

**ANN ARBOR PLANNING DEPARTMENT STAFF REPORT**

**For Planning Commission Meeting of October 21, 2014**

**SUBJECT: Nixon Farm North – Annexation, Zoning, Site Plan for City Council Approval and Wetland Use Permit (3381 Nixon Road)  
Project Nos. A14-006, Z14-023, SP14-042, WUP14-002**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Nixon Farm North annexation of 67.8 acres from Ann Arbor Township.

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommend that the Mayor and City Council approve the request for R4A (Multiple-Family Dwelling District) zoning designation for the Nixon Farm North site.

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Nixon Farm North Site Plan and Development Agreement, including flexibility in the application of the Landscaping and Screening Ordinance for conflicting land use buffers.

**PROPOSED CITY PLANNING COMMISSION MOTION**

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

**PROPOSED CITY PLANNING COMMISSION MOTION**

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

## LOCATION

The site is located at the northwest corner of Nixon and Dhu Varren Roads, in the Northeast planning area and the Traver Creek watershed (Ward 1).

## STAFF RECOMMENDATION

Staff recommends that the **annexation** petition be **approved** because the property is within the City's water and sewer service area.

Staff recommends that the **zoning** petition be **postponed** so that it may be acted upon simultaneously with the site plan petition.

Staff recommends that the **site plan** petition be **postponed** until all outstanding issues have been satisfactorily addressed and a development agreement addressing off-site improvements to the Dhu Varren/Nixon/Green intersection is drafted.

Staff recommends that the **wetland use permit** be **postponed** so that it may be acted upon simultaneously with the site plan petition.

Staff recommends **authorization for activity** in the natural features open space be **postponed** so that it may be acted upon simultaneously with the site plan petition.

## DESCRIPTION OF PETITIONS

The petitioners are seeking approval to annex a 69-acre parcel, zone it R4A (Multiple-Family Dwelling District) and construct 209 single-family attached residential units. The development is proposed to be constructed in three phases and has an estimated development cost of \$5,500,000. Concurrent with this proposal, the petitioners are seeking approval of the Nixon Farm South development on the 41-acre parcel to the south.

### Annexation

The petitioners have requested annexation from Ann Arbor Township to the City of Ann Arbor in order to connect to and extend public utilities, such as water, sanitary sewer and storm sewers. The site has 69 gross acres and 64.5 net acres when existing and proposed rights-of-way are subtracted.

### Zoning

The petitioners have requested the site be zoned R4A Multiple-Family Dwelling District, consistent with the future land use recommendation for the site. The R4A district is intended for attached or stacked dwelling units in a low-density, multiple-family fashion in perimeter areas of the city. Single, two-family, multiple-family and assisted living uses, up to ten dwelling units per acre, are permitted in the R4A district.

## Site Plan

A site plan for 209 attached dwelling units, each with a two-car garage incorporated into the front of the unit, is proposed on a private drive network. The units are grouped into 51 buildings, most having four or five units each. A clubhouse with outdoor pool and 29-vehicle parking lot is also proposed for use by this proposed community, as well as its proposed sister development at the southwest corner of Nixon and Dhu Varren Roads, Nixon Farm South. The density of the proposed development is approximately 3 dwelling units per acre.

### Existing Site Conditions (Figure 1) –

The subject site is vacant and currently planted with soybeans. A tributary of Traver Creek bisects the site, flowing from the northeast corner to the southwest corner, with woodlands immediately surrounding the creek. The soybeans are found on the southeast side of the creek. Woodlands, with a large wetland in the middle, and a fallow farm field are found on the northwest side of the creek. A second large wetland is located on the south side of the site, surrounded by soybeans, and several other small wetlands are scattered throughout the site, some also surrounded by soybeans and some on the edges of the woodland.

Natural Features – The proposed site layout concentrates the majority of development on the areas of the site currently farmed. Seventy-five percent of the site, 48 of the 64.5 total acres, is proposed as open space. Natural feature impacts due to the proposed dwelling units and the private drive include crossing the tributary of Traver Creek (a watercourse), removing 23 landmark trees and woodland areas, and filling five wetlands with a combined total of 15,984 square feet.

A total of 355 caliper inches of replacement trees are proposed, located through the site, for mitigation of landmark tree and woodland area removal. A 12,500-square foot new wetland area, located

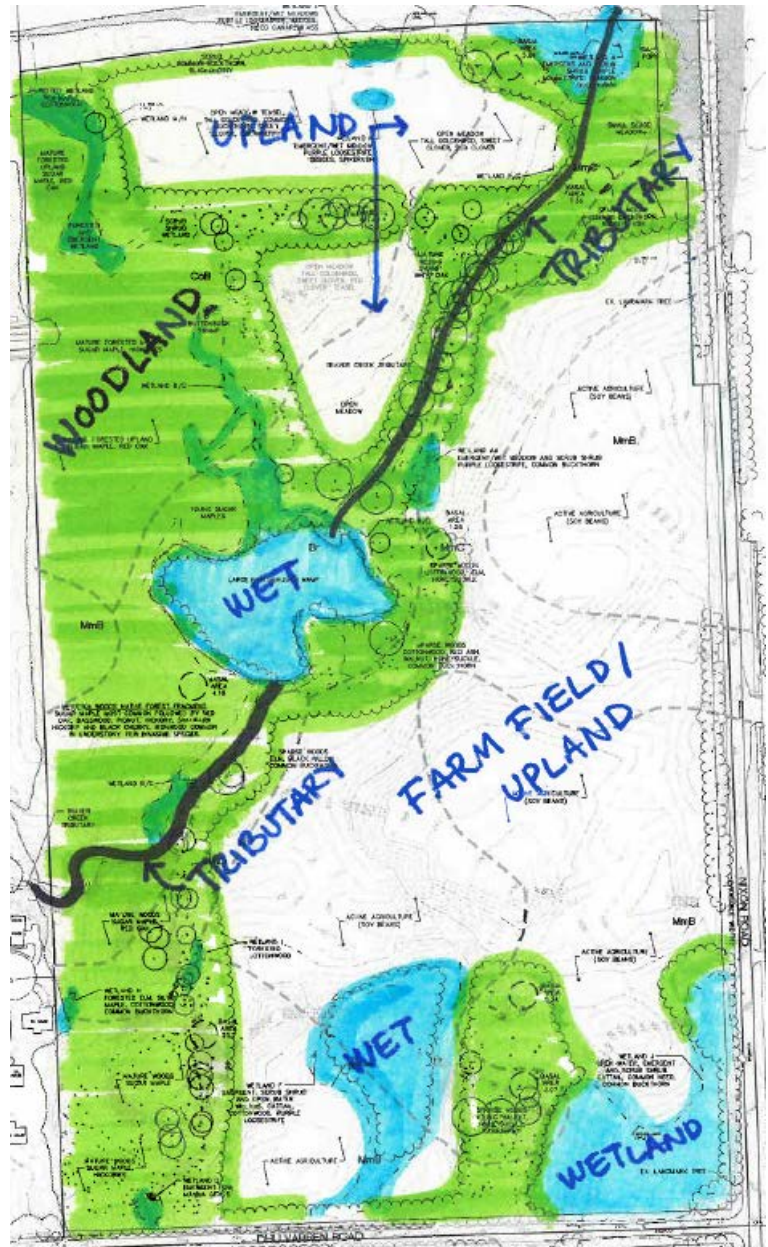


Figure 1- Existing Site Conditions

immediately adjacent to the existing wetland on the south side of the site, is proposed for mitigation of the wetland impacts.

Natural Feature Open Space – Natural features identification, protection and mitigation are addressed in Chapter 57 Subdivision and Land Use Control and the Land Development Regulations, which are an attachment to Chapter 57. In addition to those regulations, the Zoning Ordinance requires a 25-foot natural feature open space extending from the edge of a wetland or watercourse. The natural feature open space (NFOS) is intended to prevent any harm to wetlands or watercourses and any encroachment into the NFOS, called “activity” by the Ordinance, requires authorization by the Planning Commission.

The proposed development includes nine instances of activity in the NFOS to varying degrees ranging from 17 square feet to 7,193 square feet. The smaller instances of NFOS activity are due to grading work for the dwelling units, retaining walls or detention ponds encroaching into the NFOS but not any permanent structures. The larger instances of NFOS activity are because of the proposed crossing of the Traver Creek tributary. The largest instance is from a proposed wetland mitigation area immediately adjacent to the existing wetland in the south of the site.

By code, there are nine criteria which the Planning Commission must consider when authorizing activity within a NFOS. Further discussion of the natural feature open space activity is provided later in this staff report and an analysis will be provided with future staff reports.

Access – Access to the site is planned by connections to Nixon Road and Dhu Varren Road. Over 6,700 linear feet of private drive is proposed to serve as the internal road network for the development. Sidewalks are planned along both sides of the private drive and public sidewalk will be added along Nixon and Dhu Varren roads. Pathways through the open space leading to the public sidewalk in Hickory Point Drive and Foxfire East Park are proposed. Bridges are planned over wetlands in order to reduce disruption to wildlife habitat.

Utilities – Water service will be connected to existing mains in Nixon and Dhu Varren Roads as well as a stub left in Hickory Point Drive in the adjacent Foxfire development off Nixon Road. Sanitary sewer service will connect to the main in Nixon Road. Sixty-one footing drain disconnections, or their equivalent, will be required to mitigate for the increased flows to the sanitary sewer system from the proposed development.

Stormwater Management – Stormwater management is proposed in accordance with the newly adopted rules of the Washtenaw County Water Resources Commissioner for infiltration of the first inch of rain from a 100-year storm event and detention for the remaining volume. Six detention basins and two bio-infiltration swales are provided on the site. All stormwater run-off from the dwelling unit roofs, patios, walkways and private drive and sidewalk network will be directed to the on-site system.

Landscape Plan and Modifications – Two forms of landscaping are required for the proposed development, (1) interior landscape islands for vehicular use area, and (2) a conflicting land use buffer adjacent to residential zoning districts. A Chapter 62 Landscaping Modification petition has been submitted requesting flexibility for the conflicting land use buffer requirements.

Since the private drive serving as the road network for the development is neither a public road nor a private street as defined by City Code, by default it is defined as a vehicular use area.

Therefore, instead of one street tree for every 30 feet of street frontage, which would be required for public or private roads, a total of 31,611 square feet of interior landscape islands with 126 trees are required and 32,645 square feet with 126 trees are proposed. Staff has noted that some of the interior landscape areas are located between the individual driveways for each dwelling unit and have only six or seven feet in width, which does not provide the minimum required width of eight feet in all directions. The modification petition does not currently include a request for flexibility to the vehicular use area requirements in order to allow a lesser dimension. Staff also notes that the petitioner could seek a modification petition to apply the private street tree requirements to the site instead of the vehicular use area requirements. Either way, the current modification petition must be amended to include flexibility for the vehicular use area requirements or significant revisions to the proposed site plan would be needed.

A conflicting land use buffer is required along the entire length of the west property line to buffer the proposed R4A zoning district from the existing R1C (Single-Family Dwelling) zoning district. A modified buffer has been proposed to allow the existing woodland area along the west side of the site to serve as the conflicting land use buffer. An analysis of this Chapter 62 Landscape Modification request is provided later in this staff report.

Traffic Impacts – The Nixon/Dhu Varren/Green intersection currently operates at an unacceptable level of service. The Nixon Farm North development cannot be built until necessary improvements are scheduled for construction, per Attachment D of the Land Development Regulations. A study is already underway by a consultant managed by the Public Services Area to recommend an improvement for the intersection and including its estimated cost, which is targeted for completion in December 2014.

The petitioner has volunteered to construct the intersection improvements recommended by the study and contribute to the cost based on their proportion of trips, so that the intersection can be improved at the same time as Nixon Farm North and its sister development Nixon Farm South is constructed. Also contributing to the Nixon/Dhu Varren/Green roads intersection improvement will be the petitioners of Nixon Farm South, Woodbury Club Apartments on Nixon Road and Northsky on Pontiac Trail.

In the event that the proposed development does not move forward, the intersection improvements will be added to the Capital Improvements Plan so that funding for future construction can be identified.

Wetland Use Permit – A combined wetland use permit for Nixon Farm North and Nixon Farm South has been submitted to place 1,945 cubic yards of fill in 0.31 acres of wetland; excavate 14 cubic yards from 0.142 acres of wetland; enclose 100 linear feet of an unnamed Traver Creek tributary within a 42-inch diameter concrete pipe; construct of 10 storm water detention basins; and install 10 storm water outfall structures with riprap in wetlands. The permit has been submitted to both the City of Ann Arbor and the Michigan Department of Environmental Quality for approval.

Development Agreement – Development agreements are used for projects that include offsite improvements, such as extension of a public utility main, a contribution of land or money, or other capital improvements. A key provision of the Nixon Farm North development agreement is addressing the need for and construction of improvements to the Nixon/Dhu Varren/Green intersection. However, because the recommended improvement is not yet known, the

development agreement has not yet been drafted. A draft development agreement will be provided to Planning Commission for review once the details for these and any other provisions have been sufficiently developed.

