

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of December 7, 2021

**SUBJECT: The Village of Ann Arbor Annexation
File Nos. A21-001, A21-002, A21-003, A21-004, A21-005**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Annexation of 1680 Dhu Varren Road, 2670 Pontiac Trail, 2672 Pontiac Trail, 2678 Pontiac Trail, and 2682 Pontiac Trail.

STAFF RECOMMENDATION

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

LOCATION

This 73.2 acre collection of 5 parcels is located within the southeast quadrant of Dhu Varren Road and Pontiac Trail. This site is in the Traver Watershed.

DESCRIPTION OF PETITION

The petitioner requests annexation of a total of 73.2 acres of land which includes the following addresses:

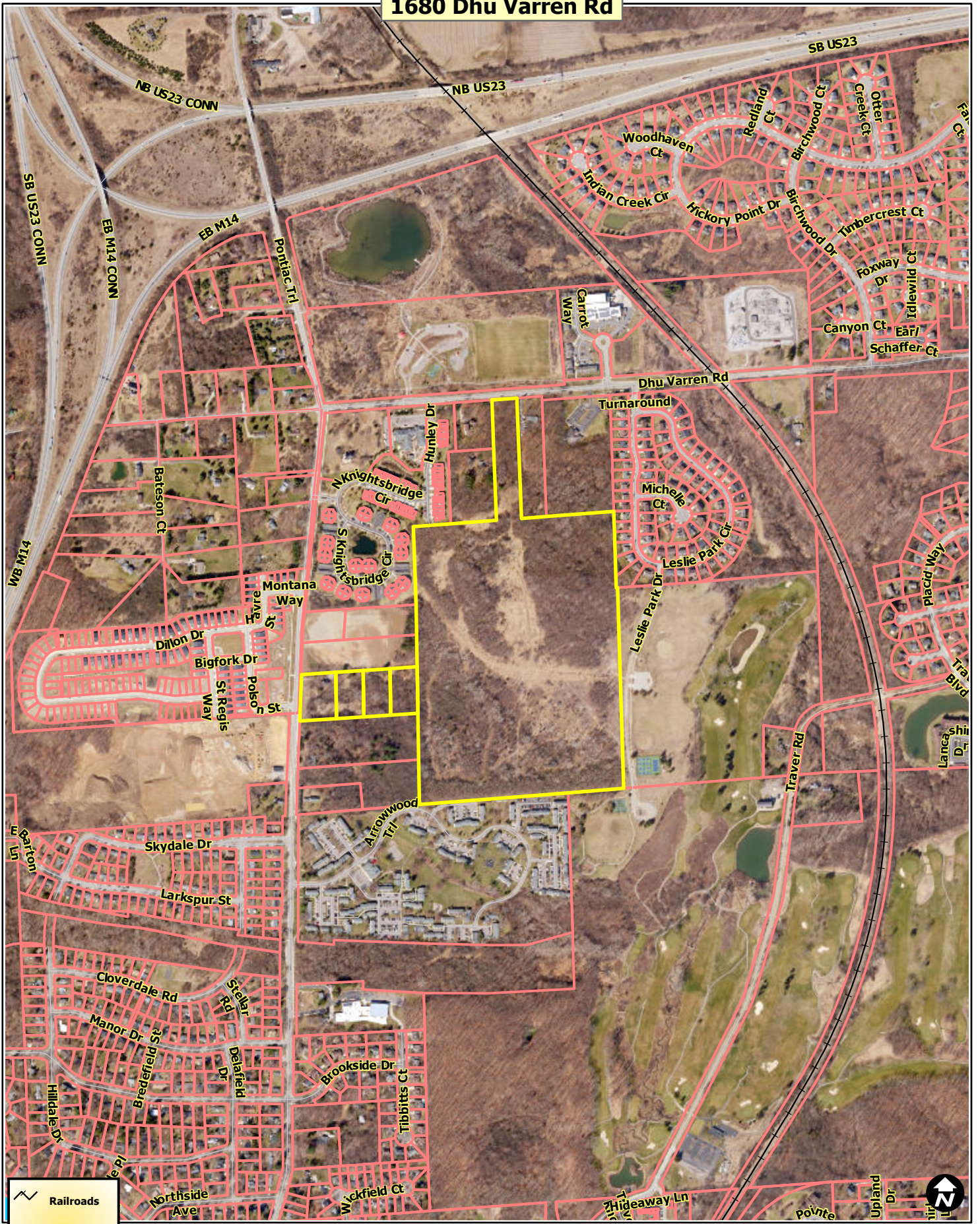
- 1680 Dhu Varren, parcel # 09-16-150-003 (67.599 acres)
- 2670 Pontiac Trail, parcel # 09-16-201-016 (1.859 acres)
- 2672 Pontiac Trail, parcel # 09-16-201-015 (1.256 acres)
- 2678 Pontiac Trail, parcel # 09-16-201-014 (1.245 acres)
- 2682 Pontiac Trail, parcel # 09-26-201-013 (1.248 acres)

The proposed annexation is intended to create a development site which includes one parcel that has already been annexed into the City of Ann Arbor: 1710 Dhu Varren. The developer has also submitted a petition for R4A zoning and Site Plan for City Council. The petitioner would like to move ahead with the annexation process to expedite the review of the project since State review of the annexation can take a number of months.

