

3400 DEXTER- TOWNHOMES

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Engineering: Jason Rickard, PE – SKE Group

8/5/2026

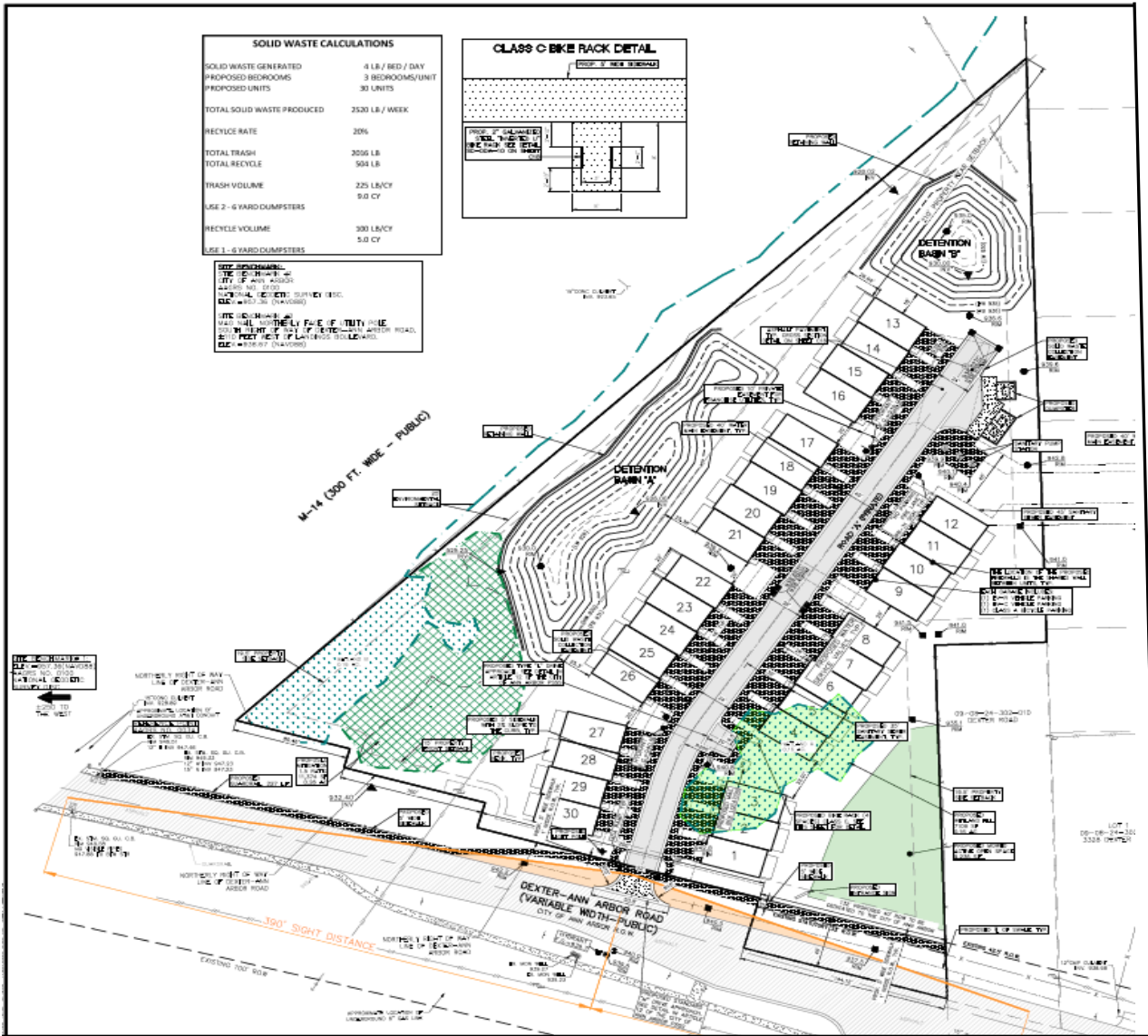
Toll Brothers®

SITE & PROJECT CONTEXT



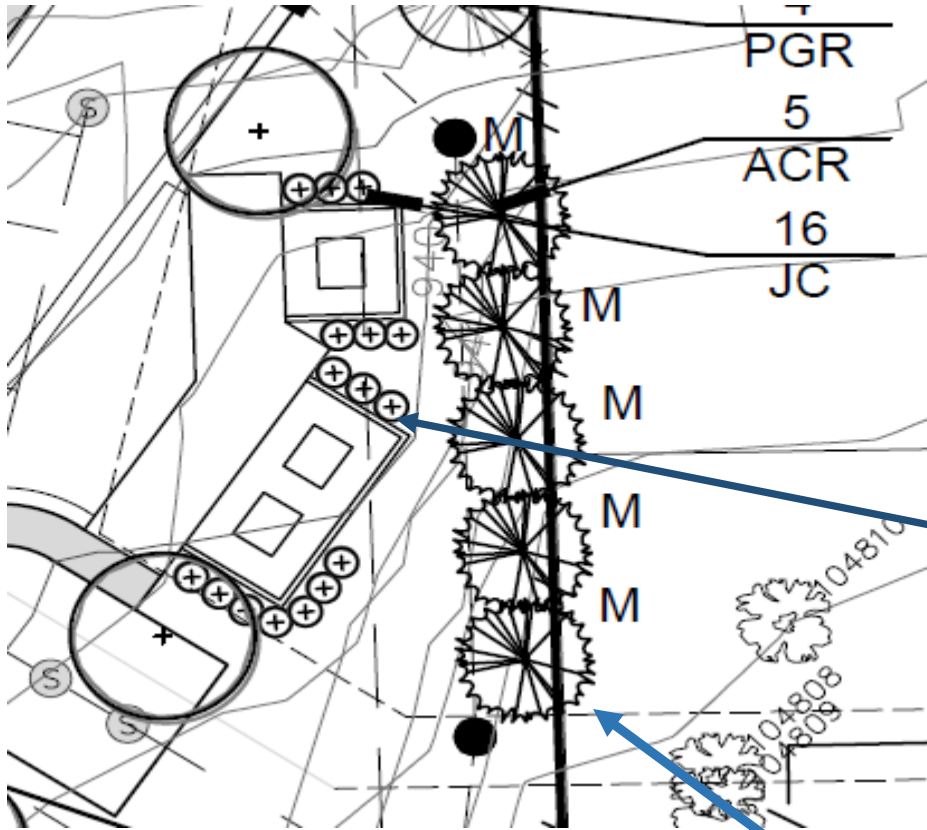
- Vacant 4.2 Acre Parcel located in Scio Township that requires Annexation.
- City of Ann Arbor Master Plan designates this property for multiple family or attached townhome development.
- Development of townhomes creates an inclusive mix of residential uses with nearby apartments and single-family neighborhoods.
- Introduces medium-density townhomes to an existing neighborhood providing entry level housing to first time buyers looking to live within the City.

SITE PLAN



SITA DATA CHART		
CURRENT ZONING	A-1	SCIO TOWNSHIP
PROPOSED ZONING	R4B	CITY OF ANN ARBOR
GROSS AREA	4.31	AC
WETLANDS	0.32	AC