Citizen Participation Meeting – The petitioner invited all residents within 1000 feet of the site to a meeting on July 10, 2014 to discuss both the then-conceptual Nixon Farm North and Nixon Farm South proposals. Over 150 people signed the attendance sheets. Traffic concerns, including the Nixon-Dhu Varren-Green intersection and sidewalks (and the lack thereof) were foremost on the minds of the attendees, followed closely by concerns about the natural features and storm water management on the site. A copy of the petitioner’s meeting report is attached.

### COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED
Zoning	TWP Township	R4A Multiple-Family Dwelling	R4A Multiple-Family Dwelling
Gross Lot Area	66.8 acres (2,909,808 sq ft)	66.8 acres (2,909,808 sq ft)	21,780 sq ft MIN
Net Lot Area	64.9 acres (2,827,044 sq ft)	64.9 acres (2,827,044 sq ft)	21,780 sq ft MIN
Dwelling Units	Vacant	209	No requirement
Min. Lot Area Per Dwelling Unit	Vacant	13,526.5 sq ft/unit	4,300 sq ft/unit MIN (10 units/acre)
Min. Usable Open Space in % Lot Area	Vacant	75%	65% MIN
Min. Active Open Space	Vacant	300 sq ft per dwelling unit 62,700 sq ft total	300 sq ft per dwelling unit MIN (62,700 sq ft total MIN)
Setback: Front (N)	Vacant	30 ft	15 ft MIN, 40 ft MAX
Setback: Front (E)	Vacant	30 ft	15 ft MIN, 40 ft MAX
Setback: Front (S)	Vacant	30 ft	15 ft MIN, 40 ft MAX
Setback: Rear (W)	Vacant	198 ft	30 ft MIN
Height	Vacant	30 ft	35 ft MAX
Parking – Automobiles	Vacant	418 spaces for units (209 two-car garages) 29 spaces for clubhouse Up to 108 on-street spaces	418 spaces MIN for units 27 spaces MIN for clubhouse
Parking – Bicycles		209 Class A 6 Class C	21 Class A MIN + 21 Class C MIN for units 6 Class C MIN for clubhouse

### SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	State Highway M-14	TWP (Township)
EAST	Vacant Single-Family Attached Apartments	TWP (Township – Proposed R4A) R4A (Multiple-Family Dwelling) R4A (Multiple-Family Dwelling)
SOUTH	Vacant/Agricultural	TWP (Township – Proposed R4A)
WEST	Single-family Residential Single-family Residential Parkland	R1C (Single Family Dwelling) R3 (Townhouse Dwelling) PL (Public Land)

### HISTORY

Farming began on the site in the 1860's by Nathan Nixon, around the same time he married Ellen McIntyre. Nathan and Ellen had ten children, one of them being Lewis Nixon, father of the current owner, Betty Nixon Spurway. Mrs. Spurway's recently deceased brother Don Nixon was an active participant in Northeast Area planning efforts.

### PLANNING BACKGROUND

This site is located in the Northeast planning area. It has a site specific recommendation provided in the 2009 Master Plan: Land Use Element:

**Site 2 [Northeast Area]** – This 67-acre site is bounded by M-14 to the north, Nixon Road to the east, Dhu Varren Road to the south, the Foxfire subdivision to the west. Various types of wetlands exist on the site. An extensive wooded area exists on the west side of the site. A tributary of Traver Creek flows through the site. Portions of the site have been recently farmed.

Residential uses are recommended for the site at a gross density (minus right-of-way) of 7 to 10 dwelling units per acre. A mixture of housing types is encouraged, including single-family detached homes, attached townhouses, multiple-family (stacked units) and assisted living facilities. Future development should incorporate community design techniques (described in Chapter 5 [of the Land Use Element]) that support the goals and objectives of this Plan. The density calculation should be based on the future realignment of Dhu Varren Road to the south.

Although the previous Northeast Area Plan recommended office and research uses for this site with commercial uses on the corner of Nixon and Dhu Varren Roads, residential uses are now considered appropriate. Without direct freeway access at Nixon Road, office and research uses would result in greater peak period traffic impacts when compared to residential uses. Furthermore, residential uses on this site will improve the jobs/housing balance in the Northeast Area, as a significant amount of office and research uses continue to

develop and expand along Plymouth and Green Roads. The community commercial center previously recommended for this site is now being recommended on Site 3, since that site is more central to the surrounding neighborhoods and fewer natural features likely would be impacted.

Development should be sited away from significant natural features on the site, including the high quality woodland on the west side of the site, the creek corridor and all high quality wetlands. The planned roadway connection to the west (Hickory Point Drive) no longer appears feasible due to natural feature constraints. A pathway should be provided instead to allow a pedestrian connection to the Foxfire neighborhood to the west. A pedestrian path also should be provided along the creek corridor to provide a link between Foxfire East Park to the west and Nixon Road to the east, as described in the 2006-2011 Parks & Recreation Open Space Plan.

Consideration should be made to minimize visual impacts of proposed development. A landscape buffer should be provided along the M-14 freeway to screen future residents from the freeway and to maintain a greenbelt image from the freeway. Landscaping also should be provided along Nixon and Dhu Varren Roads to preserve the green edge along the roadway. Public pedestrian paths must be provided along both Nixon and Dhu Varren Roads as part of any development proposal. Additional public right-of-way may be requested along both Nixon and Dhu Varren Roads to accommodate these public sidewalk improvements. Access to the site should be provided from a single curb cut along Nixon and at least one but no more than two curb cuts along Dhu Varren Road. The relocation of the Dhu Varren/Nixon intersection should be considered as part of the design and density of this site (see Site 3).

Sites 2, 3 and 4 have interconnected natural systems, are adjacent to one another and have land use recommendations that will likely result in neighborhoods being created. These sites should therefore be planned in a manner that considers the interrelationship of natural systems, transportation systems and land use patterns.

As fully described in the 2011-2015 Parks & Recreation Open Space Plan, the City of Ann Arbor provides parks and recreation resources to enhance the quality of life and its environment for its residents. A rationale for dedication of land in new residential developments was first identified in 1981 based on the ratio of households in the City to acres of neighborhood-scale parkland. Today, the current formula to maintain the existing ratio of neighborhood parkland per resident is 0.0124 acres per dwelling unit. The average cost for parkland purchase, for the current PROS Plan timeframe, to calculate contributions in lieu of land is \$50,000 per acre.

The PROS Plan also articulates the criteria used for parkland acquisition. Potential parkland acquisitions are identified in various way according through a process developed through staff and public input. If acquisition applications are seen as meeting the criteria developed to evaluate land for public benefit, the Parks Advisory Commission may recommend the purchase to City Council. Potential parkland can also be identified through the Planning site plan review process and land may then be acquired through developer contribution, purchase, or a combination.



Criteria for acquisition of parkland property within the City limits includes: city-wide system balance/geographic distribution as well as open space convenient to each neighborhood; natural resource protection; open space and green space imagery/aesthetics; enhance access and linkage; protection of the Huron River, water sheds and water quality; recreation value and suitability for intended use; method of acquisition/direct costs; provides for future need/anticipates growth; and long-term development and maintenance costs.

The Non-motorized Transportation Plan (Update 2013) recommends sidewalks be added along Nixon and Dhu Varren roads as a near-term goal and in-road bike lanes be added to both Nixon Road and Dhu Varren road as a long-term goal.

### **CRITERIA FOR AUTHORIZATION OF NATURAL FEATURE OPEN SPACE ACTIVITY**

The Planning Commission, upon review and public hearing, may grant authorization for an activity within the natural feature open space upon the determination that the proposed activity is in the public interest, and that the benefit which would reasonably be expected to accrue from the proposal shall be greater than the reasonably foreseeable detriments of the activity, per Section 5:51(6) of the Zoning Ordinance.

The general criteria applied by the Planning Commission in making this determination is provided in Section 5:51(6)(a) – (i). On the whole, the criteria seek to balance the detrimental effects from the disturbance activity and the beneficial effects from the entire development. Statements from the petitioner responding to each criteria have been requested and will be provided, along with staff commentary if appropriate, in a future staff report.

### **MODIFICATIONS TO CHAPTER 62 LANDSCAPING AND SCREENING ANALYSIS**

Flexibility in the application of the landscaping or screening requirements may be allowed if certain conditions are met, per Section 5:608(2) of Chapter 62, which include approval by Planning Commission or City Council and being associated with at least one of seven specific situations (Section 5:608(2)(c)(i) – (vii)). Petitioners must provide a statement of justification identifying which site conditions warrant the requested modification and how the modification meets the intent of the ordinance.

The petitioners have requested flexibility in applying the conflicting land use buffers (CLUB) (Section 5:603) requirements as charted:

	<b>CLUB Requirement</b>	<b>Proposed Flexibility</b>
Landscaped buffer strip	15 ft in width	198 ft min width
Trees	One for each 15 ft	All existing trees to remain
Hedge, berm, wall, fence	Continuous screen, 4ft min height	None, existing topography to remain unaltered

Statement of Justification: The petitioner states the combination of mature woods and large development setback fulfills the intent of the buffering.

## UNIT COMMENTS

Engineering – Comments have been provided to the petitioner noting where the proposed utility plans do not meet the City's standard specifications. In general, these comments are technical and should not require wholesale revisions to the proposed development. It is also noted that the footing drains of 61 homes, or the flow equivalent to 243.8GPM, will need to be removed from the sanitary sewer system in order to mitigate new flow from this proposed development.

Improvement charges of \$419,094.07 are due upon annexation for past road and storm sewer improvements.

Natural Resources – Comments have been provided to the petitioner regarding natural features and landscaping and screening. Notable comments include:

- A natural features protection plan must be included in addition to the proposed natural features impact plan.
- Several landmark trees were not tagged or identified on the plan, in two areas in particular.
- The basal area of the woodland must be recalculated.
- An overlay of the existing natural features and the proposed development must be provided.
- Some interior landscape islands in the vehicular use area do not have a minimum dimension of 8 feet and some trees are not proposed within the identified islands. Revisions to the plan are required, or the modification request must be revised.

Traffic – The petitioner's traffic impact study indicates that the Nixon/Dhu Varren/Green roads intersection will operate at a Level of Service worse than D for both the AM and PM traffic peaks if not improved. The study also recommends adding left turn lanes to Nixon Road but does not specify if left turn short pockets are needed or a continuous left turn lane along the length of Nixon Road is necessary, clarification is necessary.

The Nixon/Dhu Varren/Green Road Intersection Improvement Study, begun in September 2014, is expected to provide a recommendation, including a cost estimate, by December 2014. The Improvement Study will take into account existing traffic (background) and anticipated future traffic.

Planning – In 1984, the City of Ann Arbor and the Charter Township of Ann Arbor agreed the border between the two jurisdictions would generally be U.S. 23 and M-14. All Township land lying west U.S. 23 and south of M-14, as well as a specific area north of M-14 between Maple and Newport Roads, would be annexed to the City as property owners requested connection to City utilities. The subject site is within the agreement area.

While the R4A zoning designation is consistent with the future land use recommendation for the site, the site specific recommendation also encourages a mixture of housing types. A greater variety of housing types should be proposed, such as townhouses and stacked units. The exclusive use of single-family attached units combined with significant preservation of natural features and open space has resulted in a density around 3 dwelling units per acre and does not achieve the future land use density recommendation of 7-10 dwelling units per acre.

The site specific recommendation also speaks to incorporating community design techniques such as usable front porches and, for single-family homes, garage doors located behind or no closer to the street than the front of the house to encourage pedestrian and bicycle safety and a pedestrian oriented neighborhood and reduce the impact of a garage-dominated streetscape. The proposed unit design has prominent garages and recessed entries; consideration should be given to meeting the master plan design recommendations.

Park Planning – To help achieve the Park and Open Space Plan goals, a contribution of at least 2.6 acres of parkland acreage is requested based on the proposed 209 dwelling units. The Natural Areas Preservation unit has expressed interest in accepting a contribution of land including the natural features, and particularly the tributary corridor, on this site.

Prepared by Alexis DiLeo  
Reviewed by Wendy Rampson  
10/17/14

Attachments: Citizen Participation Report  
Zoning Map  
Aerial Photo  
Site Plans

c: Petitioner: Toll Brothers, Inc.  
Attn: Jeff Brainard  
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New Hudson, MI 48165

Petitioner's Engineer: Attwell, LLC  
Attn: Todd Pascoe  
123 N. Ashley Street, Suite 105  
Ann Arbor, MI 48104

Owner: Betty N. Spurway Trust  
1200 Earhart Road, Apt 559  
Ann Arbor, MI 48105

Parks & Recreation  
Systems Planning  
Project Nos. A 14-006, Z14-023, SP12-042, WUP14-002

**CITIZEN PARTICIPATION MEETING SUMMARY NOTES  
NIXON PARCEL, Ann Arbor Twp., Washtenaw County, MI**



**Project Location:** 110 acres at the NW and SW Corner of Nixon Road & Dhu Varren Road  
Residential mixed-use plan, with total unit count of 491

**Meeting Date:** July 10, 2014

**Time:** 7:00 PM EST

**Location:** 3600 Plymouth Road, Ann Arbor, MI (Holiday Inn)

**Attendance:** 158 citizens, 6 development team members

**Notice Provided:** 1328 postcards were sent to property owners within 1,000 ft. of the project site to give notice that a development petition will be submitted to the City of Ann Arbor on July 28, 2014.

