

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of January 7, 2025

**SUBJECT: 255, 315, 371 Scio Church Road, 2180 Ann Arbor-Saline Road (aka 75 South Main Townhomes) Annexation, Site Plan and Rezoning for City Council Approval
File No. SP24-0007**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission recommends that the Mayor and City Council approve the 255, 315 + 371 Scio Church Road, 2180 Ann Arbor-Saline Road Site Plan and Development Agreement.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission recommends that the Mayor and City Council approve the 255, 315 + 371 Scio Church Road, 2180 Ann Arbor-Saline Road Rezoning from TWP (Township) to R4E (Multiple-Family).

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission recommends that the Mayor and City Council approve the Annexation of 255, 315 + 371 Scio Church Road, 2180 Ann Arbor-Saline Road.

STAFF RECOMMENDATION

Staff recommends **approval** of the **site plan** because the project complies with all applicable local, state, and federal ordinances, standards, and regulations, will not cause a public or private nuisance, and will not have a detrimental effect on public health, safety, and welfare.

Staff recommends **approval** of the proposed **R4E zoning** because it is consistent with the recommendations of the Comprehensive Plan: Land Use Element and is compatible with zoning in the surrounding area.

Staff recommends **approval** of the **annexation** because the property is within the City's utility service area.

LOCATION

This site is composed of four parcels located west of South Main Street on the south side of Scio Church Road. The site also includes a parcel with frontage along Ann Arbor-Saline Road. All parcels are located in Pittsfield Township.

SUMMARY

The proposal includes 75 townhome residential units in twelve three-story buildings with garages underneath and rooftop living area.

Residential Building Features:

- All-electric (except emergency backup generator).
- Additional sustainability features detailed in the attached applicant's memo.
- Unit breakdown: 75 three-bedroom units.
- Ground level two-car garage with EV-Capable and EV-Installed spaces.
- 75 Class A bicycle spaces provided within garages; 18 Class C bicycle spaces divided into three locations around the development.
- Rooftop living area.

Infrastructure and Transportation:

- New sidewalks throughout the development including a connection from Scio Church sidewalk to Ann Arbor-Saline Road sidewalk.
- The majority of vehicle parking spaces, 150 out of 167 spaces, are enclosed underneath residential units.
- Existing AAATA bus stops along Scio Church and South Main accessible via new sidewalks.
- Existing striped bicycle lane along Scio Church, non-motorized path along South Main/Ann Arbor-Saline Road.

Zoning:

- Proposal to rezone 5.91 acres from TWP (Township) to R4E (Multiple-Family).
- Parcels surrounding this location are a mix of residential zoning including R2A and R4B.



Figure 1 Existing Condition with site plan overlay

DETAILED DESCRIPTION OF PETITION

The developer is proposing to construct 75 townhomes in twelve three story buildings. The buildings will be all electric, with no natural gas connection. Additional sustainability features are highlighted in the attached memo submitted by the applicant. The residential buildings will be three-bedroom units with ground floor two-car garage and rooftop living area.

There is currently a sidewalk along Scio Church and a striped bicycle lane in the road. Sidewalks will be added internally connecting all buildings with a connection leading east past the stormwater detention system connecting to Ann Arbor-Saline Road. There is no vehicle access to Ann Arbor-Saline Road. All vehicle access will be from a single curb cut on Scio Church Road. A secondary curb cut will be provided just east of the primary access for emergency access only and will be constructed with a gate to limit access.

All four parcels are currently located in Pittsfield Township. With the annexation request a proposed zoning of R4E (Multiple-Family) is requested in coordination with site plan approval.

A surface detention pond for storm water treatment will be constructed in the area adjacent to Ann Arbor-Saline Road. There are 20 landmark trees located on the site. A total of 17 trees would be removed for construction and the remaining three would be impacted by grading within the critical root zones. All trees removed and impacted by construction would be mitigated onsite as required by code. No other natural features exist on the site.

A post card was sent to residents within 1,000 feet of this site notifying them of this project. A neighborhood meeting was held on February 22, 2024. There were 32 people in attendance. A meeting summary is linked to this report. General questions and comments were regarding the design and sustainability features, requests for additional buffering adjacent to the existing residential development and possible sidewalk connection to Ann Arbor-Saline Road.

