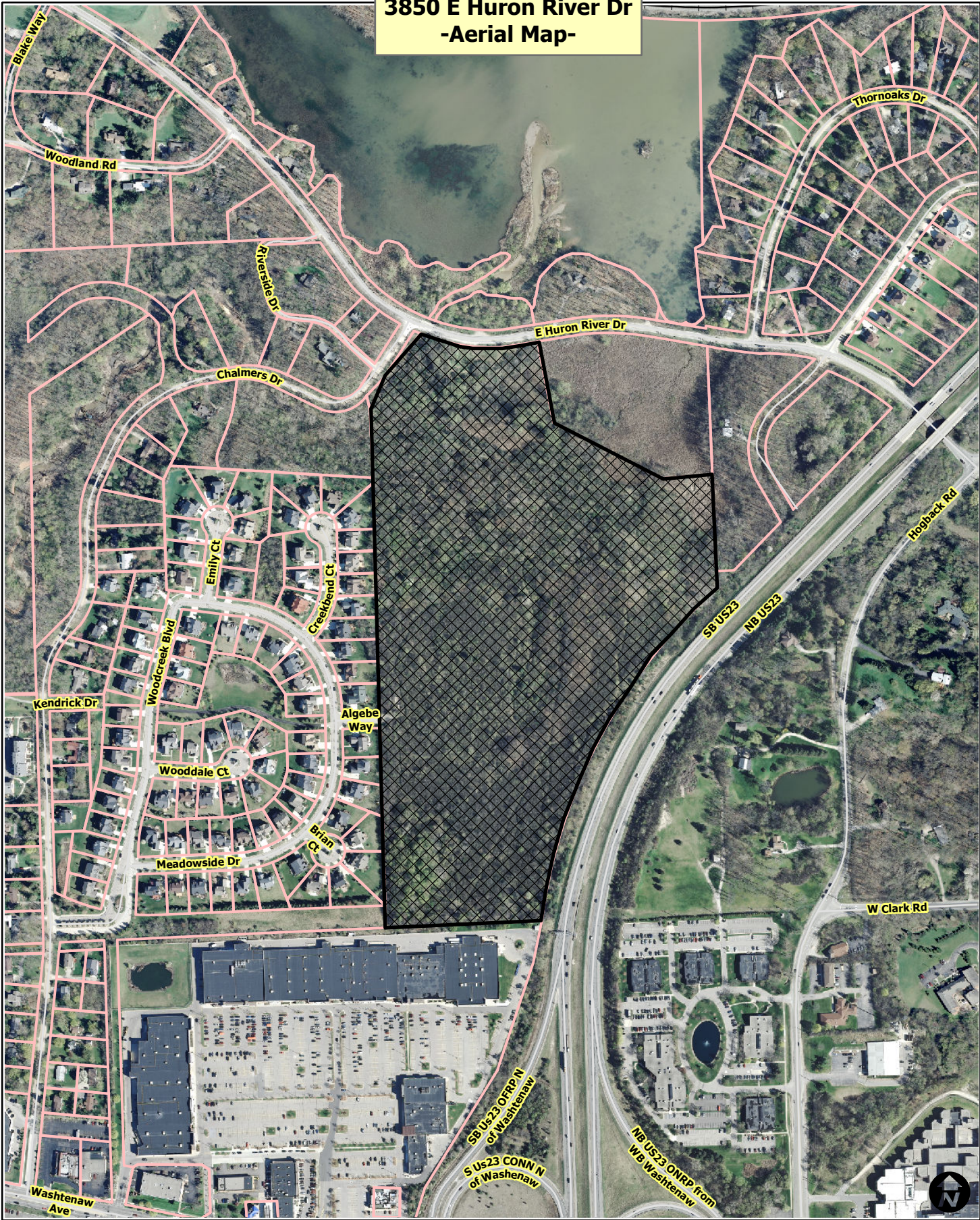




	Railroads
Zoning	
	Township Islands
	Zoning Districts
	Parcels
	Huron River



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 Map Created: 6/20/2014

**3850 E Huron River Dr
-Aerial Map-**

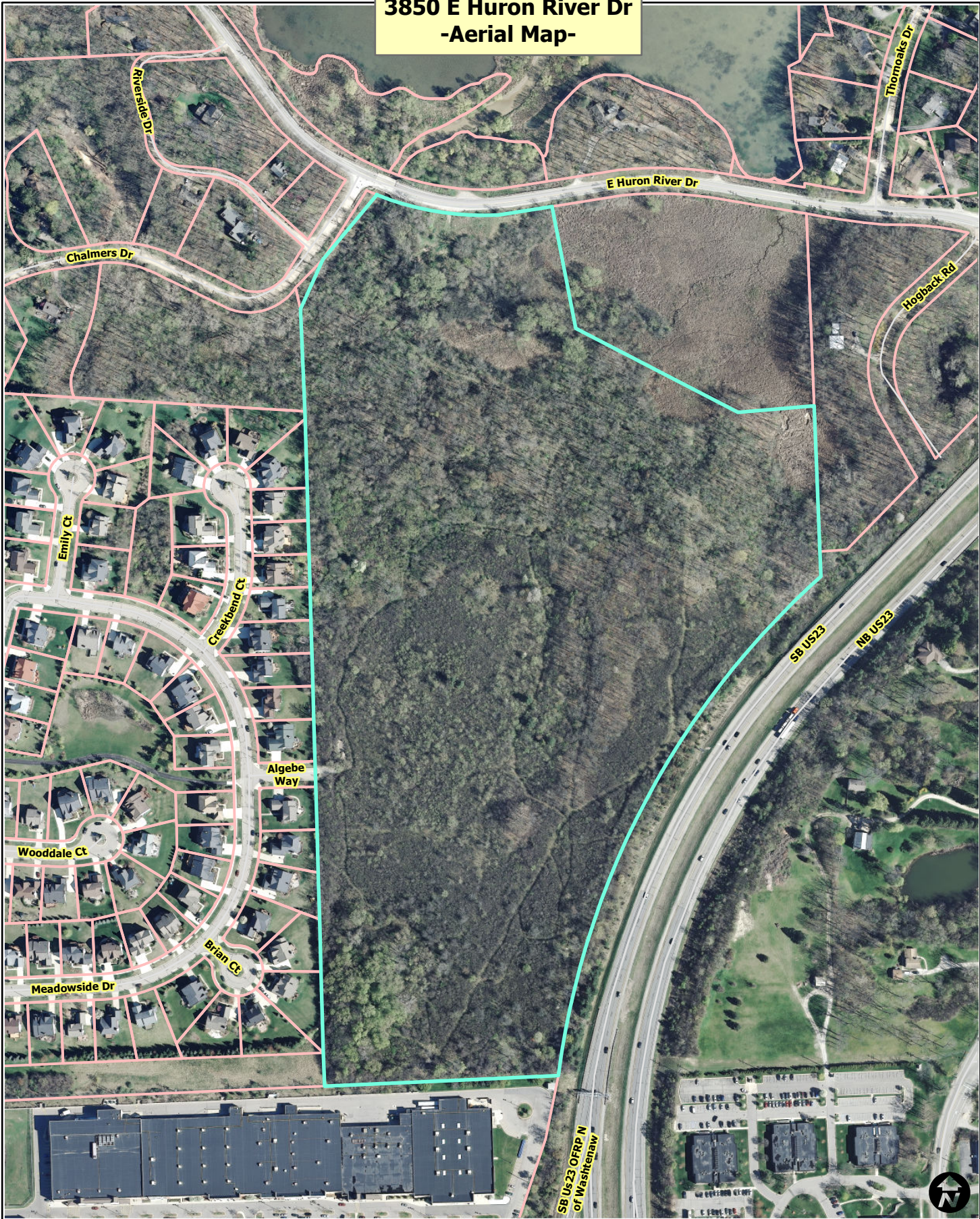




-  Railroads
-  Parcels



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 Map Created: 6/20/2014

**3850 E Huron River Dr
-Aerial Map-**



 Railroads
 Parcels



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Map Created: 6/20/2014



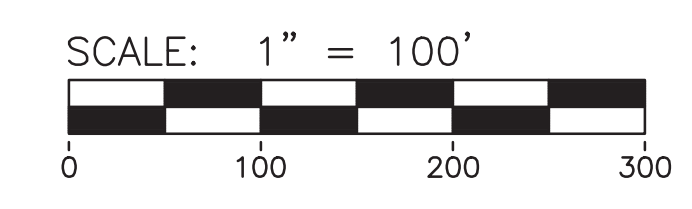
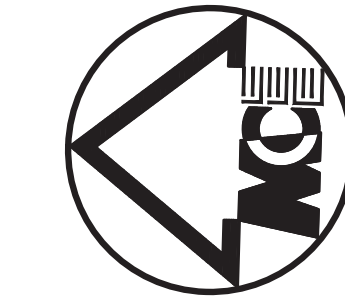


THIS NORTHERN 12.3 ACRES IS TO BE DIVIDED FROM THE OVERALL PARCEL AND IS NOT A PART OF THE PROPOSED SITE PLAN.



ARBORLAND MALL

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HURON RIVER DR.
(66 FEET WIDE)

SOUTH POND NATURE AREA
CITY OF ANN ARBOR

OPEN SPACE - PASSIVE
EXISTING PEDESTRIAN PATHWAY

0.2% ANNUAL CHANCE
FLOODPLAIN BOUNDARY

25' WETLAND
BUFFER

WETLAND B
4.86 AC
(WITHIN
PROPERTY)

WETLAND C
0.01 AC

0.2% ANNUAL CHANCE
FLOODPLAIN BOUNDARY.
THE 1% CHANCE ANNUAL
FLOODPLAIN BOUNDARY
IS CONTAINED WITHIN
THE BANKS OF MALLETTS
CREEK

MAIN
DETENTION
BASIN

25' WETLAND
BUFFER

25' WETLAND
BUFFER

US-28
(300 FEET WIDE)

CREEK HILLS RD.