**Meeting Summary:** The meeting was held at the Holiday Inn located at 3600 Plymouth Road, Ann Arbor, Michigan 48105. The meeting started at approximately 7:00pm and adjourned at approximately 9:30pm. Six development team members along with 158 citizen participants were in attendance. The meeting was held to provide surrounding residences the opportunity to review plans, ask questions and provide comments that will be considered by the developer to finalize and then incorporate into the report for the City Planning Commission.

A presentation regarding the proposal was provided to the attendees describing the existing conditions of the property and the intended use. A citizen question and answer session followed the presentation by the development team.

**Project**

**Team Members:**

Mr. Jeff Brainard (Toll Bros)

Mr. Jason Minock (Toll Bros)

Mr. William Anderson (Atwell, LLC)

Mr. Todd Pascoe (Atwell, LLC)

Mr. Jim Allen (Allen Design)

Mr. Robb Burroughs, (O/X Studio)

**Project Summary:** The project includes approximately 500 residences (carriage houses and townhomes) on approximately 109 acres. The project requires that the property be annexed from Ann Arbor Township and brought into the City of Ann Arbor.

## **Presentation**

### **Boards (attached):**

Concept Plan  
Building Unit Plan  
Density and Diversity Analysis

## **Attendee**

### **Comments / Questions:**

The following is a summary of comments and questions made by the citizens and responses provided by the project team. Due to the large number of citizens present and the need to pass a microphone, some questions were not immediately responded to. The microphone was often handed from citizen to citizen without response by the project team. In addition, some questions were responded to by current City Council members in attendance.

## **TRAFFIC**

**Q:** Will a traffic study be completed?

**A:** Yes. A traffic study is currently underway.

**Q:** Will a traffic circle be considered?

**A:** A traffic study is currently underway, several options will be considered.

**Q:** Who is paying to re-direct the roadway?

**A:** Toll Brothers will be involved in the solution as well as the City of Ann Arbor and other benefiting properties.

**Q:** Will there be an exit on M-14?

**A:** No. MDOT will not allow an exit at Nixon Road.

**Q:** What control measures will be implemented given the increase in traffic?

**A:** We have multiple exit points to combat the additional traffic from the site. Additionally, the Nixon/Dhu Varren intersection improvements are being addressed, along with this project.

**Q:** How will the congestion be addressed at Nixon Road and Plymouth Road?

**A:**

**Q:** How will the traffic be addressed at Bluett Street?

**A:**

**Q:** How will the traffic flow going west to Traver Road be resolved?

**A:**

**Q:** How will the design address cut-through traffic?

**A:**

**Q:** Has the possibility of not providing direct access to Nixon Road been considered?

A: The plan shows access points to Nixon and Dhu Varren

### **ROADS & SIDEWALKS**

Q: Will the road be paved from Traver Road to Leslie Golf Course

A: No response

Q: Will proposed streets connect to existing subdivisions?

A: No new connections are proposed to connect to adjacent subdivisions. The city Master Plan does not show connections as well.

Q: Where will proposed pedestrian sidewalks and paths connect to existing walks?

A: Pedestrian connection points to the adjacent developments will be made, as well as, frontage sidewalks along Nixon and Dhu-Varren are proposed

Q: Will sidewalks meet Americans with Disability Act (ADA) standards?

A: Yes.

Q: Will the project use permeable pavement?

A: Detailed design is not complete at this time.

### **DENSITY**

Q: Why is the density south of Dhu Varren Road higher than the adjacent homes to the east?

A: The proposed density is less than the city Master Plan density recommendation for the site. The proposed housing style and usage area produced the density.

Q: Why is the density of units different on the north side of Nixon Road compared to the south side of Nixon Road?

A: The overall unit count is similar on the north and south side of Dhu Varren Road. A variety of housing product and usable areas produced some density variables.

Q: Do any other proposals provide for fewer units?

A: The city Master Plan is looking for 7-10 dwelling units/gross acre for this site. Most plans show equal or more units.

Q: What drove the density of the project?

A: The Master Plan drove the high density of units. The Master Plan is a citizen driven process.

Q: How was the northeast area planned?

A: The area was designed to avoid urban sprawl and maintain density in the city.

### **ENVIRONMENTAL**

Q: Will natural features be preserved?

A: Natural features are important to residents and the community. As many natural features as feasible will be preserved.

Q: Will a full study of natural features be requested due to frogs and other living animals in the wetlands?

A: A full study of the wetlands and trees will be studied as part of the planning process.

Q: How much of the wetlands will be preserved?

A: Most of the wetland area will remain undisturbed by the project. Impacts will be minimized.

Q: Where will the wetlands be located in the project?

A: A wetland study will be provided for the project. A reference to preliminary data as shown on the concept plan was made.

Q: How will an increase in chemicals (i.e. fertilizer) impact the wetlands?

A: The design will be consistent with the Washtenaw County Water Resources Commissioners (WCWRC) office requirements for water quality treatment.

Q: Will any green space be preserved along Nixon Road?

A:

Q: Is the Greenbelt Millage applicable to the purchase of farmland off of Nixon Road?

A: There are no known plans for a Greenbelt purchase off of Nixon Road at this time.

Q: How will the tree canopy be impacted?

A: Tree impacts will be minimized, with final impacts determined after site plan design (grading).

Q: How will existing tree lines be impacted?

A: Tree impacts will be minimized, and minimal border tree line area (southwest border) may be supplemented in design.

#### **DRAINAGE & WATER**

Q: Where will storm water run-off flow?

A: Flow will generally follow existing drainage patterns on the property. Two primary drainage ways flow across the site, draining to the west through existing drainage courses.

Q: Where will storm water flow next to Logan Elementary School?

A: Proposed storm water flows will be minimized to the south (Logan School property), while still maintaining a water source to the existing wetlands.

Q: How will drainage concerns be addressed as Logan Elementary School was previously a pond?

A: Proposed storm water flows will be minimized to the south.

Q: What is the mitigation strategy for silt and run off from Traver Creek?

A: Construction design standards will focus on minimizing soil erosion downstream. Design will be consistent with the WCWRC requirements.

Q: How will water pressure be addressed given the increase in homes?

A: The site design will be reviewed by city engineering staff, to confirm adequate capacities and flows are provided.

Q: How will continued water quality issues be avoided?

A: The site design will be reviewed by city engineering staff, to confirm water quality designs are utilized.

Q: What sewer system will be used?

A: The project will connect to the Ann Arbor public sewer system which will be modeled for capacity.

#### **GENERAL CONSTRUCTION & AESTHETICS**

Q: What is the estimated time frame for project construction?

A: A schedule will soon be submitted.

Q: Will a tree line be established at 2950 Lakehurst Ct. to screen buildings.

A: No response

Q: Will there be three story buildings on Lakehurst Road?

A: The townhome units as shown on the presentation boards are proposed.

Q: Are architectural drawings and/or concepts available for review?

A: Yes. Preliminary design elevations were provided to the city.

Q: Will the project have similar aesthetics to Barclay Park?

A: Similar materials and quality will be provided.

Q: Who will be responsible for maintaining the detention basins?

A: The condominium residents will maintain the storm water basin at the development.

Q: What is the total project budget?

A: The total project budget has not been established at this time.

Q: Has any commercial development been proposed in the project?

A: No, the project is for residential development only.

#### **ZONING**

Q: Is the project in the city?

A: The project is not currently in the city, but will be annexed into the city as part of the entitlement process.

Q: What is the proposed zoning for the south side of Nixon Road?



A: R-3

Q: Has R-1 or R-2 zoning been considered?

A: No.

#### **GENERAL COMMUNITY IMPACT**

Q: How will buffers be addressed as the west side buffer is not as nice on the south as it is on the north?

A: The western trees lines on the south parcel are proposed to be preserved as they are on the north parcel. The north happens to have more trees/woodlands.

Q: What will be done to reduce the concern regarding power outages?

A: The power grid will be evaluated by the utility providers as design continues.

Q: What impact will the project have to the schools?

A: The City of Ann Arbor and Ann Arbor Public Schools are separate entities. It is anticipated that the schools will welcome and accommodate any new students as they move into the neighborhood.

Q: How will the project benefit the residences of the City of Ann Arbor?

A:

Q: Given the project's target market for young adults how does the project benefit the aging population of Ann Arbor?

A: several of the housing units on the north side of the project provide for first floor master bedrooms and provide for older adult housing preferences.

Q: How will property values be impacted?

A:

#### **MISCELLANEOUS**

Q: Was a city official in attendance at the meeting?

A: City official were in attendance, but not in any official capacity.

Q: Has the sale of land been completed?

A: Toll Brothers does not currently own the property.

Q: Is Toll Brothers LEED Certified?

A:

Q: Has Toll Brothers completed similar projects?

A: Yes. Similar projects in several states across the U.S. have been successfully completed by Toll Brothers.



**Site Summary**

Proposed Zoning	RS
Green Space Area	108.87 Acres
Net Site Area	6.03 Ac
Net Site Acres	103.84 Acres
Net Site Acres	37.72 Ac
Net Site Acres	66.12 Acres
Units	218
Attached Carriage Homes	218
Townhouses - Fulton	160
Townhouses - Farmhouse	104
Clubhouse	1
Garage	40
Mail Delivery	7
Landmark Landscaping	7.1

Owner: T&E Builders  
 Planner: 248.437.9988  
 Engineer: A&M LLC  
 702.944.4000

# Concept Plan

## Nixon Property

City of Ann Arbor, Michigan

## Carriage Homes



Clubhouse



## Townhomes



## The Nixon Property - Project Description

The Nixon property is a significant residential development opportunity in the north section of Ann Arbor. The 100-acre rectangular parcel is bordered by Dhir Verren Road, and has significant frontage along Nixon Road, with M-14 right-of-way as its northern border, and the Logan Elementary School property on its southern border.

The proposed project will be a residential, mid-rise condominium development with a diversity of housing styles, and supporting non-residential components. Both the layout of the proposed development as well as its location are in harmony with the numerous wetlands and high quality woodlands located throughout the property. In particular, significant tree stands being preserved along the western property line provide an opportunity to support trees, as well as natural passive recreation open space area. The developer will also participate in providing critical intersection improvements at the Dhir Verren and Nixon Road intersection.

The project intends to initiate a pedestrian walk community, which will be accomplished through the inclusion of safe-connected pathways, and have a common community center for the proposed residences. The proposed roadways will be private and will be designed to provide additional parking needs and pedestrian traffic, while balancing impervious surface area on the property. Neighbor of the existing roadway shall be proposed to be converted, but trail connections will be provided between the neighborhoods, in order to preserve high quality woodlands.

The proposed net density is 4.7 units per acre and the proposed buildable land density is 7.4 units per acre. The proposed housing and land uses included in the project are briefly described as follows:

- Attached Carriage Homes - 4-6 unit carriage homes are proposed on the northern and southern portion of the property (219 units proposed). The condominium units will provide a more traditional townhome unit with two-car garage and square footages in the range of 2,100 square feet.
- Townhouse Condominium - The "townhouse" style attached residential units with penthouse level penthouses will locate on the perimeter inside and the interior loop road to provide an urban character along the project (272 units proposed). A variation may include a smaller scale ground level penthouse, in a primary configuration.
- Residential Community Center / Club house - The residential development will be served with a properly scaled residential community center, with multiple indoor and outdoor amenities, including a pool. The center will be centrally located to the housing units, and will be readily accessible to the wooded open space area to the west.

# Building Unit Plan

**Nixon Property**  
City of Ann Arbor, Michigan

Owner: **T&B Builders**  
Allen Design  
248.657.6088  
Annell LLC  
Engineer: 248.647.2000



on with park & tree-lined streets  
750-3500 SF Unit  
ages, varying entry conditions



