



**City of Ann Arbor**  
**Formal Minutes - Final**  
**Planning Commission, City**

301 E. Huron St.  
Ann Arbor, MI 48104  
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Tuesday, December 16, 2014

7:00 PM Washtenaw County Building, 220 N. Main St., board room

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**10-b 14-1764**

Nixon Farm South, 2999 Nixon Road for City Council Approval - A proposal including several related petitions necessary to develop a 40-acre site at the southwest corner of Nixon and Dhu Varren Roads for multiple-family residential use with 264 attached dwelling units in 51 buildings, with storm water management and park donation. Petitions include Zoning (to R4A Multiple-Family Dwelling), Site Plan and Natural Features Open Space Activity authorization, Landscape Ordinance modification request and Wetland Use permit. Ward 1. Staff Recommendation: Approval

**Moved by Peters, seconded by Clein, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the request for R4A (Multiple-Family Dwelling District) zoning designation for the Nixon Farm South site.**

**The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Nixon Farm South Site Plan and Development Agreement.**

**The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the proposed modifications to the conflicting land use buffer and interior landscaping requirements for Nixon Farm South, in accordance with Chapter 62 (Landscape and Screening Ordinance), Section 5:608(2)(c).**

**The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Wetland Use Permit for the Nixon Farm South development.**

**The Ann Arbor City Planning Commission hereby authorizes activity in the natural features open space for the Nixon Farm South development.**

*COMMISSION DISCUSSION:*

*Briere asked about the proposed alignment of Haverhill Street and Nixon Road and if staff felt the issue should be brought back to the traffic engineers to further review.*

*DiLeo said she could bring it back to the traffic engineers, but noted that they have reviewed every aspect of the plan. She said they have noted in regards to the sight distances that they do meet the standards. She said she would ask them if there was a difference between the alignment meeting national standards and local expectations.*

*Briere asked about the proposed sidewalk along the property on the western edge of the parcel that would end at the property edge. She said there are several houses along that stretch and to Traver Road along Nixon where people would have to walk in the street because there the sidewalk ends. She asked if the developer could help cover the cost of building the sidewalk.*

*DiLeo said they had held that conversation with the developer saying if it was a straight shot from their development to the next segment they wouldn't hesitate, but it is not a straight shot given the existing berms and ditches along Nixon and they would need the City's help in possibly obtaining the necessary right-of-way and possible grading easements to make this a reality. She said the discussion is still on the table and the developer seemed open to work with the City on the matter in previous discussions.*

*Briere encouraged staff to continue working with the developer on the issue, noting that if there is no sidewalk continuation people will walk in the street or venture to cross Nixon, neither of which is a desirable outcome. She said she felt now was the time to get into a more urban feel in that area. She asked about lighting along Nixon Road.*

*DiLeo said she would have to defer to the City's Public Services Department.*

*Briere said the small amount of parkland proposed to be dedicated is appreciated to assist in the linkages, but she felt it is too small given that it is the minimum.*

*Mills asked about the current right-of-way on Nixon Road and what it might allow for.*

*DiLeo said she was fairly confident that the right-of-way is 66 feet which is a typical width. She said she has been told by the engineers that 66 feet is adequate space to allow for a sidewalks and lawn extension on both sides of the street as well as 2 to 3 travel lanes. She said the issue*

*becomes how much work would need to be done to transform a country road into a City road.*

*Mills asked about the northeast corner of the property and the bypass lane, noting that it looks quite close to the intersection.*

*DiLeo said the buildings would have a minimum of 15 foot setback from the future right-of-way line and the site plan configuration would fit with the possible round-about and the by-pass lane, in the intersection. She said the intersection study has not gotten close to final design, but everything fits and is compliant.*

*Mills asked about parkland, noting that the staff report stated that the parkland on the North site was preferred.*

*DiLeo said the Natural Area Preservation [NAP] staff have expressed interest in the natural features on the North site, because there are more overlapping natural features there, such as wetlands and contributories, woodlands and landmark trees. She said NAP, which is under Parks and Recreation, is interested and willing to take that into their inventory and maintain it. She said NAP feels that they could not adequately maintain the area on the South site; however, the question remains if Parks and Recreation would prefer the land on the South site for a public park. She confirmed that discussion is on-going for a win-win outcome for everyone.*

*Adenekan asked about unanswered questions at the citizen participation meeting. She said one of the questions was; Will the road be paved from Traver Road to Leslie Golf Course?*