NORTH BLUFFS DR.

NORTH HEIGHTS DR.

SOUTH POND WAY

SOUTH POND WAY

WOODCREEK CONDOMINIUMS

WOODCREEK CONDOMINIUMS

CREEKBEND CT.

MEADOWSIDE DR.

BRIAN CT.

CLARK RD.

ARBORLAND

WETLAND A
0.01 AC

25' WETLAND
BUFFER

OPEN SPACE CALCULATIONS

OPEN SPACE:	19.78 AC.	54% NET SITE AREA
OPEN SPACE-ACTIVE:	11.11 AC.	30% NET SITE AREA
OPEN SPACE-PERMANENT:	5.80 AC.	16% NET SITE AREA

TOTAL PEDESTRIAN OPPORTUNITIES:
PATHWAY-PEDESTRIAN: 1,091 LF/0.2 MILES
SIDEWALK: 9,296 LF/1.8 MILES
10,387 L.F./2.0 MILES

NOTE: NO CITY REQUIREMENT FOR OPEN SPACE
WITH SINGLE FAMILY DEVELOPMENT

MIDWESTERN CONSULTING
Civil, Environmental and
Transportation Engineers
Planners, Surveyors
Landscape Architects
3815 Plaza Drive
Ann Arbor, Michigan 48108
Phone: 734.995.0200
Fax: 734.995.0599

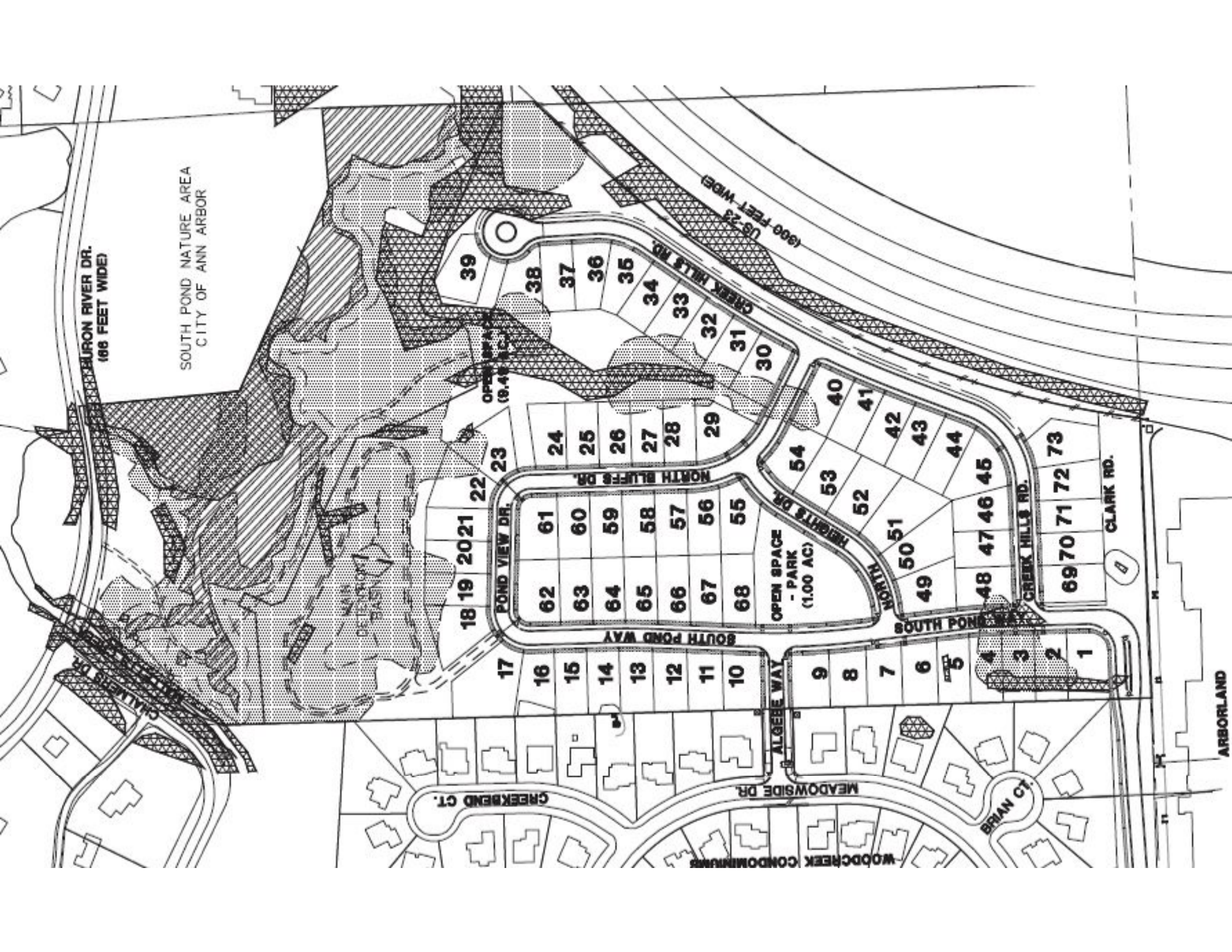
CLIENT
ANN ARBOR MANCHESTER, LLC.
1700 W. BIG BEAVER RD., SUITE 120
TROY, MI 48064
MICHAEL FURNARI

SOUTH POND VILLAGE
SITE PLAN
OVERALL OPEN SPACE PLAN

13

JOB No.	14100
REVISED: CITY SUBMITTAL	
DATE:	01-10-2015
SHEET:	13 OF 54
REV. DATE:	01/10/15
CADD:	GTS
ENG.:	JAM
PK.:	TJC
TECH.:	GTS
1:410005.dwg	

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.



