



January 30, 2025

City of Ann Arbor  
Planning Department

Re: Ann Arbor Packard Consent Judgment Amendment Narrative  
2857 Packard Road

Robertson Brothers Homes and Sherr Development are excited to present a proposal for an amendment to an existing Consent Judgment for property located at 2857 Packard Road. This site contains one home that will be removed as part of the development proposal. The proposed community aims to introduce 35 new for-sale detached single-story condominiums to meet the existing and growing unmet demand for new high-quality age-targeted housing in the area. The development is designed for those looking to downsize while remaining within Ann Arbor to continue enjoying its amenities and all that the community has to offer. Each condominium will be approximately 1,830 square feet in size, featuring a master bedroom on the first floor. With a successful track record in this housing, Robertson Homes is confident the project will be very well-received.

The property is currently zoned R1E but is bound by an existing Consent Judgment that allows for a 51-unit residential development consisting of both attached and detached homes, that we feel is nearly unbuildable and will need to be modified at some point regardless. As demonstrated by the proposed plan amendment, the existing underlying zoning category of R1-E would permit a development of thirty-five detached ranch condominium homes by-right. We strongly believe that the better land use for the property consists of this housing typology to address a severe housing need in Ann Arbor. This product provides for an opportunity to allow for current residents to downsize within their community, and therefore free up housing stock for homebuyers looking to raise their families in Ann Arbor. These residents will be and are leaving the city to find housing that is suitable for their lifestyle.

The development will cover a total of 7.92 gross acres. A storm pond situated at the southeastern part of the property will serve as stormwater retention. A homeowner's association will be established to manage open space and pond maintenance as well as home exteriors. A central open space is proposed internally to enhance the community aesthetics. Each home will include a two-car

attached garage, two driveway spaces, and additional guest parking along one side of the private street.

The proposed development is well-suited for its location along a major street and adjacent to existing residential areas with similar densities.

**SITE PLAN**



<b>Site Data:</b>	
Gross Site Area:	7.92 Ac.
Net Site Area:	7.45 Ac.
Proposed Units:	35
Proposed Density:	4.70 Du./Ac.
Building Setbacks:	17 min.
- Front Yard:	11'-0"
- Building Separation:	
Vehicular Parking:	70 spaces
- Garage Parking:	70 spaces
- Apron Parking:	70 spaces
- Parking Distribution:	4.00 spaces / Du.
Road Width:	27'
Road Length:	1,368 LF
Road Length per Unit:	39.09 LF / Du
Open Space:	4.08 Ac. (54.77% of Site Area)

\*Note: Open Space includes all areas that are not building footprint, road area, or public R.O.W.

**Ann Arbor Packard**

Site Plan Rendering  
Ann Arbor, Michigan

December 2024



**CONTEXT PLAN**



**By-Right Plan**

The site is proposed to be developed under a Consent Judgment Amendment to amend the current plan approved for 51 multi-story single family homes and townhomes. However, the existing underlying zoning category of R1-E would permit the same plan with lot lines, with deviations relating front yard encroachments of 4.3' for four homes, as shown on the plan below with the four homes highlighted. With only slight modifications, these can be eliminated and no deviations would be necessary. Though functionally the same as a single family site condominium with individual parcel lines, it is our intent to sell the units as detached condominiums with common space surrounding the units, as is customary with age targeted ranch condominium developments.



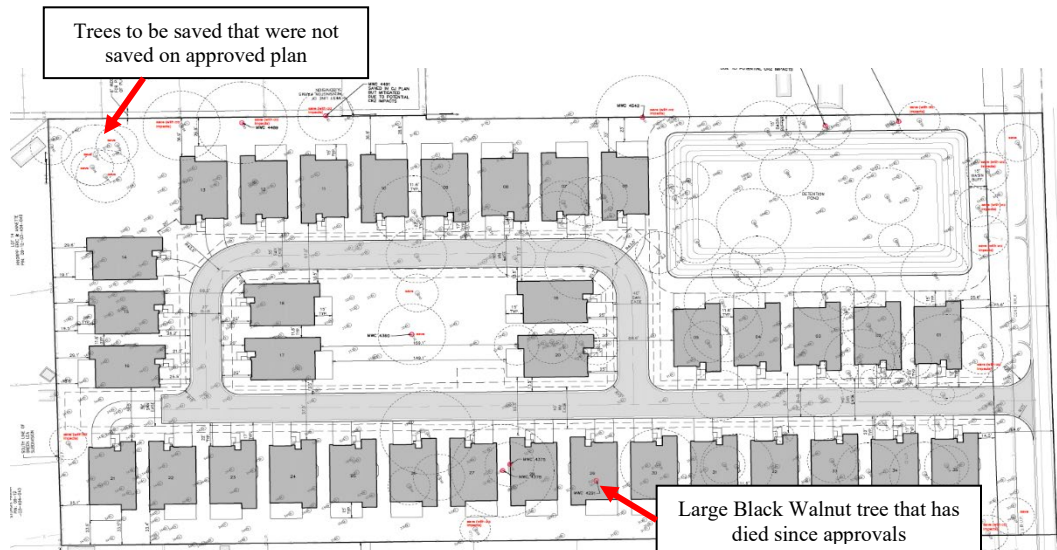
### Buyer Profile

Per SEMCOG data, the expected population change for the City of Ann Arbor will continue to be concentrated in the 65+ age demographic in the coming decades. This equates with a need to house approximately 320 new residents annually over 65 years of age. The typical buyer is a City resident looking to downsize from a larger single family home, freeing up inventory for new families looking to move to the acclaimed School District. According to traffic experts, the proposed housing product produces just over half of the traffic produced by a traditional single-family neighborhood with the same number of homes.