*Brainard said they had never considered that.*

*Adenekan re-asked the unanswered question if any green space will be preserved along Nixon Road.*

*Brainard said just the right-of-way.*

*Adenekan re-asked if a tree line will be established at 2950 Lakehurst Court to screen buildings.*

*Brainard asked if Lakehurst Court is in Fox Ridge.*

*Adenekan said, yes.*

*Brainard said he believed that they had depicted that, pointing to the site plan map, noting that there would be open space that was screened.*

*Adenekan asked if the target market would be for young adults what was going on for the aging community.*

*Brainard said he thought that for the South development, the target would be 35-45 year olds, but that they market to a broad spectrum beyond that age range.*

*Adenekan asked if they are included.*

*Brainard said, yes, on the North side.*

*Adenekan asked about the traffic coming out on Bluett.*

*Brainard said TDA Traffic Engineers had conducted a separate traffic study to include Bluett and the results are consistent with what Opus had discussed at the public meeting.*

*Adenekan said she doesn't like to see concerned citizens in the community coming out and asking questions and not getting any response and that is why she wanted to get answers to those questions that had been asked by citizens in the community.*

*Briere said she noted that some of the units on the North site had master bedrooms on the first floor level, adding that she lives in a house that doesn't do master bedrooms and so it always seems plantation like to her. She said she realizes that master bedrooms on the first floor are appealing to a certain demographic who are not wanting to climb stairs all the time. She asked what the income demographics were.*

*Brainard said the North site would be household incomes of \$140,000-150,000 and the Southern site would be household income of approximately \$110,000.*

*Briere said the median income for a single adult in Ann Arbor is about \$ 60,000, adding that this development doesn't do anything to help address the broad community need for the working class.*

*Briere asked about the playground on the South parcel.*

*Brainard said they have an area designated for the playground, but they*

*have not designed it yet, adding that it will have all of the safety standard certifications.*

*Briere asked if they would do anything for universal access to that playground.*

*DiLeo explained that the City's Park's Planner has been reviewing the playground for the minimum required barrier free access.*

*Briere said given all the comments about their lack of quality in their developments, she asked about quality control measures that are in place at the Toll Brothers, outside of inspections.*

*Brainard said they have their own quality assurance department that services all of their developments, and they give a non-biased report on them which goes to all of their senior managers and since they are publically traded goes to the Board and that is their check on their own staff. He said they make all of their production staff be storm water certified, so they follow all the best practices for erosion control. He said they are also required to be OSHA 10 trained.*

**Bona moved to separate out the site plan motion and vote on it last. Seconded by Mills. On a voice vote, the Chair declared the motion carried.**

**Moved by Clein, seconded by Adenekan, to amend the site plan motion to add the same language as on the Nixon Farm North site plan motion regarding material; that the draft development agreement be revised to include a clause requiring the developer to maintain materials as specified on the submitted elevations. On a roll call, the vote was as follows, with the Chair declaring the motion carried.**

**Yeas:** 7 - Wendy Woods, Eleanore Adenekan, Kenneth Clein, Sabra Briere, Jeremy Peters, Sarah Mills, and Bonnie Bona

**Nays:** 0

**Absent:** 1 - Sofia Franciscus

**NIXON FARM SOUTH-VOTE ON ZONING DESIGNATION, MODIFICATIONS TO INTERIOR LANDSCAPING REQUIREMENTS, WETLAND USE PERMIT, ACTIVITY IN THE NATURAL FEATURES OPEN SPACE:**

**On a roll call, the vote was as follows, with the Chair declaring the motion carried.**

**Yeas:** 7 - Wendy Woods, Eleanore Adenekan, Kenneth Clein, Sabra Briere, Jeremy Peters, Sarah Mills, and Bonnie Bona

**Nays:** 0

**Absent:** 1 - Sofia Franciscus

**NIXON FARM SOUTH-VOTE ON SITE PLAN AND DEVELOPMENT AGREEMENT MOTION, AS AMENDED:**

**On a roll call, the vote was as follows, with the Chair declaring the motion carried.**

**Yeas:** 7 - Wendy Woods, Eleanore Adenekan, Kenneth Clein, Sabra Briere, Jeremy Peters, Sarah Mills, and Bonnie Bona

**Nays:** 0

**Absent:** 1 - Sofia Franciscus