BURTON RIVER DR.
(168 FEET WIDE)

SOUTH POND NATURE AREA
CITY OF ANN ARBOR

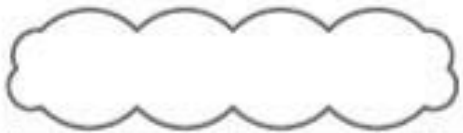
OPEN SPACE
(9.48 AC)

OPEN SPACE
- PARK
(1.00 AC)

WOODCREEK CONDOMINIUMS

ARBORLAND

LEGEND



TREE OR BRUSH LIMITS



EXISTING WETLAND



EXISTING FLOODPLAIN



EXISTING WOODLANDS



EXISTING STEEP SLOPES (> 1:3)



client:
**MANCHESTER
ANN ARBOR LLC**
1700 W. BIG BEAVER ROAD,
SUITE 120
TROY, MICHIGAN 48084
ph: (248) 602-2220

project:
**SOUTH POND
VILLAGE**

project location:
Ann Arbor, Michigan
US-23

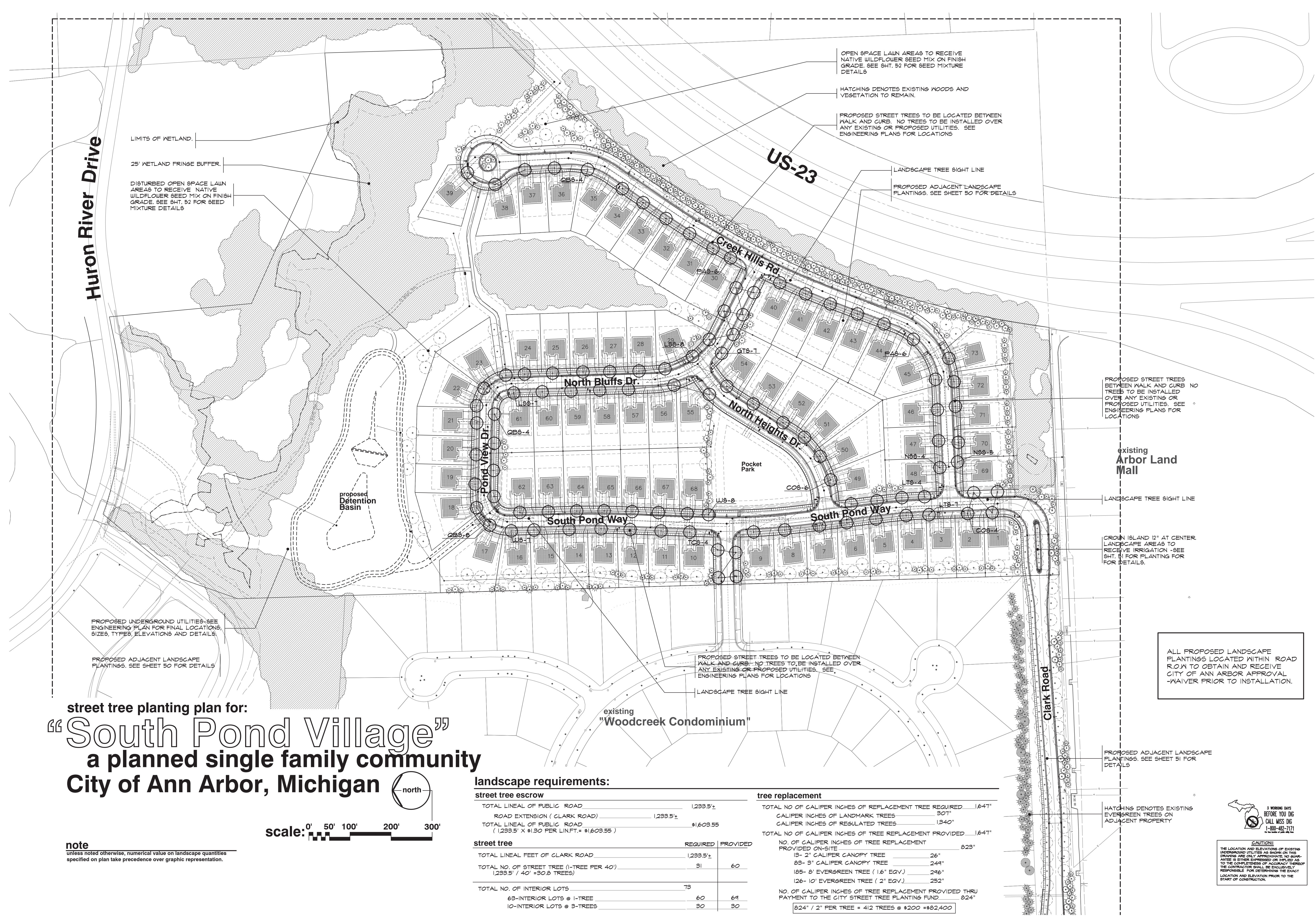
sheet title:
**street tree planting
plan**