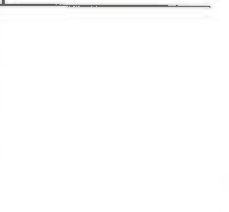
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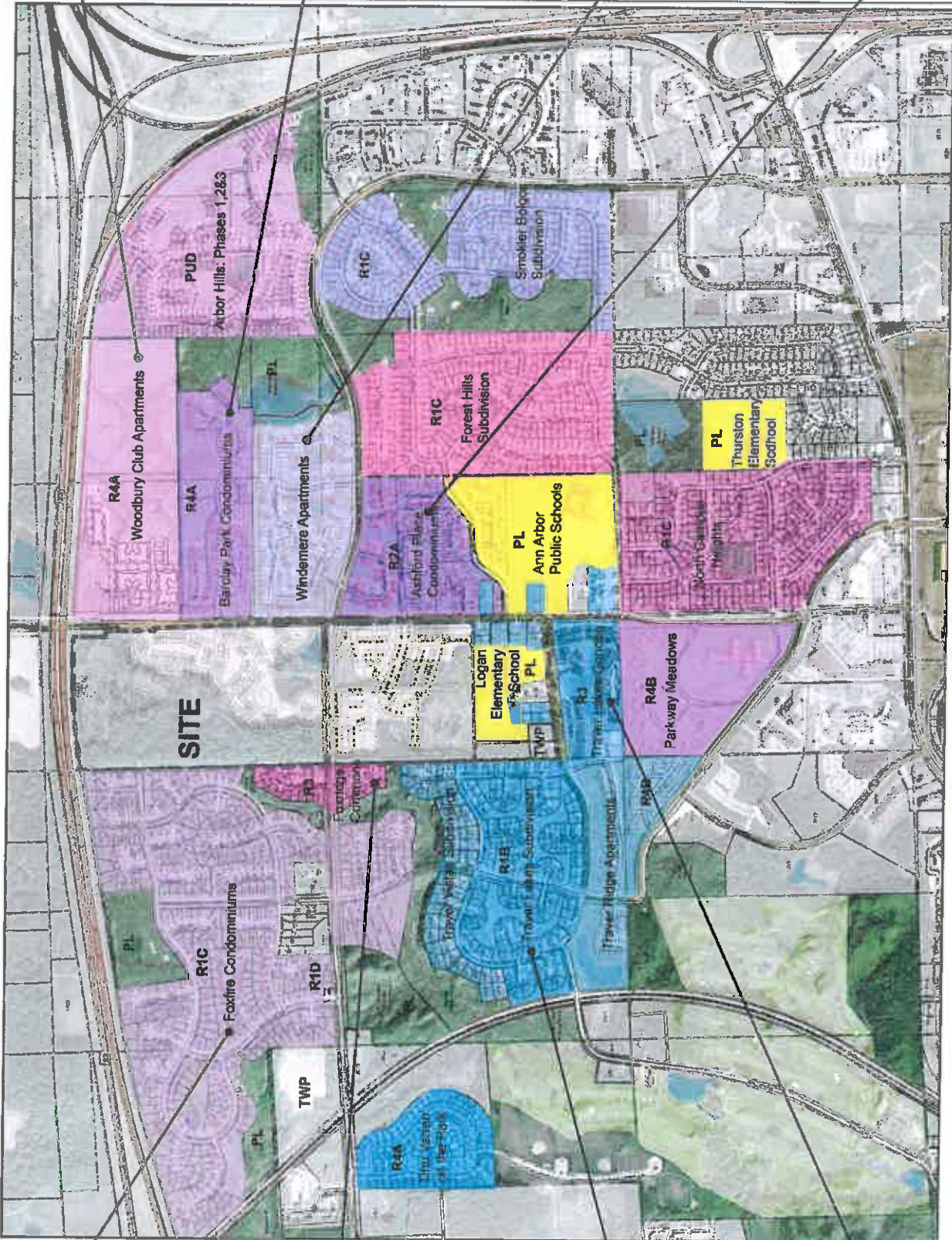
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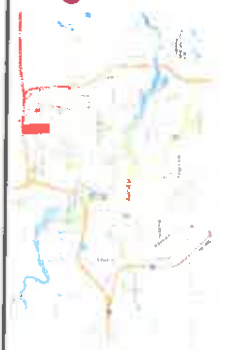
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# Nixon Road Density & Housing Diversity Analysis



**Toll Brothers**  
America's Luxury Home Builder

ALLEN DESIGN

ATWELL OX STUDIO INC



**Woodbury Club Apartment**  
"New Urban Style" Residential Com  
Apartments  
Stacked flat apartments, 760-1400  
Detached garaged access, surface p  
27.94 Acres  
234 Units  
8.37 Dwelling Units/Acre



**Barclay Park Condominium**  
Multi-level townhomes, 1000-2250 SF  
Multi-level town homes, 1000-2250 SF  
1-2 car attached garages, rear access  
32 Acres  
291 Units  
9.08 Dwelling Units/Acre



**Windmere Park Apartment**  
"Habitat at Home"  
Attached Flat, 892-1033 SF/Unit  
Detached carports, surface parking  
50 Acres  
480 Units  
9.6 Dwelling Units/Acre



**Ashford Place Condos**  
"Luxurious Townhouse Community"  
Multi-story townhomes, 1861-2235  
2 Car attached garages, front entry  
31 Acres  
68 Units  
2.12 Dwelling Units/Acre

PLEASE SIGN IN

**CPO MEETING ATTENDANCE RECORD**

Project Name: Toll Brothers Nixon Road Development  
 Project Number: TBN14  
 Meeting Date: 10 July 2014  
 Location: 3600 Plymouth Road (Holiday Inn)

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# CPD MEETING ATTENDANCE RECORD

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 Project Number: TBN14  
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 Location: 3600 Plymouth Road (Holiday Inn)

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# CPO MEETING ATTENDANCE RECORD

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 Project Number: TBN74  
 Meeting Date: 10 July 2014  
 Location: 3600 Plymouth Road (Holiday Inn)

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# CPO MEETING ATTENDANCE RECORD

Project Name: Toll Brothers Nixon Road Development  
 Project Number: TBN14  
 Meeting Date: 10 July 2014  
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# CPO MEETING ATTENDANCE RECORD

**Project Name:** Toll Brothers Nixon Road Development  
**Project Number:** TBN74  
**Meeting Date:** 10 July 2014  
**Location:** 3600 Plymouth Road (Holiday Inn)

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# CPO MEETING ATTENDANCE RECORD

Project Name: Toll Brothers Nixon Road Development  
 Project Number: TBN14  
 Meeting Date: 10 July 2014  
 Location: 3600 Plymouth Road (Holiday Inn)

Name	Phone Number	Email	Contact Info
ASIDI PURCELL	(416) 662-3777	APURCELL@UMICH.EDU	3741 TRIMWOOD
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AA, 1, 28105

**NOTICE OF CITIZEN PARTICIPATION MEETING: [Nixon Parcels]**

**Citizen Participation Meeting**

Postcards are being sent to all property owners within 1,000 ft of the project site to give notice that a development petition will be submitted to the City of Ann Arbor on [7/28/14]. A citizen participation meeting will be held to give you an opportunity to review plans, ask questions, and provide comments that will be considered by the developer to finalize plans and then incorporated into a report for the City Planning Commission.

**Project Description**

[Toll Brothers intends to develop approximately 500 residences (cottage houses and townhomes) on approximately 129 acres. The project requires that the property be annexed from Ann Arbor Township and brought into the City of Ann Arbor.]

**Meeting Logistics**

**Date:** [Thursday July 10, 2014]

**Time:** [07:00 pm]

**Place:** [Holiday Inn – 3600 Plymouth Rd]

**Questions or Comments**

Questions or comments may be directed [[Andrea McCarter](mailto:Andrea.McCarter)] at [[amccarter@tollbrothersinc.com](mailto:amccarter@tollbrothersinc.com)] or during business hours at [248-380-6611].

**Return Address**

[Toll Brothers]  
[59420 Tamarack Trail]  
[Northville, MI 48168]

**Proposed [Site Plan Review]**

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

**Project Location**



Place address label here



> Bart Dunning  
> 2851 Renfrew St.

**Andrea McCarter**

From: Lumm, Jane <ljumm@a2gov.org>  
Sent: Monday, July 07, 2014 4:45 PM  
To: Barton Dunning  
Cc: Rampson, Wendy; Hupy, Craig; Powers, Steve; Andrea McCarter  
Subject: RE: A question

Wendy, Forwarding attached FYI. Mr. Dunning is unable to attend the 7/10 Citizen Participation Meeting but would appreciate having his comments noted on the Toll Brothers Citizen Participation Meeting record. Also copying Andrea McCarter of Toll Brothers for her information.

Thank you, Jane

-----Original Message-----

From: Barton Dunning [mailto:bartdunning@gmail.com]  
Sent: Thursday, July 03, 2014 9:26 PM  
To: Lumm, Jane  
Subject: Re: A question

Sure!

On Jul 3, 2014, at 11:10 AM, Lumm, Jane wrote:

> Bart: Would you be OK if I forwarded your concerns to City Planning  
> and Engineering staff, and request that your letter be added to the  
> July  
> 10th Citizen Participation Meeting comments? (This meeting is hosted  
> by the Developer, and citizen comments are to be recorded and provided  
> to the City.) Thanks again, Bart! Jane

> -----Original Message-----

> From: Barton Dunning [mailto:bartdunning@gmail.com]  
> Sent: Thursday, July 03, 2014 9:58 AM  
> To: Petersen, Sally; Lumm, Jane  
> Subject: new development

> Sally and Jane,  
>  
> I read in the paper about the possible annexation and new development  
> at the corner on Nixon and Dhu Varren/Green Rd. I am out of town and  
> can't attend the meeting on July 10, but have the following concern:  
>  
> I believe any development of this area should require realignment of  
> the Nixon/Dhu Varren/Green intersection. The added traffic from this  
> development will make an already dangerous intersection even more so.  
> Either Dhu Varren should be realigned so it is across from Green Rd,  
> or this possibly might be a good location for a traffic circle.  
>  
> Sincerely,

**Andrea McCarter**

**From:** Jeannette Marson <jeannette.marson@constructionjournal.com>  
**Sent:** Thursday, July 17, 2014 2:27 PM  
**To:** Andrea McCarter  
**Subject:** Nixon Road Project

Hi Andrea,

I recently read a news story stating that your company is proposing a 109 acre, 500 home project on Nixon Road in Ann Arbor.

There was supposed to be a public hearing on July 10th and I wanted to see how that went and what stage of design and development this is in. Have you received any approvals from the city yet?

Who do you use as your architect and builder?

Any information you can give me would be greatly appreciated.

Thanks,

**Jeanette Marson**  
**Data Specialist**

800-969-4700 x711  
800-229-4626 fax



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**Andrea McCarter**

**From:** Marilyn Shatz <mshatz@umich.edu>  
**Sent:** Saturday, July 12, 2014 7:53 PM  
**To:** Andrea McCarter  
**Subject:** Ann Arbor Citizen Participation Meeting

Dear Ms. Carrar:

My husband and I live in Ashford Place Condominiums in Ann Arbor, across Nixon Road from the proposed Toll Bros. development which was the subject of the July 10 Citizen Participation Meeting. As I suspect you already know, there was much concern voiced at the meeting about the high density of the project, especially of the southern parcel across Nixon Road from Ashford Place and Northbury condominiums. This message is to make two comments I was unable to make at the meeting, but that I would hope Toll Bros. planners would take into account. Please see that it is conveyed to the appropriate Toll Bros. staff.

1. Barclay Park, (BP) north of Windemere Apartments, on the east side of Nixon Road is apparently the model for the townhomes proposed for the south portion of the Toll Bros. plot. It is important for planners to note that Barclay Park was called ugly at the meeting. I agree but I think the units are reasonably well sited on much wetland. However, it is important to realize that BP does not have it immediately across from luxury condominiums like Ashford Place or single homes like those in Foxfire. So, the BP style of home was no immediate threat to current homes' values, as Toll Bros. development would be. Just assuming one can put that home style on the southern plot with no push-back is a mistake.

2. Some sort of buffer along Nixon Road is needed and should be considered when addressing the too-high density issue on the southern plot. If I am correct, the city of Ann Arbor usually requires some land to be set aside for parks in such a large development. Walking trails through wetlands should not be considered sufficient for that purpose. Instead, some offset along Nixon Road (such as exists along Green Road as part of Oakwoods Park) should be considered. It would lower the density and placate the neighbors facing Nixon Road, and very probably make the city planning commission happy, all things Toll Bros. might very well want to do. There is a dearth of park land in that area, with nothing between a park far down on Dhu Warren and a small park in Arbor Hills and Oakwoods Park off Green. Something along Nixon would be welcome indeed and would be a great traffic noise buffer as well.

Cordially,  
Marilyn Shatz

7-2-14

Lynn 734-389-9898 from Ann Arbor called about the Nixon property.

1. She wants to know sq. footage and pricing. Told her that its still in the approval process. She said that online (google) it stated that they would be 2100 sq ft.
2. Wants to know the plans for the roads.
3. Wants to know what the proposal is
4. Wants to know if city officials will be at the July 10<sup>th</sup> meeting

> Bart Dunning  
> 2851 Renfrew St.

**Andrea McCarter**

**From:** Lumm, Jane <jlumm@h2gov.org>  
**Sent:** Monday, July 07, 2014 4:45 PM  
**To:** Barton Dunning  
**Cc:** Rampson, Wendy; Hupy, Craig; Powers, Steve; Andrea McCarter  
**Subject:** RE: A question

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Thank you, Jane

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**Subject:** Re: A question

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> **Sent:** Thursday, July 03, 2014 9:58 AM  
> **To:** Petersen, Sally; Lumm, Jane  
> **Subject:** new development

> Sally and Jane,  
> I read in the paper about the possible annexation and new development  
> at the corner on Nixon and Dhu Varren/Green Rd. I am out of town and  
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> the Nixon/Dhu Varren/Green intersection. The added traffic from this  
> development will make an already dangerous intersection even more so.  
> Either Dhu Varren should be realigned so it is across from Green Rd,  
> or this possibly might be a good location for a traffic circle.

> Sincerely,

**Andrea McCarter**

**From:** Michael Harrigan <mharriga@comcast.net>  
**Sent:** Friday, June 27, 2014 4:27 PM  
**To:** Andrea McCarter  
**Cc:** mharriga@comcast.net  
**Subject:** Questions for Citizen Participation Meeting RE: Nixon Parcels

The property being developed will bring additional thousands of people and automobile traffic to Nixon Road and the Green Road/Dhu Varen crossroads. Approval of this project must be contingent upon a complete overhaul of all the main streets. The following items must be considered and dealt with:

1. Adding a full interchange at Nixon and M14/US 23
2. Nixon road must be improved from Bluett Dr to Pontiac Trail. Improvements to include
  - a. 1 lane of traffic in each direction plus a center left turn lane
  - b. Complete replacement of bridge over M14/US23 with minimum of 3 lanes.
  - c. Bike paths at the road side in each direction.
  - d. Sidewalks each side.
  - e. A roundabout at Nixon-Green-Dhu Varen to correct the gross error the city created by not aligning Green and Dhu Varen at their inception.
  - f. Removing all trees and vegetation from the north/west corner of Nixon and Traver along Nixon road to provide 300 yards of clear visibility up Nixon from cars stopped waiting to turn left or right onto Nixon Rd.
3. Complete improvement of Dhu Varen between Omlesad Dr and Nixon Rd. Improvements to include:
  - a. 2 lane of traffic in each direction plus a center left turn lane
  - b. Bike paths at the road side in each direction.
  - c. Sidewalks each side.