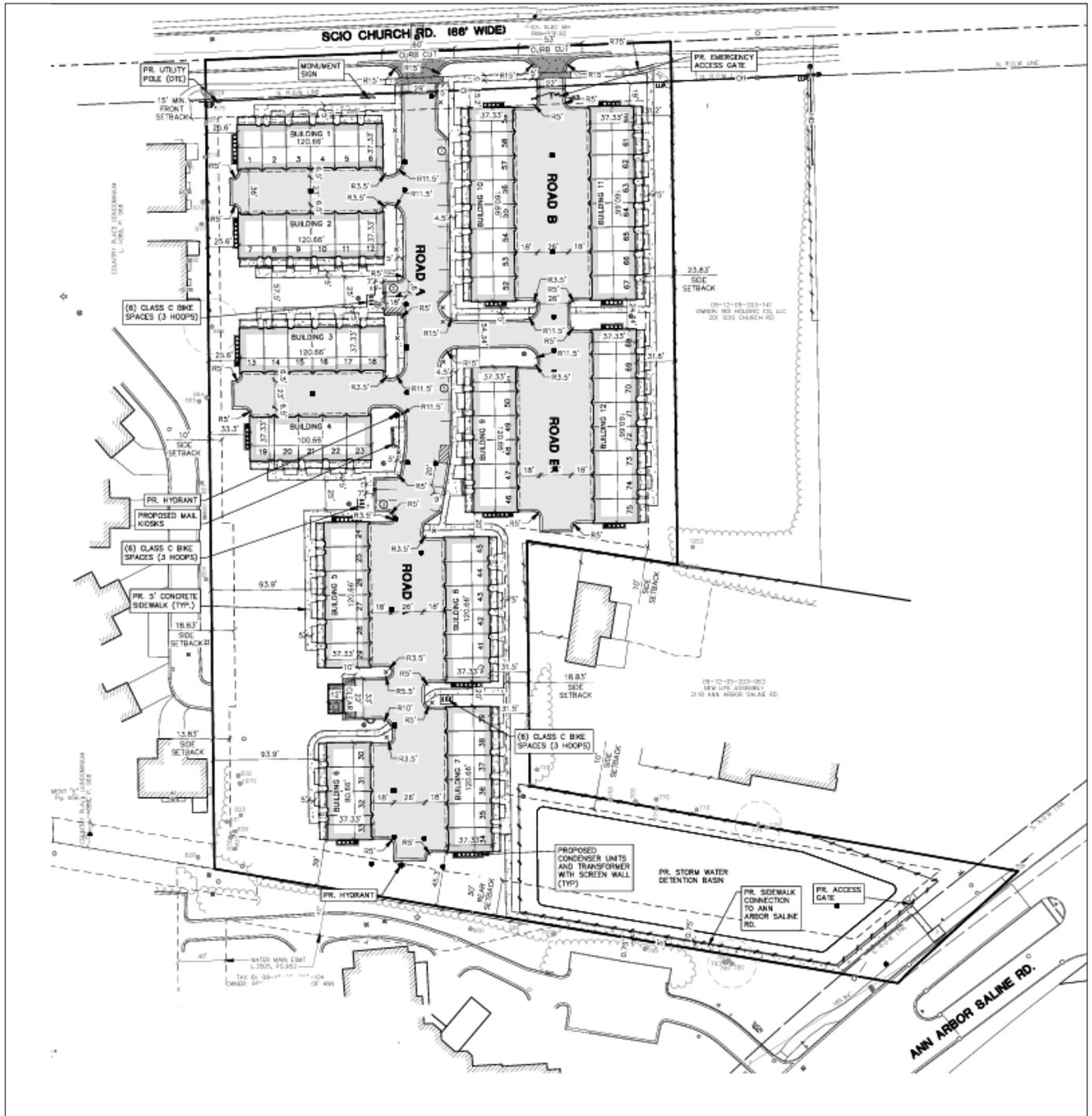


Figure 2 Proposed Layout

COMPREHENSIVE PLAN:

The Site Specific Land Use Recommendations from Chapter Ten of the Comprehensive Plan: Land Use Element references the proposed development area within the South Area site specific recommendations (South Area Site 1). The recommended future land use is single-family attached. The Sustainability Framework component of the Comprehensive Plan reinforces the goals of the Land Use Element in echoing the need for diverse housing including affordability and sustainable features such as no natural gas connections.