job no. / issue / revision date:
LS13.050.09 * SPA * 9-26-2014
LS14.050.11 * SPA * 11-11-2014
LS14.050.12 * SPA * 12-31-2014
LS15.002.01 * SPA * 01-09-2015

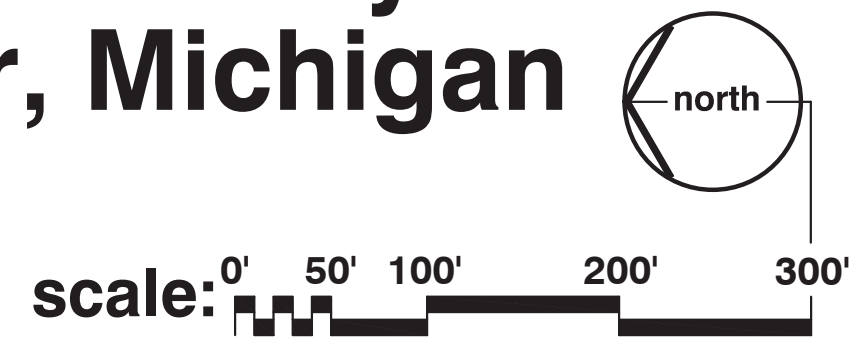
drawn by:
CZ, JP, AP, KM
checked by:
FP

1-9-2015
notice:
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Do Not scale drawings. Use figured
dimensions only
project no:
LS15.002.01
sheet no:



street tree planting plan for:
“South Pond Village”
a planned single family community
City of Ann Arbor, Michigan



note
unless noted otherwise, numerical value on landscape quantities specified on plan take precedence over graphic representation.

landscape requirements:

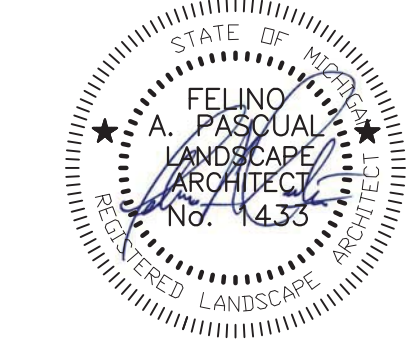
street tree escrow	
TOTAL LINEAL FEET OF PUBLIC ROAD	1,299.5'
ROAD EXTENSION (CLARK ROAD)	1,299.5'
TOTAL LINEAL FEET OF PUBLIC ROAD (1,299.5' X \$1.30 PER LIN.FEET = \$1,609.55)	\$1,609.55

street tree		REQUIRED	PROVIDED
TOTAL LINEAL FEET OF CLARK ROAD	1,299.5'		
TOTAL NO. OF STREET TREE (1-TREE PER 40')	(1,299.5' / 40' = 30.0 TREES)	31	60
TOTAL NO. OF INTERIOR LOTS	73		
63-INTERIOR LOTS @ 1-TREE		60	61
10-INTERIOR LOTS @ 3-TREES		30	30

tree replacement	
TOTAL NO OF CALIPER INCHES OF REPLACEMENT TREE REQUIRED	1,647"
CALIPER INCHES OF LANDMARK TREES	307"
CALIPER INCHES OF REGULATED TREES	1,340"
TOTAL NO OF CALIPER INCHES OF TREE REPLACEMENT PROVIDED	1,647"
NO. OF CALIPER INCHES OF TREE REPLACEMENT PROVIDED ON-SITE	823"
13- 2" CALIPER CANOPY TREE	26"
83- 3" CALIPER CANOPY TREE	249"
105- 8' EVERGREEN TREE (1.6' EQV.)	246"
126- 10' EVERGREEN TREE (2' EQV.)	252"
NO. OF CALIPER INCHES OF TREE REPLACEMENT PROVIDED THRU PAYMENT TO THE CITY STREET TREE PLANTING FUND	824"
824" / 2" PER TREE = 412 TREES @ \$200 = \$82,400	

ALL PROPOSED LANDSCAPE PLANTINGS LOCATED WITHIN ROAD R.O.W TO OBTAIN AND RECEIVE CITY OF ANN ARBOR APPROVAL -WAIVER PRIOR TO INSTALLATION.

seal:



client:
MANCHESTER ANN ARBOR LLC
 1700 W.BIG BEAVER ROAD,
 SUITE 120
 TROY, MICHIGAN 48064
 ph: (248) 602-2220

project:
SOUTH POND VILLAGE

project location:
 Ann Arbor, Michigan

US-23

sheet title:

Landscape Planting Detail

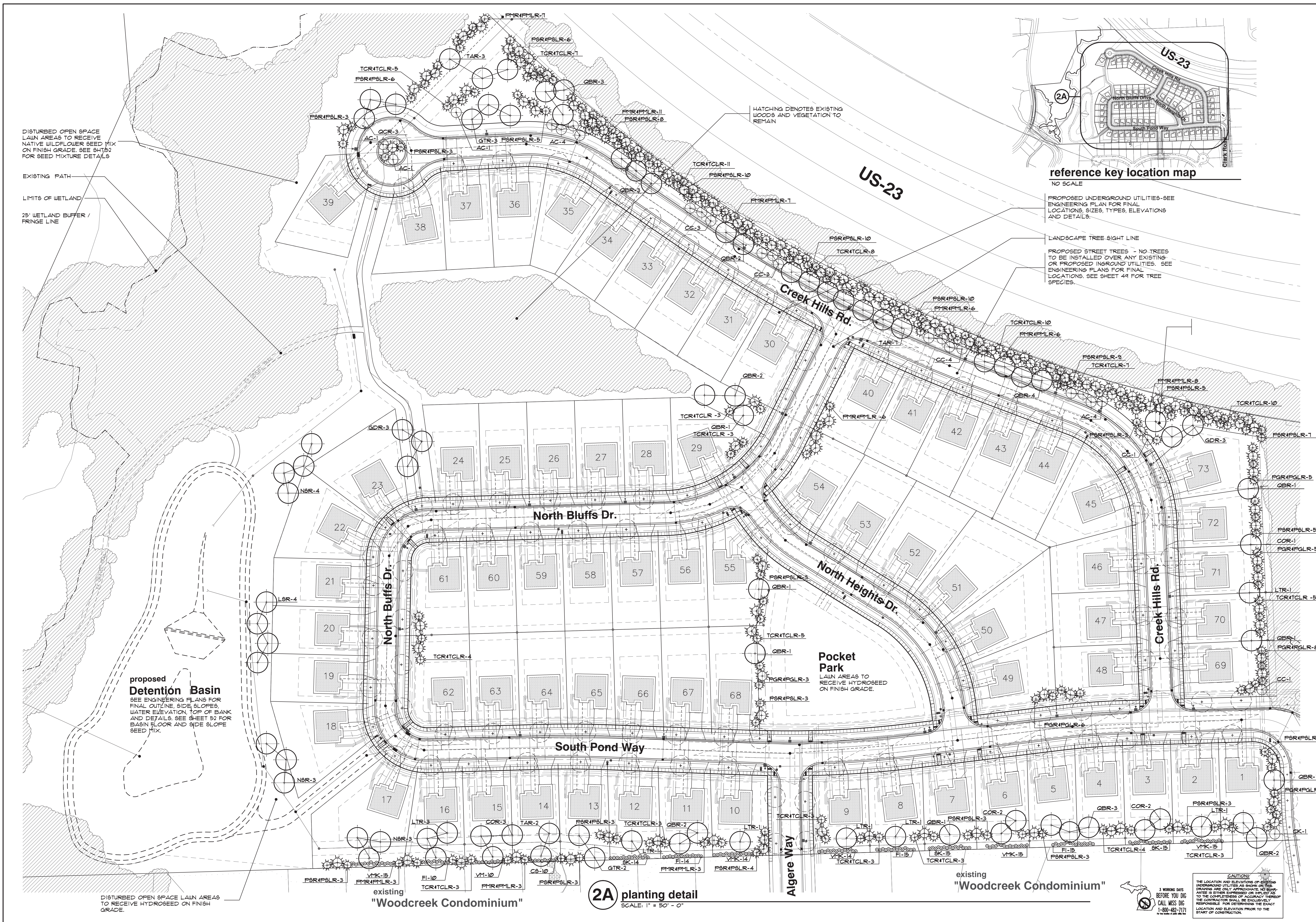
job no. / issue / revision date:
 LS13.050.09 * SPA * 9-26-2014
 LS14.050.11 * SPA * 11-11-2014
 LS14.050.12 * SPA * 12-31-2014
 LS15.002.01 * SPA * 01-09-2015

drawn by:
CZ, JP, AP, KM
 checked by:
FP

1-9-2015
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Do Not scale drawings. Use figured dimensions only
 project no:
LS15.002.01

sheet no:



DISTURBED OPEN SPACE LAWN AREAS TO RECEIVE NATIVE WILDFLOWER SEED MIX ON FINISH GRADE. SEE SH752 FOR SEED MIXTURE DETAILS

EXISTING PATH
 LIMITS OF WETLAND
 25' WETLAND BUFFER / FRINGE LINE

HATCHING DENOTES EXISTING WOODS AND VEGETATION TO REMAIN

reference key location map
 NO SCALE

PROPOSED UNDERGROUND UTILITIES-SEE ENGINEERING PLAN FOR FINAL LOCATIONS, SIZES, TYPES, ELEVATIONS AND DETAILS.