Please explain what improvements are contemplated and why this list is not the most reasonable approach.

Michael J Harrigan Sr.  
734-417-5860

Fr. 6/27 1:13  
- Kurt Carlson  
- Wants to talk  
about Nixon proj.  
919-381-8006

**Andrea McCarter**

**From:** Dee-Ann Durbin <deedurb@hotmall.com>  
**Sent:** Saturday, June 28, 2014 1:07 PM  
**To:** Andrea McCarter  
**Subject:** Nixon parcels

Hi Andrea,

I would like some more information about the Nixon Parcels development plan in Ann Arbor. We live in the Foxfire neighborhood but will be out of town during the citizen participation meeting in July.

Thank you,  
Dee-Ann Durbin  
3130 Foxway Dr.  
Ann Arbor, MI 48105  
734-994-3260

**Andrea McCarter**

**From:** Stuart Baggalley <sjbaggalley@gmail.com>  
**Sent:** Sunday, June 29, 2014 12:13 AM  
**To:** Andrea McCarter  
**Subject:** Dhu Varrey/Nixon Project: Citizen Participation Meeting

Hi Andrea,

Thank you for sending out the meeting notice for July 10. Unfortunately we'll not be in town that day. I wonder if you would consider holding a second meeting after August when most people return from vacations.

Thank you!

Amy Seetoo

**Andrea McCarter**

---

**From:** Natalie Svaan <nsvaan@gmail.com>  
**Sent:** Thursday, June 26, 2014 9:40 PM  
**To:** Andrea McCarter  
**Subject:** 7/10 Citizen Participation Mtg RE Nixon parcels in Ann Arbor

Hi, Andrea.  
We just received the postcard announcing the Citizen Participation Meeting on Thu July 10 regarding a Toll Brothers development proposal on Nixon Road in Ann Arbor.

You probably already know this, but just in case you don't: the Toll Brothers presenters better be very prepared to answer questions about the traffic flow at the Nixon-Green-Dhu Warren intersection. We had a meeting with the city in the last year about what to do with that problem. A small number of people asked about (not for) a traffic light, but the big majority of us want a traffic circle. We hope that is in your plan. If not, you will probably get a lot of push back from the neighbors.

Hope that helps.  
Natalie Svaan  
734-395-2507

**Andrea McCarter**

---

**From:** Roger Kuhlman <rikuhman@hotmail.com>  
**Sent:** Wednesday, July 09, 2014 10:21 AM  
**To:** Andrea McCarter  
**Subject:** Nixon Development Not Needed!

Dear Andrea McCarter:

Ann Arbor does not need 500 new residences and more than 1000 people added to its population. More people and development just damages our natural environment and open spaces and we have done enough of that already. I wish you and your company would think beyond simple greed and consider the necessity of environmental health.

Respectfully,

Roger Kuhlman  
2421 Placid Way  
Ann Arbor, Michigan



**Andrea McCarter**

---

**From:** Anthony Block <blockami@yahoo.com>  
**Sent:** Monday, June 30, 2014 3:15 PM  
**To:** Andrea McCarter  
**Subject:** Potential Nixon Parcels Development

Hi Andrea...

I am excited about this proposed development and am planning on attending the public hearing. We live in a nearby condo and have been waiting for this area to be developed to buy a single family home.

Can you please provide me with any information you have on this project? Specifically I am interested in what constitutes a "Carriage House".

Looking forward to hearing back from you and attending your presentation.

Thank you for your time!

Anthony Block-Belmonte

Wants to be added  
to Nixon prospect  
list.

Robert Mulgund  
734-276-4184

**Andrea McCarter**

---

**From:** Linda Tenza <lindatenza@comcast.net>  
**Sent:** Tuesday, July 01, 2014 3:43 PM  
**To:** Andrea McCarter  
**Subject:** new development in Ann Arbor

Hello Andrea,

I am a full time Realtor with the Charles Reinhart Company in Ann Arbor.... and I'm also a resident in Foxfire which is near your new development at the corner of Nixon and Dhu Varren Rds.

Can you send me a site plan for the 2 large parcels you'll be developing?

Will there be single family homes (how many) or condos (how many)?

What will be the price range of the homes/condos?

Will there be improvements made to Dhu Varren Rd such as curbs/gutters and sidewalks?

My personal residence backs to Dhu Varren Rd and I'm very concerned about the increased traffic flow.

Will there be a roundabout at Nixon and Dhu Varren.... or possibly a street light?

I'm glad that Toll Brothers is the company who is buying this property! I'm just hoping that you'll be building single family ranch-style homes (and/or "duplex-style condos) for all the baby-boomers who don't want stairs!

Please send me any documentation you have so that I can review it before the meeting next week!

thanks,  
Linda Tenza  
Associate Broker  
Reinhart Realtors  
734-276-0200  
[www.lindatenza.com](http://www.lindatenza.com)

## Todd Pascoe

---

**From:** Kahan, Jeffrey <JKahan@a2gov.org>  
**Sent:** Thursday, July 10, 2014 11:06 AM  
**To:** Jeff Brainard  
**Subject:** comments from resident

Hi Jeff

Please add these comments to the citizen participation report:

> -----Original Message-----  
> From: Barton Dunning [<mailto:bartdunning@gmail.com>]  
> Sent: Thursday, July 03, 2014 9:58 AM  
> To: Petersen, Sally; Lumm, Jane  
> Subject: new development  
>  
> Sally and Jane,  
>  
> I read in the paper about the possible annexation and new development  
> at the corner on Nixon and Dhu Varren/Green Rd. I am out of town and  
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> or this possibly might be a good location for a traffic circle.  
>  
> Sincerely,  
> Bart Dunning  
> 2851 Renfrew St.

Thanks.

Jeff

---

**From:** Jeff Brainard [<mailto:JBRAINARD@tollbrothersinc.com>]  
**Sent:** Tuesday, June 17, 2014 5:42 PM  
**To:** Kahan, Jeffrey  
**Subject:** RE: Working Session Meeting June 10th

God afternoon Jeff,

We should have something within a weeks time, we are looking forward to the feedback as a result of the working session.

I will keep you posted as our concept package progresses.

Thanks for your patience.

# Nixon Rd and Dhu Varren Rd -Zoning Map-

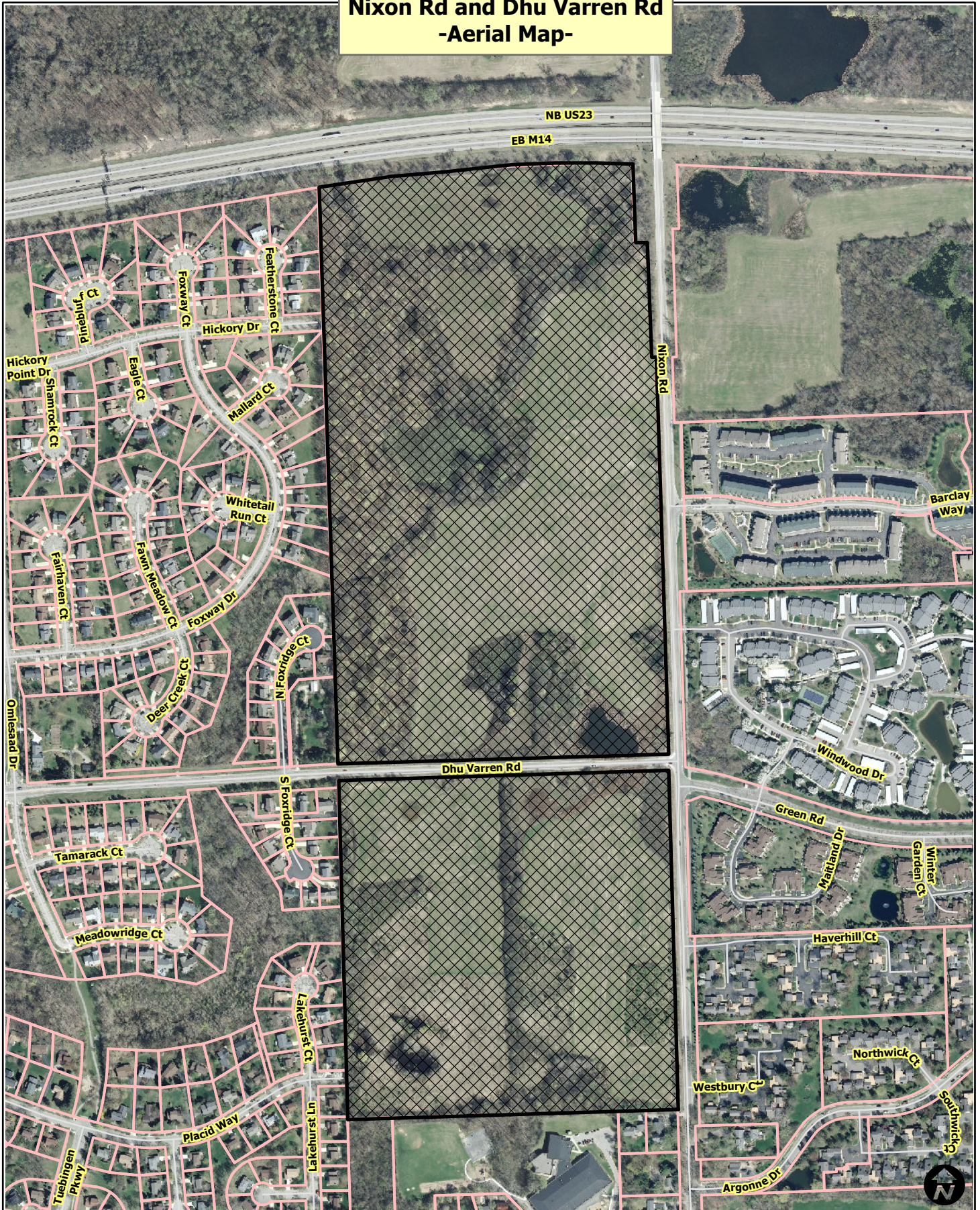




	Railroads
	Parcels
<b>Zoning</b>	
	Township Islands
	Zoning Districts



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 Map Created: 6/6/2014

# Nixon Rd and Dhu Varren Rd -Aerial Map-



	Railroads
	Parcels



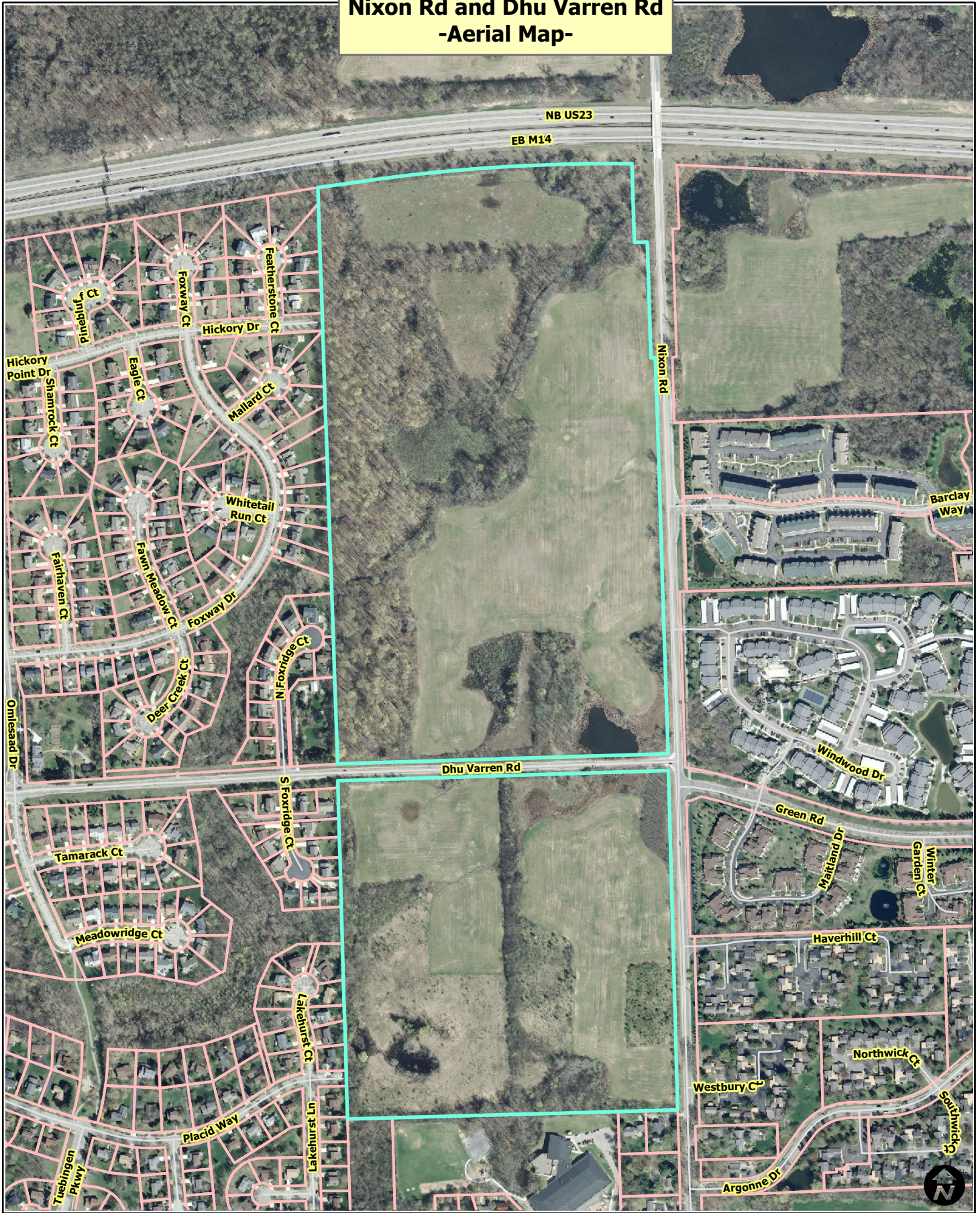
City of Ann Arbor Map Disclaimer:



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Map Created: 6/6/2014

# Nixon Rd and Dhu Varren Rd -Aerial Map-



 Railroads  
 Parcels



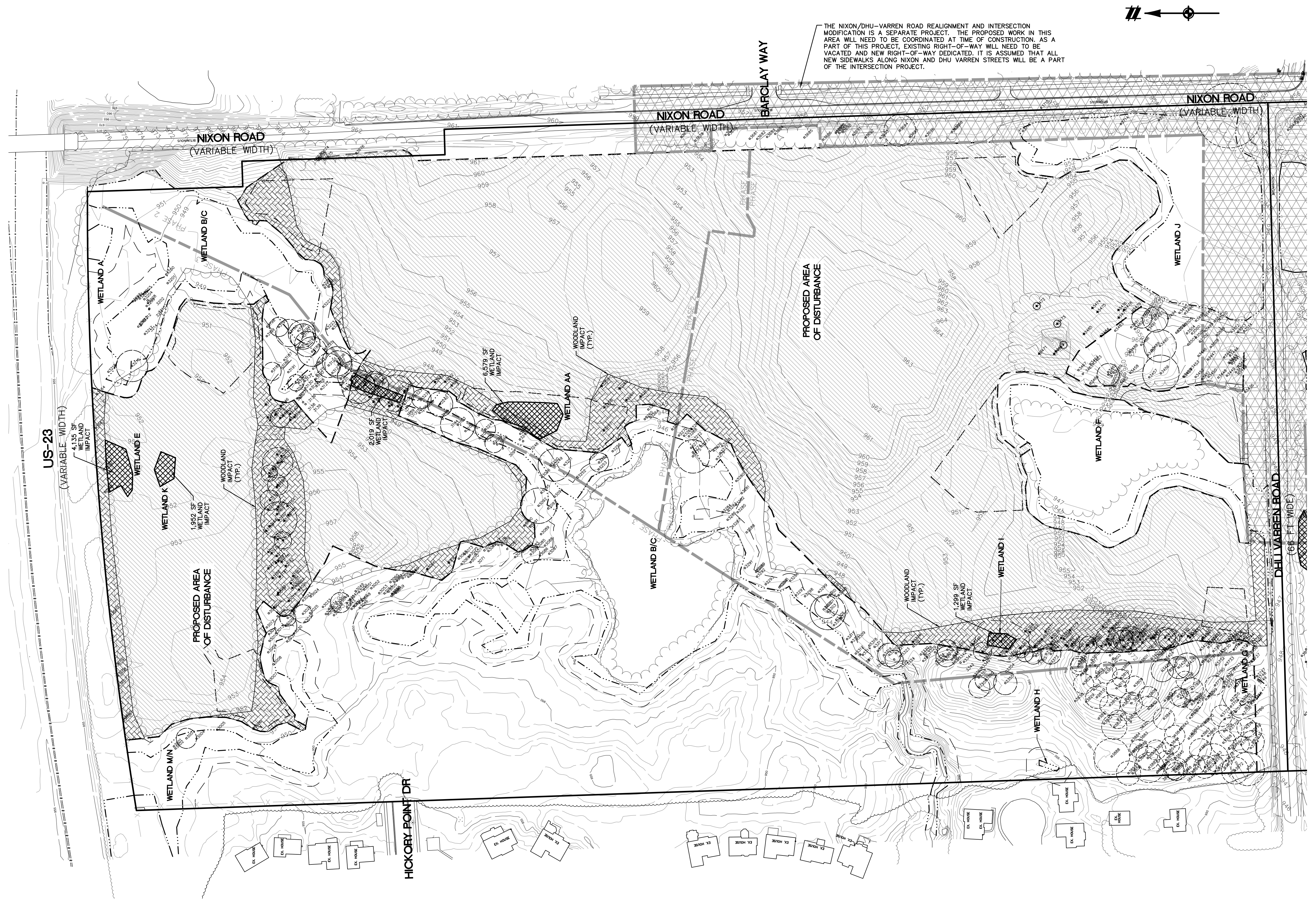
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 Map Created: 6/6/2014





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THE NIXON/DHU-VARREN ROAD REALIGNMENT AND INTERSECTION MODIFICATION IS A SEPARATE PROJECT. THE PROPOSED WORK IN THIS AREA WILL NEED TO BE COORDINATED AT TIME OF CONSTRUCTION. AS A PART OF THIS PROJECT, EXISTING RIGHT-OF-WAY WILL NEED TO BE VACATED AND NEW RIGHT-OF-WAY DEDICATED. IT IS ASSUMED THAT ALL NEW SIDEWALKS ALONG NIXON AND DHU WARREN STREETS WILL BE A PART OF THE INTERSECTION PROJECT.



**LEGEND**

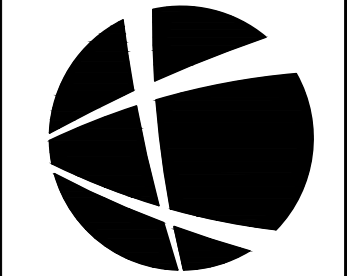
	EXIST. CONTOUR		PROP. PHASE LINES		EXIST. TREE W/ TAG NUMBER
	EXIST. WOODS LINE		PROP. WETLAND BUFFER		PROP. TREE TO BE REMOVED
	EXIST. WETLAND LIMITS		BOUNDARY/PROPERTY LINE		PROP. CRITICAL ROOT ZONES
	EXIST. CURB AND GUTTER		AREA OF DISTURBANCE		

**WETLAND IMPACT SUMMARY**

WETLAND NAME	IMPACT AREA (SF)
E	4,135
K	1,952
B/C	2,019
AA	6,579
I	1,299

Land Development & Real Estate  
Power & Energy  
Telecommunications  
Infrastructure & Transportation  
Environmental & Solid Waste  
Water & Natural Resources

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SECTION 10  
TOWN 2 SOUTH, RANGE 6 EAST  
ANN ARBOR TOWNSHIP  
WASHTENAW COUNTY, MICHIGAN

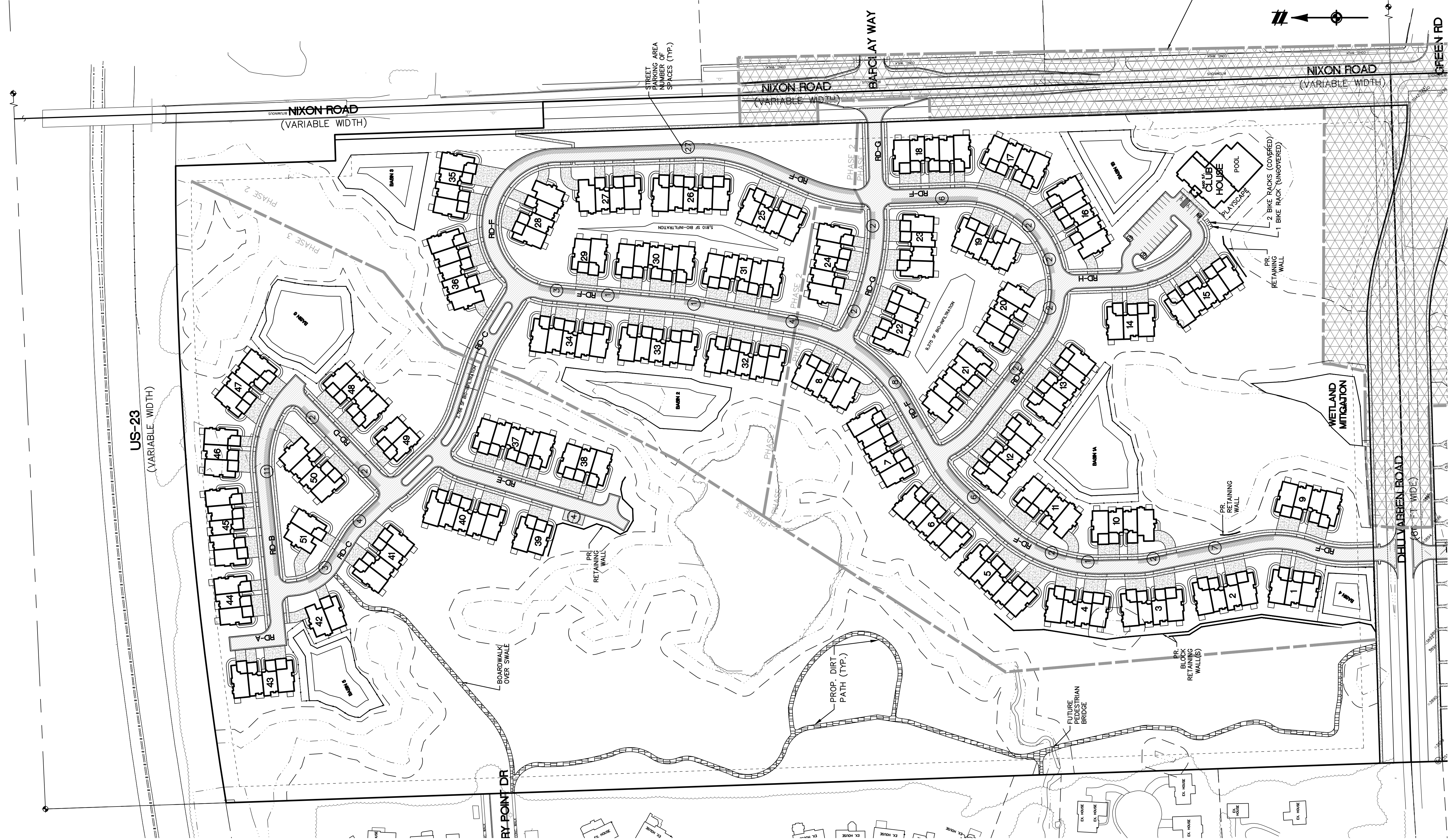
CLIENT  
TOLL BROS., INC.  
NIXON FARM NORTH  
NATURAL FEATURES IMPACT PLAN

DATE  
JULY 28, 2014  
2014-09-10 PER CITY

REVISIONS  
**ATWELL**  
SCALE 0 50 100  
1" = 100 FEET  
DR. MB CH. TP  
P.M. JA  
BOOK --  
CAD FILE: 13001862SP-05-NFI  
JOB 13001862  
FILE CODE: SP  
SHEET NO. 10



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**NOTE**  
PRIVATE DRIVEWAY AISLE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LEGEND	
	EXIST. WOODS LINE
	EXIST. WETLAND LIMITS
	EXIST. CURB AND GUTTER
	EXIST. EASEMENT
	BOUNDARY/PROPERTY LINE
	SECTION LINE
	PROP. ASPHALT
	PROP. ROAD PARKING
	PROP. R.O.W. LINE
	PROP. ROAD CENTERLINE
	PROP. PHASE LINES
	PROP. BACK/EDGE CURB
	PROP. LOT LINE
	PROP. EASEMENT
	PROP. SETBACK LINE
	EXIST. UTILITY POLE
	SECTION CORNER
	PARKING