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 proposing single-family homes, townhomes, and stacked multiple-family units at a density of less than 10 dwelling units per acre and a request for R4A (multiple-family) zoning. City staff is currently reviewing the site plan and rezoning petitions.

1680 Dhu Varren Rd



- Railroads
- Huron River
- Tax Parcels



Map date: 1/19/2021
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1680 Dhu Varren Rd

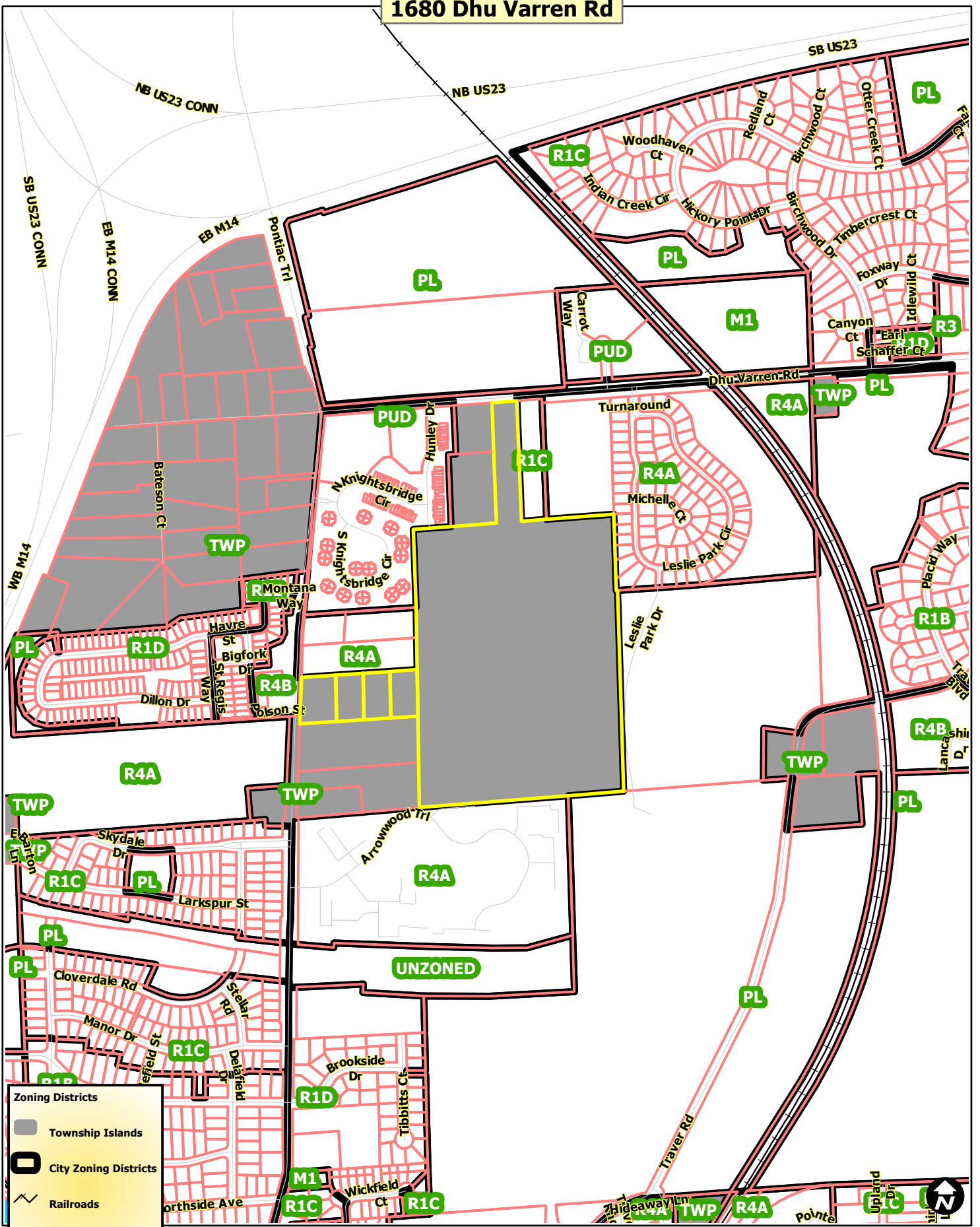


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1680 Dhu Varren Rd



Zoning Districts

- Township Islands
- City Zoning Districts
- Railroads
- Huron River
- Tax Parcels



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