NET SITE AREA	3.99	AC
TOTAL UNITS	30	UNITS
PROPOSED DENSITY	7.5	UNITS / AC
ALLOWABLE DENSITY	15	UNITS / AC
	60	UNITS
PROPERTY SETBACKS		
FRONT	15	FT (MIN)
FRONT	40	FT (MAX)
SIDE	12	FT (MIN)
PLUS 3" PER FT OVER 35' TALL		
PLUS 1.5" PER FT OVER 50' LONG		
BUILDING HEIGHT 35'	0	FT
BUILDING LENGTH 110'	7.5	FT
TOTAL SIDE SETBACK	19.5	FT
BUILDING SETBACKS		
BLDG TO BLDG	20	FT
BLDG TO BC	25	FT
BUILDING HEIGHT	35	FT
	3	STORIES

Solid Waste Enclosure



Increased the height of the enclosure from six (6') feet to eight (8').



Addition of permitter landscaping around the base of the enclosures with Junipers.



Solider course of White Fir Trees along the rear of the property to prevent sound and light trespass.



Comprehensive Plan – Future Land Use Designations



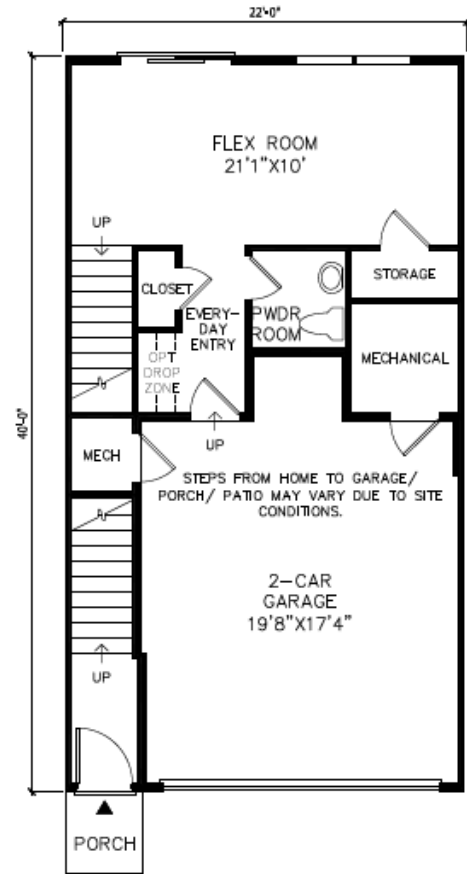
*City of Ann Arbors 2050 Future Lane Use Map