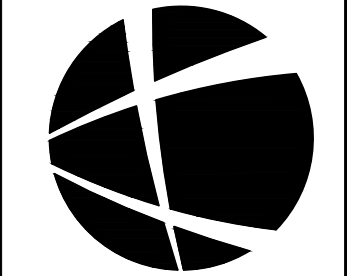


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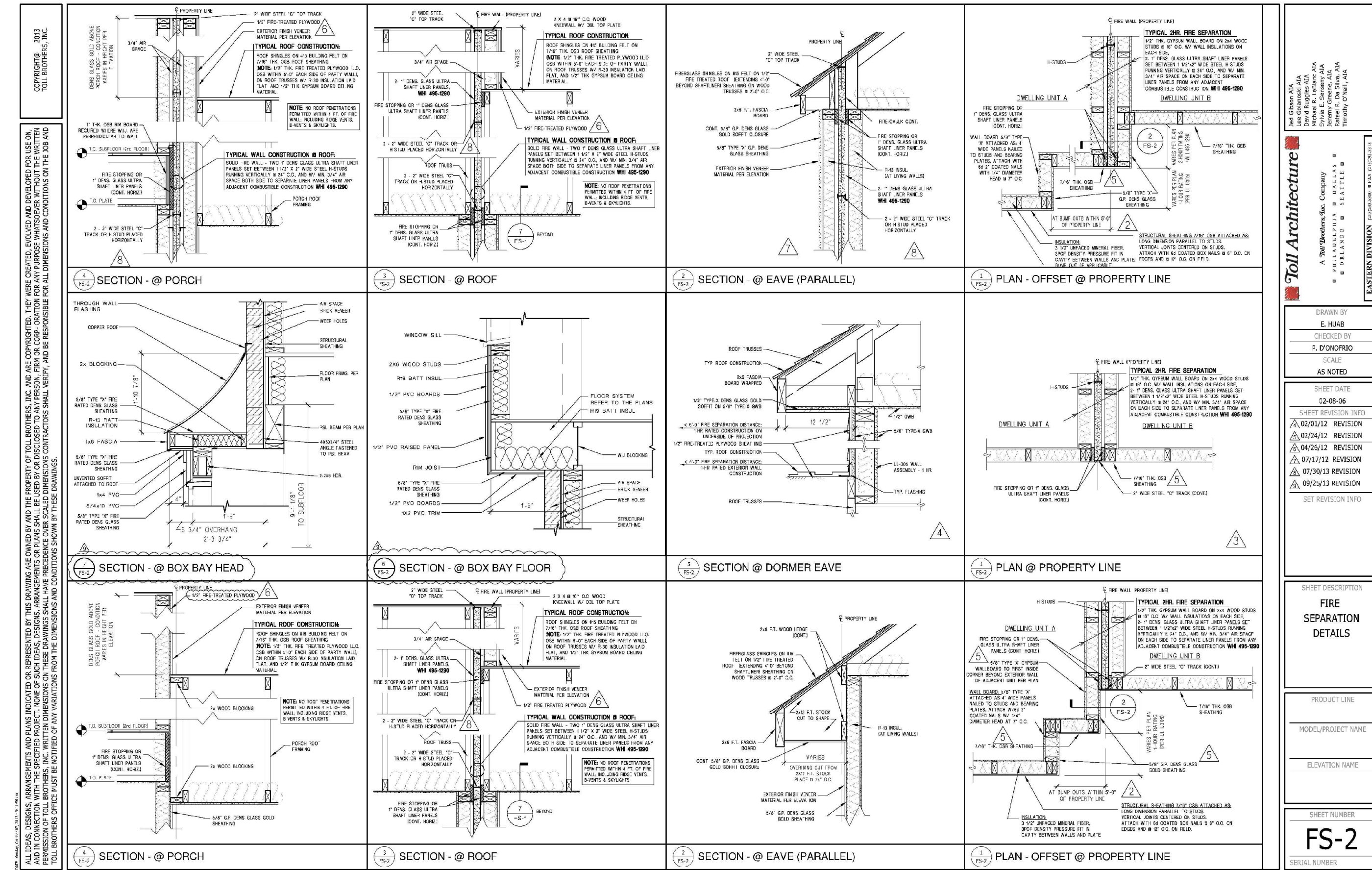
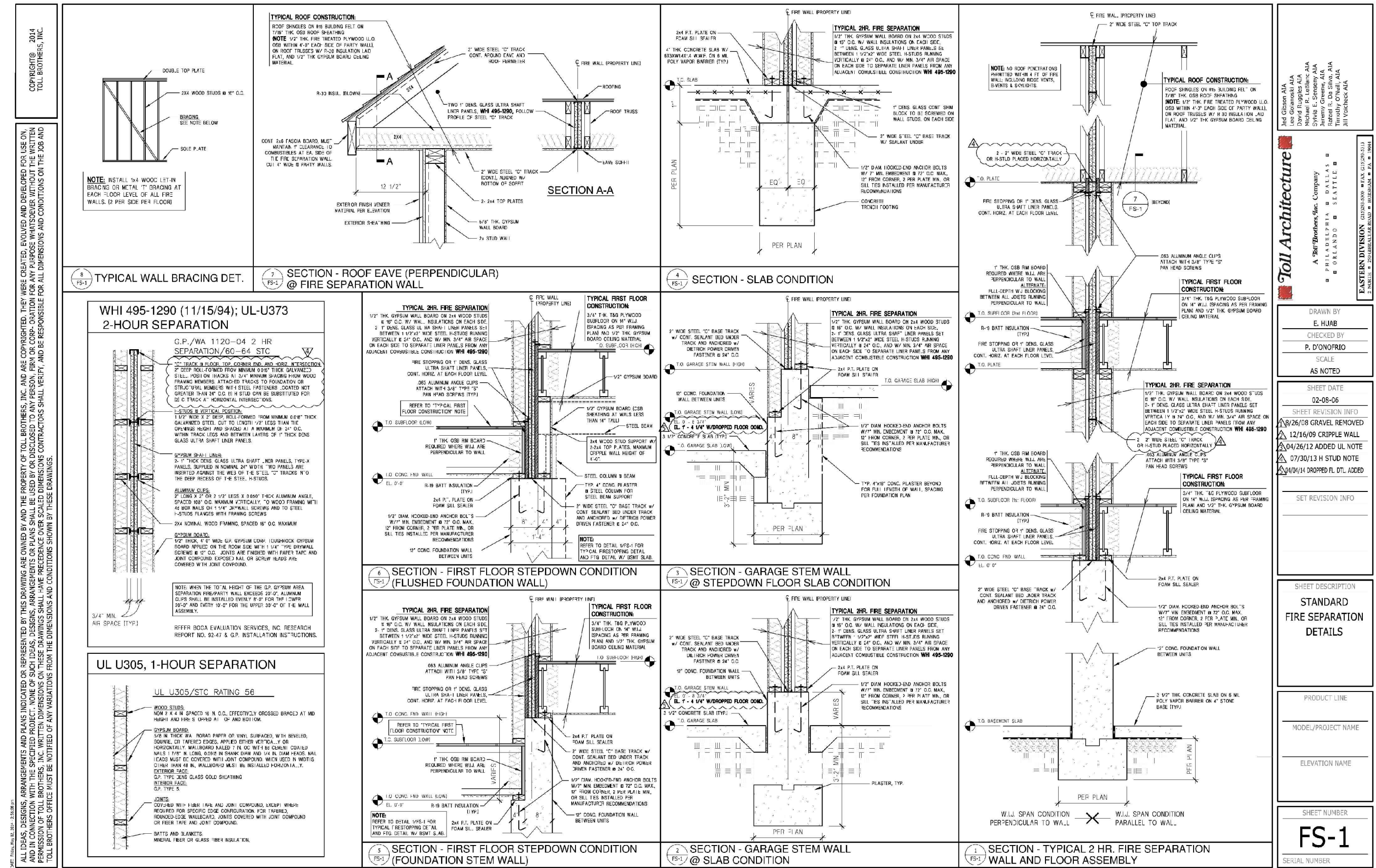
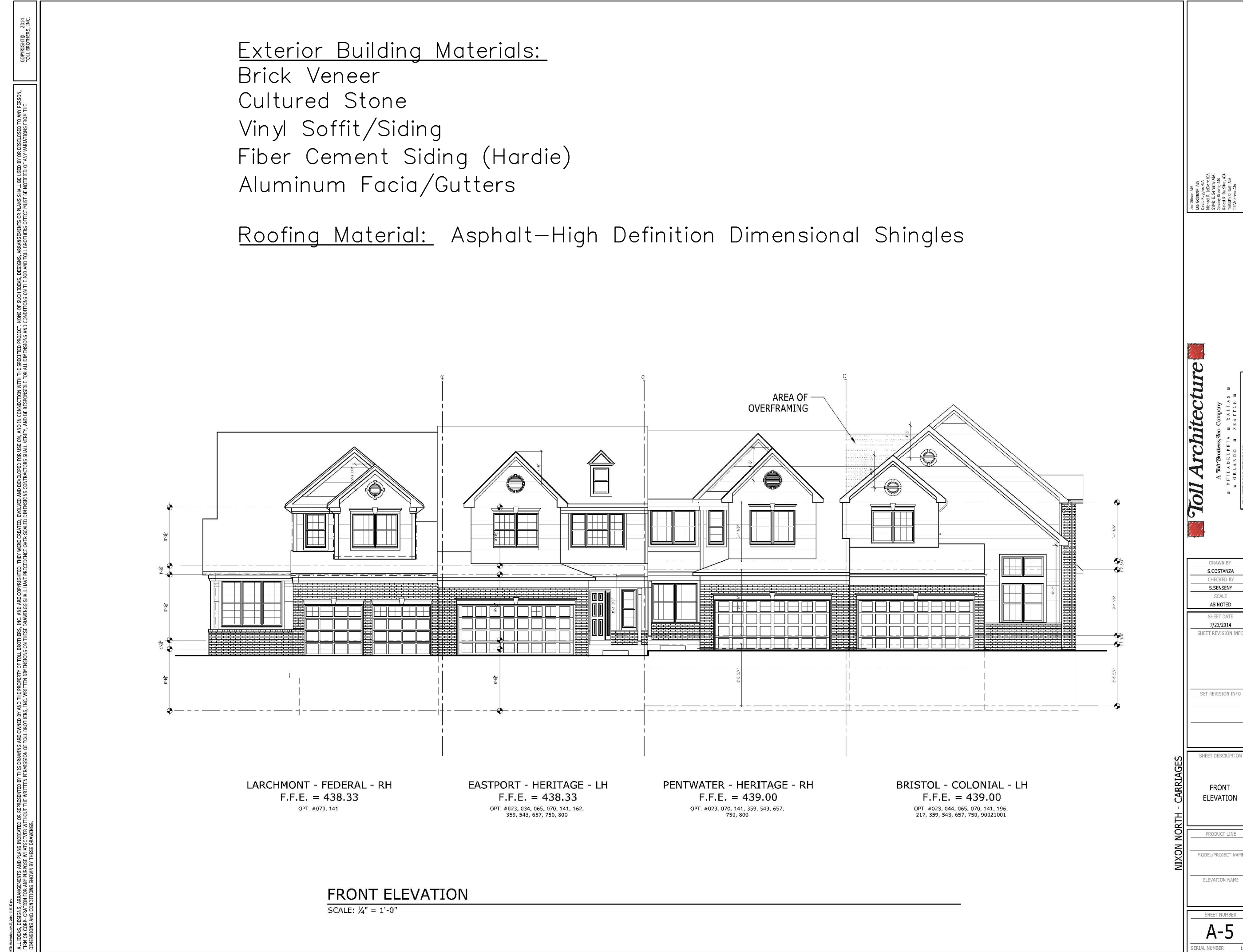
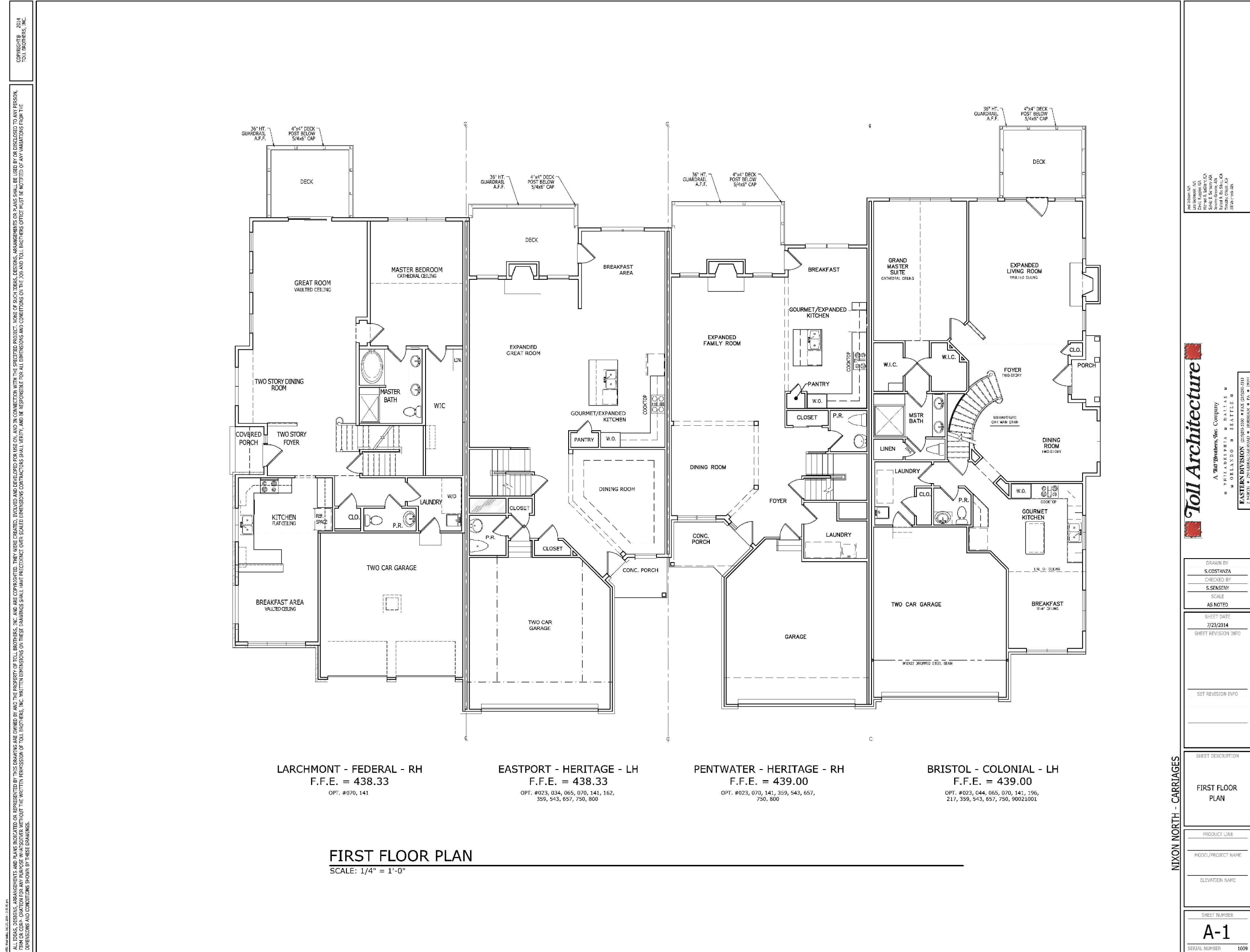
CLIENT  
TOLL BROS., INC.  
NIXON FARM NORTH  
LAYOUT PLAN - OVERALL