LANDSCAPE TREE SIGHT LINE
 PROPOSED STREET TREES - NO TREES TO BE INSTALLED OVER ANY EXISTING OR PROPOSED INGROUND UTILITIES. SEE ENGINEERING PLANS FOR FINAL LOCATIONS. SEE SHEET 44 FOR TREE SPECIES.

proposed Detention Basin
 SEE ENGINEERING PLANS FOR FINAL OUTLINE, SIDE SLOPES, WATER ELEVATION, TOP OF BANK AND DETAILS. SEE SHEET 52 FOR BASIN FLOOR AND SIDE SLOPE SEED MIX.

Pocket Park
 LAWN AREAS TO RECEIVE HYDROSEED ON FINISH GRADE.

2A) planting detail
 SCALE: 1" = 50' - 0"

CAUTION
 THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OF ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION PRIOR TO THE START OF CONSTRUCTION.



DISTURBED OPEN SPACE LAWN AREAS TO RECEIVE HYDROSEED ON FINISH GRADE.

seal:



client:
MANCHESTER ANN ARBOR LLC
 1700 W. BIG BEAVER ROAD,
 SUITE 120
 TROY, MICHIGAN 48064
 ph: (248) 602-2220

project:
SOUTH POND VILLAGE

project location:
 Ann Arbor, Michigan

US-23

sheet title:
Landscape Planting Detail Plan

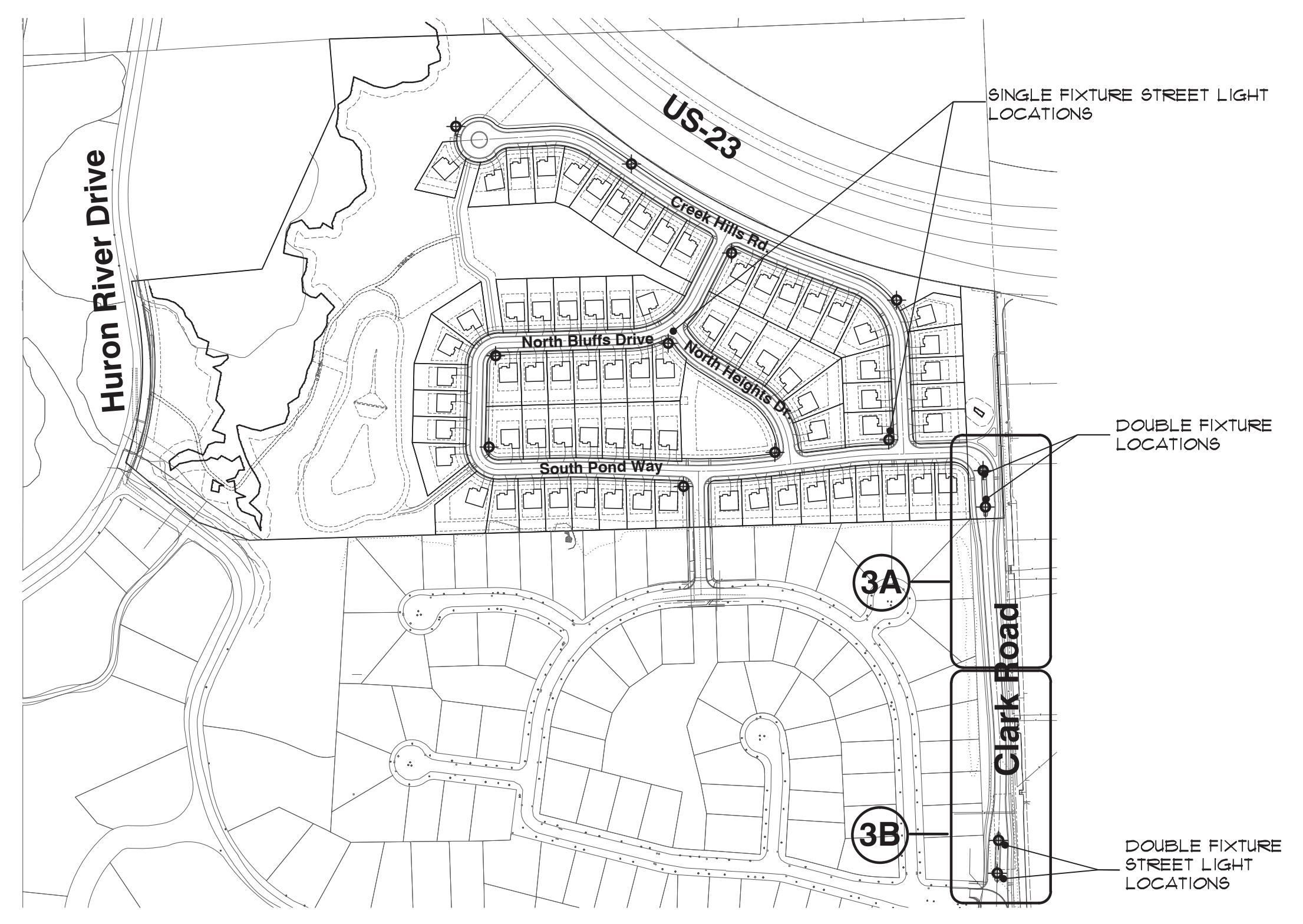
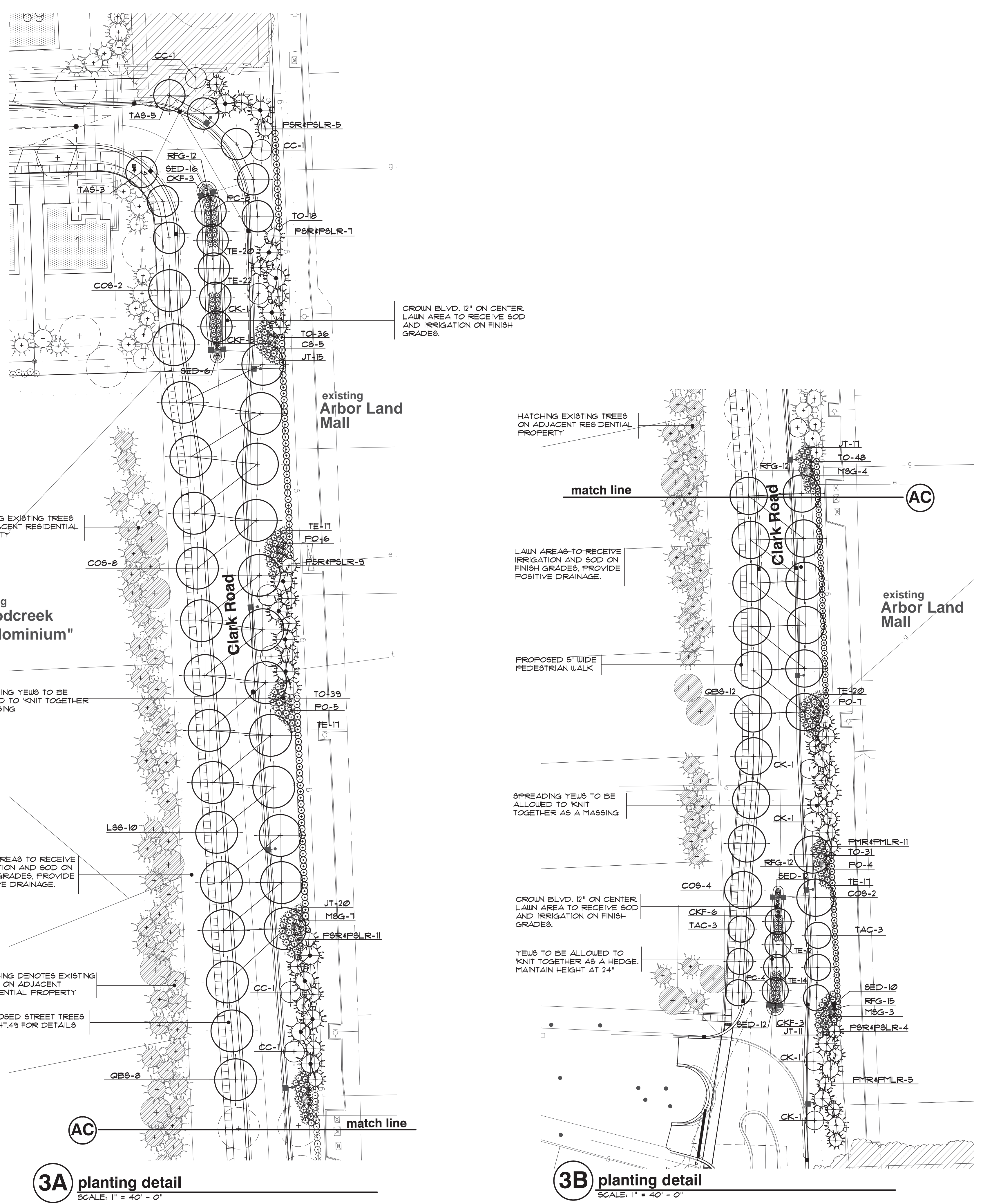
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LS15.002.01
 sheet no:



street light location map
 SCALE: 1" = 500' - 0"



SINGLE FIXTURE
 3-CONDITIONS



DOUBLE FIXTURE
 4-CONDITIONS

3E decorative light & pole
 DECORATIVE SITE FIXTURE LIGHTS AND ALUMINUM POLE BY PEMCO LIGHTING PRODUCTS, INC. 150 PEMCO WAY - WILMINGTON, DE 19804 PH. 302-642-9000 WEB WWW.PEMCOLIGHTING.COM
 STYLE: TRADITIONS-CARSBAD RADIANT SERIES (LED LIGHT)
 MODEL No: 80W60C4K OR EQUAL

3A planting detail
 SCALE: 1" = 40' - 0"

3B planting detail
 SCALE: 1" = 40' - 0"