- Project abuts M-14 and is located across from what is designated as a Transition Zone in the current 2050 Comprehensive Plan.
- Transition areas support moderate to higher-density housing
- Project was submitted under the 2009 Ann Arbor Master Plan. Medium Density multiple family or duplex development was recommended as a way to provide a transition between the highway and the single-family neighborhood on Ironwood Drive.
- Project is proposing the Annexation Zoning Designation of Multiple-Family Dwelling District (R4B) which includes townhomes at a density of 15 Dwelling Units per Acre. 3400 Dexter will be 7.5 Dwelling Units per Acre.

TOLL BROTHERS – FREEMONT & VELMA



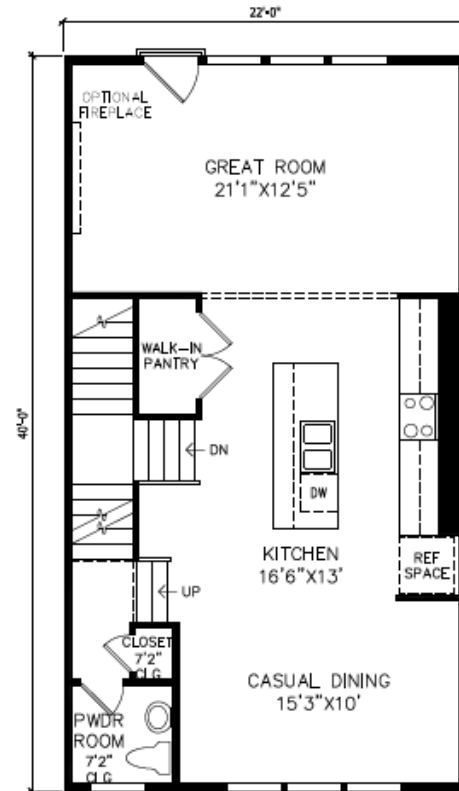
FREEMONT FLOOR PLANS



FIRST FLOOR PLAN

FREEMONT

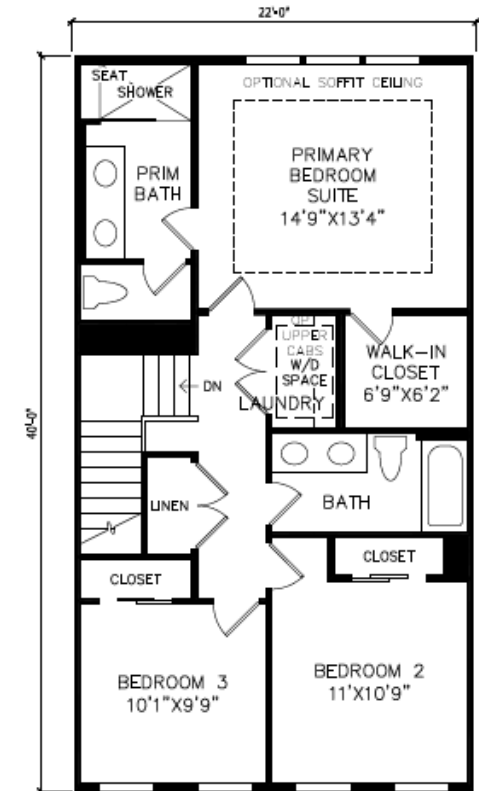
9' CLG.



SECOND FLOOR PLAN

FREEMONT

9' CLG.



THIRD FLOOR PLAN

FREEMONT

8' CLG.

PROJECT SUMMARY

Development Area: 4.31 Acres (Gross) 3.99 (Net)

Existing Zoning: Scio Township A-1 General Agriculture

Proposed Zoning: R4B - Multiple Family Dwelling District

Master Plan Designation: Transition District / Medium Family Residential

Number of Homes: 30

Plan Type: For-Sale 3-Story Townhomes with attached 2-car garage

Unit Size: 1,900 Square feet to 2,035 Square feet

Open Space Requirement: 2.30 Required / 2.82 Provided

Environmental Benefits: EV-Ready Garages, Solar Ready By-Laws, Low E-Windows and 2x6 Construction