

# VILLAGE of ANN ARBOR

Site Plan Amendment  
September 19, 2023

*Presented By*



# Project Summary

*The Vision for the site includes a Village concept with a wide mix of housing options for all ages and stages of life*

Development Area	4.6 Acres 78.4 Acres Total
Master Plan Density Designation	7-10 Dwelling Units per acre
Number of Homes Proposed	120 Rental Units in Amendment 604 Total For-Sale and For-Lease Homes 7.7 Dwelling Units Per Acre Total
Unit Sizes	685 Square Feet - 1 Bedroom Units 1,033 Square Feet - 2 Bedroom Units
Overall Open Space	65%+



# Why We Are Here?

Tonight's request is for an approval to amend the approved overall plan for **The Village of Ann Arbor**

# What Are We Asking For?

- This includes the addition of a 120 unit for-lease portion on Dhu Varren Road, and significant amenity improvements as a result of incorporating additional land to the project
- This request would have been included with the original approvals had the additional 10 acres been annexed in time
- The majority of the site remains the same, with the exception of some minor improvements to building placement and access, and the addition of a public path system to the former landfill area as approved by EGLE



# Project Highlights

**Village** Concept Provides for **Multiple Entry Points** in Pricing

Multiple **Open Space** Areas and **New Neighborhood Connections** from Olson Park to Leslie Park

**Walkable** Project with Over a **Mile of Bike Paths and Sidewalks**

Appropriate **Mix of Residential Land Uses** Located Within a Targeted Growth Location

Involves the **Reclamation** of a Previous Landfill Property and the Project will feature Green Energy Initiatives such Project-Wide **Solar Streetlights, BMP Stormwater** Infrastructure, Clubhouse **Solar Panels, Energy Efficient** Appliances, and portions being **All-Electric**

**Family-Oriented** Plan Options

**High Quality,** Owner-Occupied Homes and **Amenitized** Apartment Homes with 5,000 SF Clubhouse

Development Team consists of a Highly Respected Regional Builder and Apartment Operator with over **100 Years of Combined Experience** and Expertise to Successfully Bring this Project Forward



**RB**  
ROBERTSON  
BROTHERS  
HOMES



**dtm**  
MANAGEMENT Co.



# Context Plan





# Overall Community Site Plan





# Amended Site Plan





# Amended Site Plan





**Over a Mile of Bike and Pedestrian Paths**

**65% Open Space**

**\$3MM+ in Annual Tax Revenue**

**Recycling of Contaminated Landfill Property**

**Multiple Entry Price Points**

**All-Electric Component**

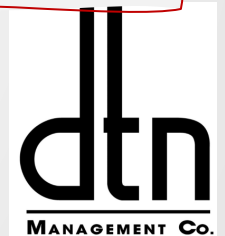
**Over 500 EV Connections**

**New Public Connection to Leslie Park**

**Bus Stop**

**Wetland Preservation**

**Clubhouse Solar Panels and Solar Streetlights Throughout**



# The VILLAGE of ANN ARBOR