REZONING ANALYSIS:

Changes to the text or map of the Unified Development Code (Chapter 55 of the Ann Arbor City Code) may be made pursuant to Section 5.29.9. To assist the Planning Commission and City Council with their decision, applicants provide a rezoning petition (attached) with justifications in support of the request. The petition addresses:

1. The extent to which the rezoning is necessary.
2. How the rezoning will affect the public welfare and property rights of persons located in the vicinity.
3. How the rezoning will be advantageous to the City.
4. How this particular location will meet the convenience and service requirements of potential users and occupants.
5. Any changed or changing conditions in any particular area, or in the City generally, which may have bearing on the request.
6. Other circumstances and factors which further justify the request.

Planning Staff Comments: The R4E zoning allows the density proposed and attached townhome style housing, while remaining consistent with the adjacent land uses. While the R4E zoning permits a density as high as 75 units per acre, the proposed project results in a density of 12 units per acre. In comparison, the adjacent R2A zoning the maximum density permitted is 17 units per acre. The selection of R4E is requested due to the style of the housing proposed (attached townhomes) and the amount of open space required on the site. While this site plan proposes to provide 49% of the site area as open space, all other multiple-family districts require a minimum of 50% open space. Staff supports the amount of open space provided on the site given the proximity to natural areas and parks in the vicinity.

The development proposed with the R4E zoning is consistent with the single-family attached land use recommendation of the Comprehensive Plan. The R4E zoning also accomplishes other goals identified in the City's Land Use Element Master Plan, including increased density near transit corridors and other land uses (office and commercial), minimal surface parking and no natural gas connections.

PLANNING SUMMARY

The annexation, site plan and rezoning of this parcel from Township to R4E zoning is supported by City Planning Staff. The project complements nearby uses, improves pedestrian connections and aligns with the City’s Comprehensive Plan by proposing an all-electric development and introducing residential spaces near retail, office, and transit areas. The density is consistent with adjacent developments and the housing type provided is single-family attached, which is consistent with Comprehensive Plan site-specific recommendation and the City’s overall land use policy and goals.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	School/Open Space	PL (Public Land)
EAST	Vacant	R2A (Two-Family District)
SOUTH	Residential	R4B (Multiple-Family Residential District)
WEST	Residential	R2A (Two-Family District)

COMPARISON CHART OF REQUIREMENTS

	EXISTING	PROPOSED	REQUIRED / PERMITTED
Zoning	TWP (Township)	R4E (Multiple-Family)	R4E (Multiple-Family)
Gross Lot Area	6.3 acres (257,288 sf)	6.3 acres (257,288 sf)	14,000 sf MIN
Lot Area/Dwelling Unit	N/A	3,341 sf/unit	580 sf/unit
Height	N/A	3 Stories - 50 ft.	None
Minimum Open Space	N/A	49%	40% of lot area
Minimum Active Open Space	N/A	253 sf/unit	150 sf/unit
Parking – Automobile	N/A	167 spaces total 150 garage spaces 17 surface spaces	None
Parking – EV	N/A	154 – EV I (85%) 13 – EV C (15%)	10% EV I 90% EV C
Parking – Bicycle	N/A	75 Class A spaces 18 Class C spaces	34 spaces 50% Class A 50% Class C

STAFF COMMENTS

Parks and Recreation – The petitioner has agreed to a Voluntary Parks Contribution of \$46,875 to the City Parks and Recreation Services Unit for potential improvements to one or more of the following city parks: Cranbrook Park, Lawton Park, Meadowbrook Park, Waymarket Park, Willow Nature Area and/or Lansdowne Park.

Prepared by Matt Kowalski, Principal Planner
Reviewed by Hank Kelley, Deputy Planning Manager

Attachments: [Site Plan](#)
[Zoning/Parcel Maps](#)
[Aerial Photo](#)
[Draft Development Agreement](#)
[Sustainability narrative from petitioners](#)
[Additional Project Files \(STREAM\)](#)

c:

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Systems Planning
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