DATE  
JULY 28, 2014  
2014-09-10 PER CITY

REVISIONS

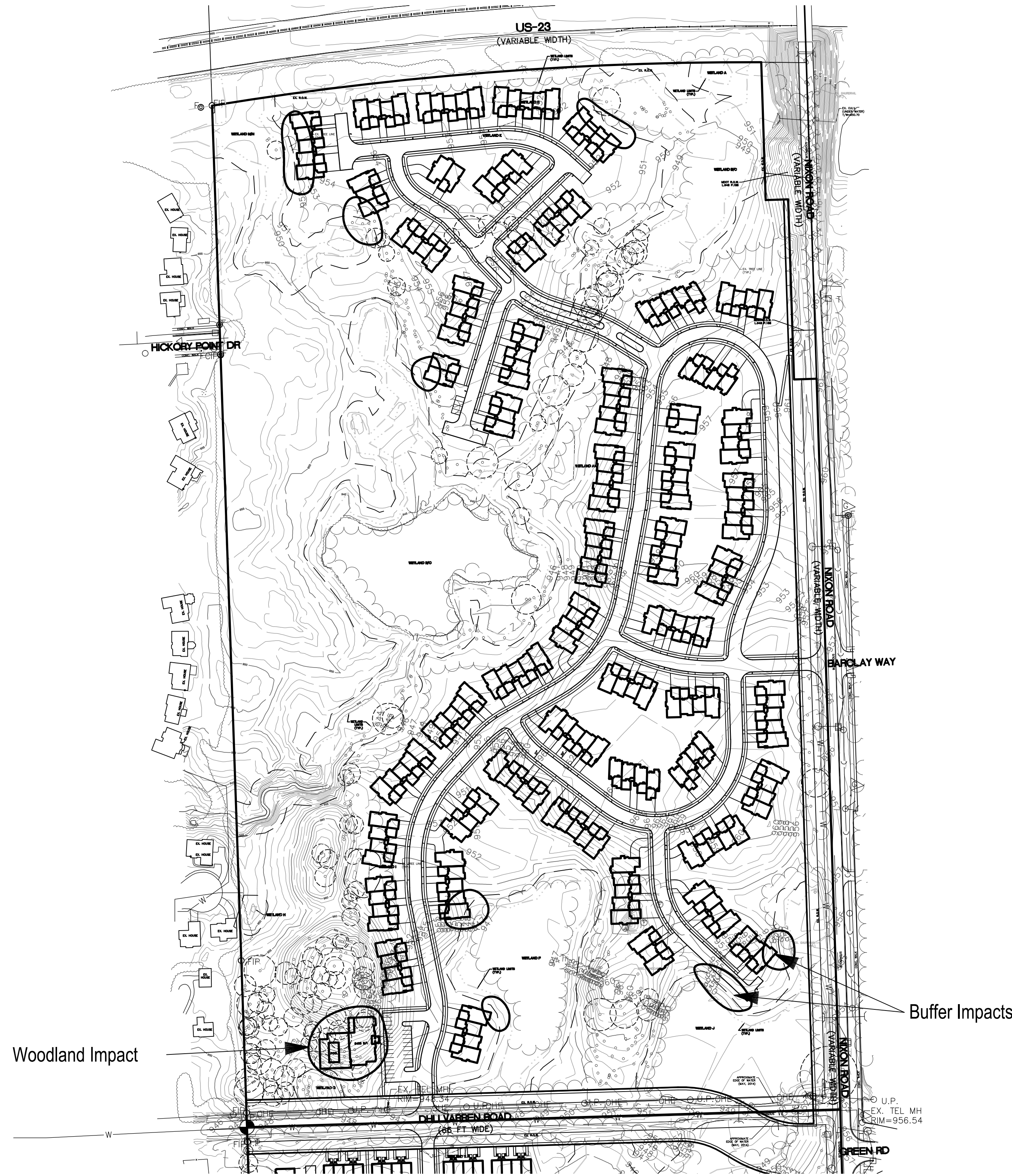


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DR. MB CH. TP  
P.M. JA  
BOOK --  
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JOB 13001862  
FILE CODE: SP  
SHEET NO. 11



DESIGNED BY <b>E. HARRIS</b>	DATE <b>02-05-06</b>
CHECKED BY <b>D. DONOHUE</b>	PROJECT NO. <b>121600</b>
DATE <b>02-05-06</b>	REVISION <b>02/04/12 REVISION</b>
PROJECT NAME <b>STANDARD FIRE SEPARATION DETAILS</b>	REVISION <b>01/01/12 REVISION</b>
MODEL/PROJECT NAME <b>FS-1</b>	REVISION <b>07/26/13 REVISION</b>
ELEVATION NAME <b>FS-1</b>	REVISION <b>09/26/13 REVISION</b>
SHEET NUMBER <b>FS-1</b>	REVISION <b>09/26/13 REVISION</b>
SHEET TOTAL <b>FS-1</b>	REVISION <b>09/26/13 REVISION</b>

DESIGNED BY <b>E. HARRIS</b>	DATE <b>02-05-06</b>
CHECKED BY <b>D. DONOHUE</b>	PROJECT NO. <b>121600</b>
DATE <b>02-05-06</b>	REVISION <b>02/04/12 REVISION</b>
PROJECT NAME <b>STANDARD FIRE SEPARATION DETAILS</b>	REVISION <b>01/01/12 REVISION</b>
MODEL/PROJECT NAME <b>FS-2</b>	REVISION <b>07/26/13 REVISION</b>
ELEVATION NAME <b>FS-2</b>	REVISION <b>09/26/13 REVISION</b>
SHEET NUMBER <b>FS-2</b>	REVISION <b>09/26/13 REVISION</b>
SHEET TOTAL <b>FS-2</b>	REVISION <b>09/26/13 REVISION</b>



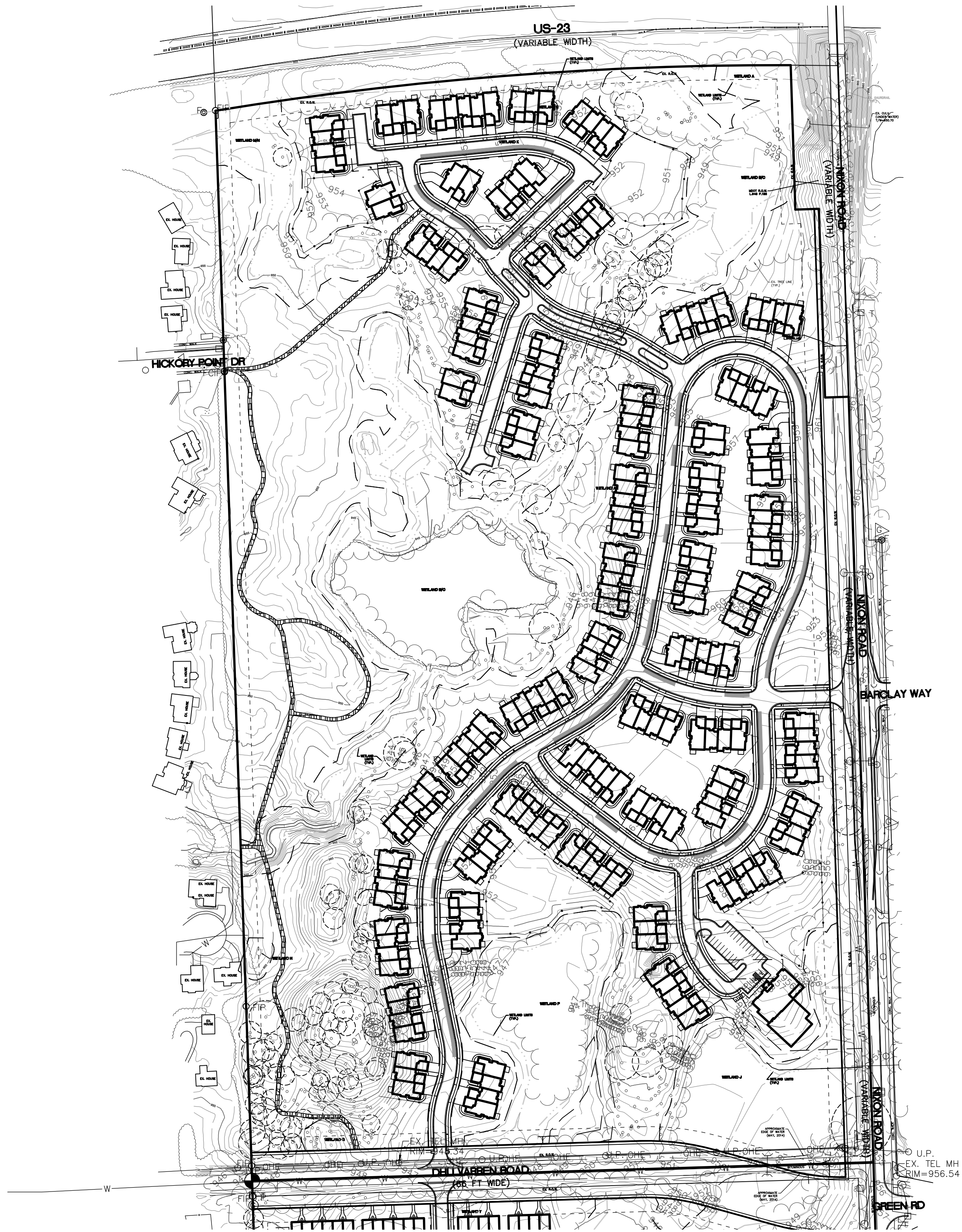
### PLAN OPTION 1

The preferred plan was developed using Carriage homes yielding 219 units. The plan provides density consistent with the North East Area Plan.

This plan greatly reduces woodland impact in the southwest corner of the site and preserves the woodland located along Dhu Warren. Wetland impact has been reduced in the northern portion of the site by providing a boulevard. The boulevard will provide two means of ingress/egress.

The plan provides a 170' buffer from the clubhouse and 300' buffer from the Carriage house to the residents living on Foxridge Ct. By providing a single loaded road, the majority of units front Nixon Road as opposed to backing up to it.

The Drawback to this Plan is the Amount of Woodland and Wetland Buffer Impacts.



### PREFERRED PLAN

The preferred plan was developed using Carriage Homes. The plan yields 209 units. This is 10 Less Units than the Previous Submission. Units were Removed to Provide for Groundwater Infiltration Requirements and to Reduce Natural Features Impacts. The plan provides density consistent with the North East Area Plan.

The wetland impact is limited to a small Unregulated wetland, Seven Storm Water Outlets and a Street Crossing at the most Narrow Portion of the Traver Creek. Wetland Buffer Impacts are also Limited to the Related Wetland Impacts Stated Above.

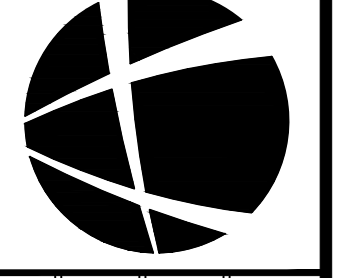
Regulated Tree Removal has been Reduced Resulting in 65 Less Mitigation Trees.

This Plan was Revised to Avoid Wetland Buffer Impacts. Buildings Shifted, the Clubhouse Relocated, Retaining Walls were Added and Drives Eliminated. This Plan Provides a Development Footprint That Only Impacts Natural Features and Buffers for Required Storm Water Management and Site Access.



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SECTION 10  
TOWN 2 SOUTH, RANGE 6 EAST  
ANN ARBOR TOWNSHIP  
WASHTENAW COUNTY, MICHIGAN

CLIENT  
TOLL BROS., INC.  
NIXON FARM NORTH  
ALTERNATIVE ANALYSIS

DATE  
JULY 28, 2014  
2014-09-10 PER CITY

REVISIONS  
**ATWELL**

SCALE 0  
DR. MB CH. TP  
P.M. JA  
BOOK ---  
CAD FILE:  
JOB 13001862  
FILE CODE: SP  
SHEET NO.  
**39**