

PLANNING STAFF REPORT

For Planning Commission Meeting of May 21, 2024

**SUBJECT: 2270 Platt Rd Site Plan for Planning Commission Approval
“Veridian at County Farm Park South”
File No. SP23-0022**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission approves the 2270 Platt Rd Site Plan (v5) dated April 24, 2024.

STAFF RECOMMENDATION

Staff recommends that the site plan be approved because the contemplated development will comply with the PUD zoning established pursuant with the requirements of the UDC and with all applicable local, state, and federal laws, ordinances, standards and regulations, and the development limits the disturbance of natural features to the minimum necessary to allow a reasonable use of the land.

LOCATION

The subject site is located on the west side of Platt Road between Washtenaw Avenue and Huron Parkway.

SUMMARY

The proposed site plan calls for redesigning six buildings of the Veridian at County Farm South development, increasing the total unit count to 121 dwellings. Building locations remain the same while the types of buildings proposed and number of units per building are changed. The Veridian at County Farm South development has 110 approved dwelling units in single-family, townhouse, and apartment buildings on a 363,945-square foot (8-acre) site zoned Veridian at County Farm PUD district. The PUD is a mixed-income, mixed-housing type, sustainable neighborhood of up to 16 dwelling units per acre.

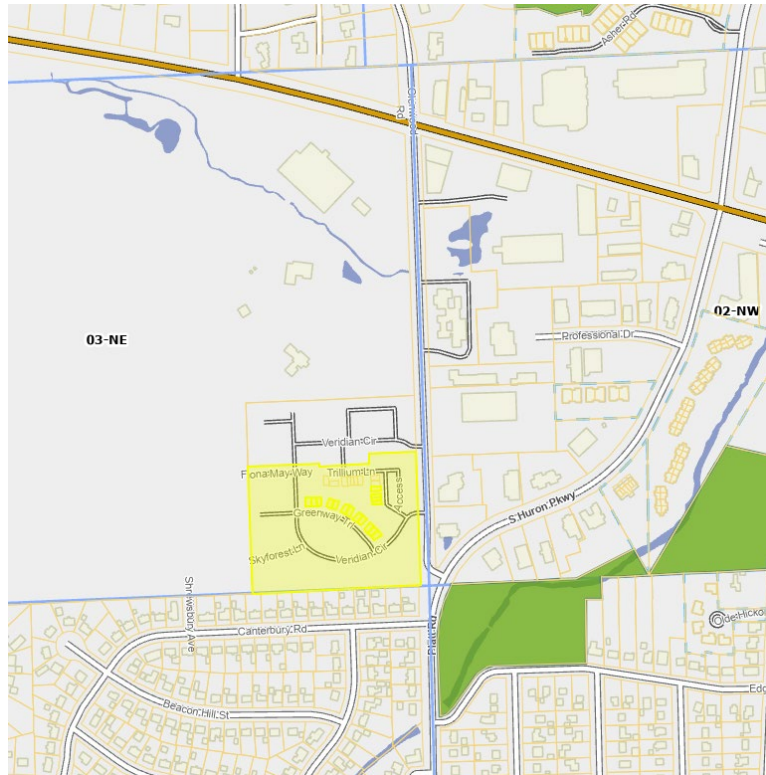


Figure 1: Location Map

PROJECT DESCRIPTION

Background and Existing Conditions – The Veridian at County Farm Park PUD Zoning District and Supplemental Regulations were approved on October 19, 2020, establishing a 13.6-acre zoning district with two components to develop a mixed-income, mixed-housing type, sustainable neighborhood at a density of up to 16 dwelling units per acre. The southern component is approximately 8 acres and also allows some commercial uses. The northern component is approximately 5.5 acres and requires all dwelling units to be affordable to lower income households.

Site Plan SP19-039, Veridian at County Farm South, to develop the southern component with 99 dwelling units in 16 village homes, 42 townhomes, 30 walk-up flats, and 11 micro-apartments, was approved on October 19, 2020. SP19-039 was superseded by the approval of Site Plan SP21-020, Veridian at County Farm South Amendment, which increased the number of micro-apartments and reconfigured some driveways and parking spaces, bringing the total number of approved dwelling units to 110. Construction began in 2022.

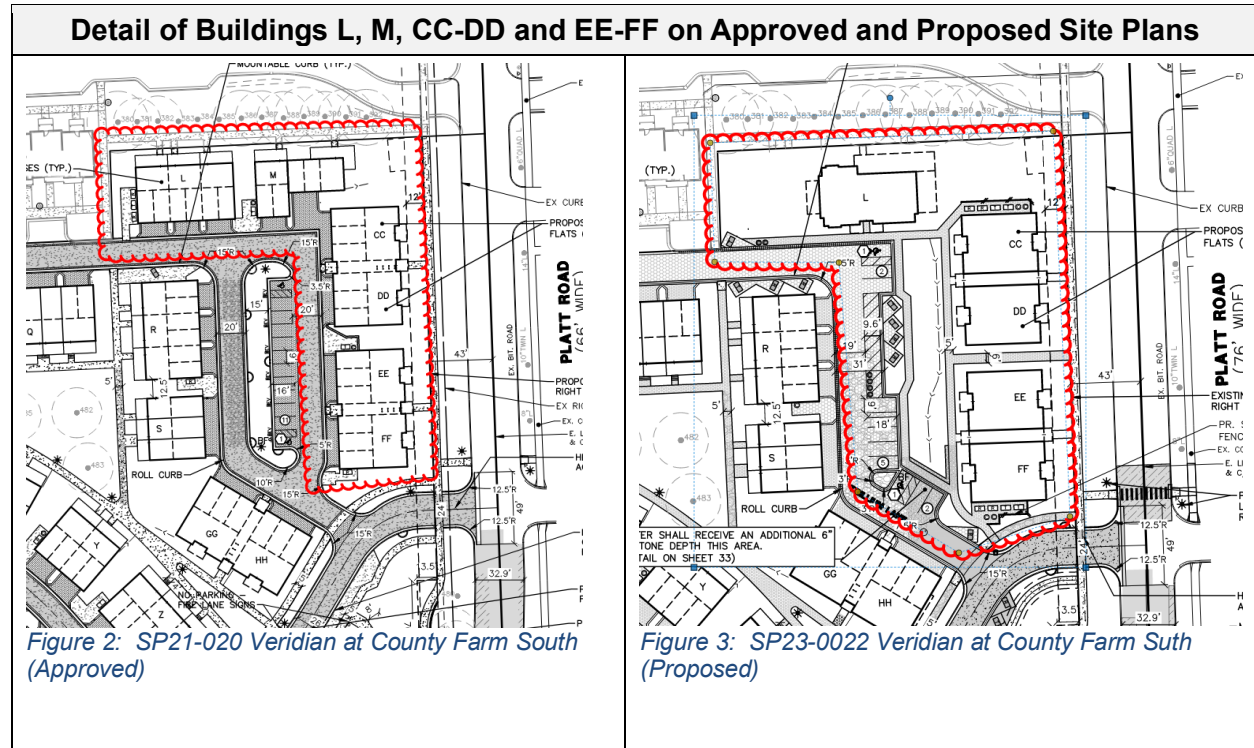
Site Plan SP19-038, Veridian at County Farm North, to develop the northern component with 50 affordable apartments in 9 buildings was approved on October 19, 2020. Construction began in 2023.

Proposed Site Plan – The proposed site plan changes the layout and unit counts of Veridian at County Park South by changing the types of buildings proposed and increasing the number of units per building as follows:

PROPOSED SITE PLAN CHANGES			
Building	Approved Layout and #	Proposed Layout and #	Change
KK	Duplex – 2 units	Townhouse – 3 units	+1
V	Townhouse – 3 units	Single-Family – 1 unit	-2
CC-DD	Walk-up Flats – 10 units	Walk-up Flats – 12 units	+2
EE-FF	Walk-up Flats – 10 units	Walk-up Flats – 12 units	+2
L	Townhouse – 3 units	Studio – 12	+7
M	Townhouse – 2 units		
XX	Studio – 11 units	Studio – 12 units	+1
	39 Buildings – 110 units	38 Buildings – 121 units	+11

Townhouse buildings L and M are proposed to become one studio apartment building with 12 units. Walk-up flat apartment buildings CC-DD and EE-FF are redesigned to have two more units, and no garages, each. Because the garages have been removed, the parking area has been redesigned with a bioswale in place of the driveways.

Townhouse building V is changed to a single-family building and duplex building KK is changed to a 3-unit townhouse building. Studio apartment building XX will have one more unit, replacing a previously proposed community room within the building.



DEVELOPMENT CHART SP23-0022 – 2270 Platt Rd “Veridian at County Farm South”	
Zoning Designation	PUD (Planned Unit Development)
Lot Area	363,945 square feet (8.3 acres)
Dwelling Units	121 (15 single-family units, 37 townhouse units, 34 walk-up apartments, 24 studio apartments, 11 farmhouse apartments)
Nonresidential	4,745 square feet
Building Height	Varies by building, up to 38 ft.
Setbacks	12 ft to Platt Rd front, 12 ft to north side, 48 ft to south side, 40 ft to rear
Parking – Vehicles	155 spaces, including 119 EV and 5 BF
Parking – Bicycles	116 Class A, 44 Class B, 22 Class C
Open Space	196,020 square feet (4.5 acres)

SITE PLAN ANALYSIS

The site plan has been reviewed for Urban Forest Natural Resources, Stormwater, Engineering, Planning, Fire, Soil Erosion and Sedimentation Control, Public Works, Transportation Engineering, Park Planning, and Sustainability for compliance with applicable development standards and standard specifications. This team has found the site plan to be in compliance. Any outstanding comments would have been noted in this staff report.

2270 Platt Rd – SP23-0022

May 21, 2024

Page 4

Prepared by Alexis DiLeo, City Planner

Reviewed by Brett Lenart, Planning Manager and Hank Kelley, Deputy Planning Manager

Attachments: Maps

Proposed Site Plan SP23-0022 Cover, Dimensional Layout, Open Space Sheets

Approved Site Plan SP21-020 Cover, Dimensional Layout, Open Space Sheets

Resources: Link to file [SP23-0022](#) (2270 Platt Rd Site Plan for Planning Commission Action, "Veridian at County Farm South")

c: Applicant – Thrive Collaborative, 6200 2nd Avenue Suite 102D, Detroit, MI 48202
Sara Hammerschmidt, sara@thrive-collaborative.com

Engineer – Midwestern Consulting, LLC, 3815 Plaza Dr, Ann Arbor, MI 48108
Heath Hartt, hth@midwesternconsulting.com