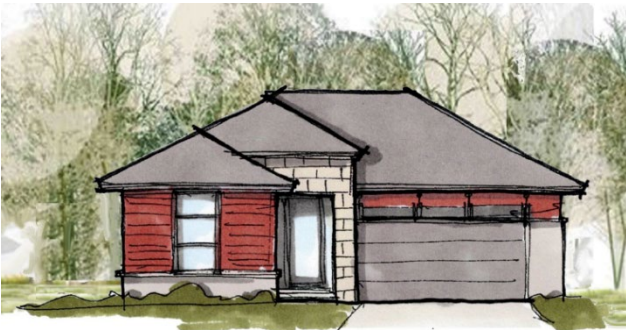
Age Group	2020	2025	2030	2035	2040	2045	2050	Change 2020 - 2050	Pct Change 2020 - 2050
Under 5	4,866	4,814	4,729	4,716	4,713	4,670	4,635	-231	-4.7%
5-17	11,983	10,910	10,661	11,096	11,605	11,645	11,332	-651	-5.4%
18-24	36,222	37,982	38,237	38,477	37,651	37,565	38,334	2,112	5.8%
25-64	55,127	53,720	53,449	54,952	56,031	56,767	56,230	1,103	2%
65-84	13,602	17,116	18,647	19,822	19,289	19,048	19,206	5,604	41.2%
85+	2,051	2,289	2,923	4,263	5,159	5,663	6,063	4,012	195.6%
<b>Total</b>	123,851	126,831	128,646	133,326	134,448	135,358	135,800	11,949	9.6%

### Natural Resources

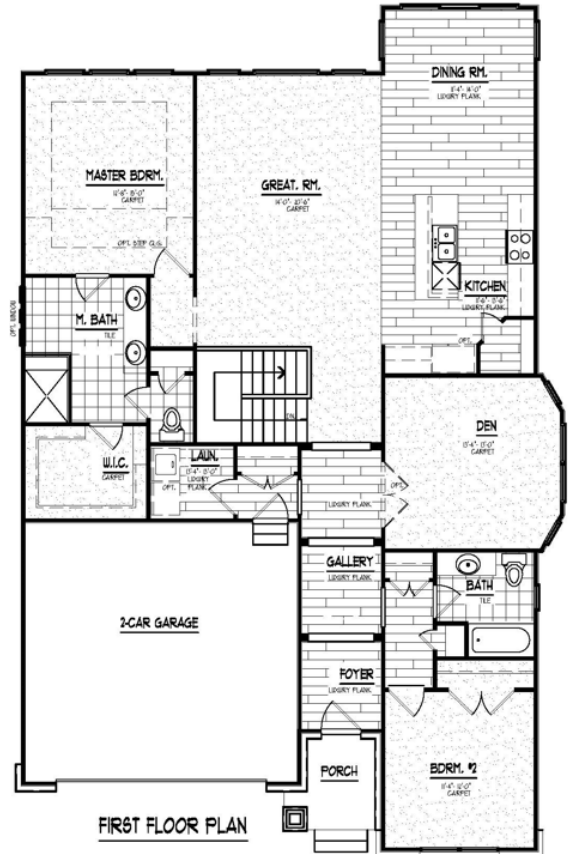
We understand that the intent with the previous development plan was to attempt to save several landmark trees around the perimeter and center of the property. Our plan has been designed to save many of these trees as well as additional landmark trees that at the northeast corner of the property where an infiltration basin was previously approved. For information, some of the trees planned to be saved on the previous plan such as a large black walnut specimen tree located on the western perimeter, are now dead and not salvageable.



**Elevations/Floorplans**



The proposed elevations combine contemporary and traditional design elements to blend seamlessly with the urban environment while maintaining a timeless aesthetic. The design will feature a significant amount of brick complemented by high-quality hardieboard materials.





Schedule of Regulations and Modifications Compared to R1E Ann Arbor Packard			
	R-1E	Proposed Ann Arbor Packard	Proposed Ann Arbor Packard with Lots
<b>Min. Lot Area</b>	4,000 sf	N/A – Detached Condominium	5,520 sf
<b>Min. Lot Width</b>	34 Feet	N/A – Detached Condominium	51.6
<b>Min. Building Setbacks</b>			
Front Setback (Bldg)	15'	17' to Curb	10.7' to Curb
Side Min. Principal	3'	N/A	3'
Side Total Principal	6'	11.6' Between Units (Projection of 2' permitted for bay windows)	6'
Rear Setback Principal	20'	25' to Unit (15' to Deck or Patio)	25' to Unit (15' to Deck or Patio)
<b>Principal Building Height to Midpoint</b>	30'	1 story/20' feet	1 story/20' feet

There are several public benefits to the project overall, such as:

- Meeting the intent of the City's Master Plan
- Annual build out taxes of \$714,000
- A vital housing option for residents with very limited choices, highlighted by the projected need for over 8,000 additional age-targeted homes in the City within the next twenty-five years
- Quality architecture and design that will complement and further enhance the area
- Redevelopment of underutilized property



The development team of Robertson Brothers Homes and Sherr Development is pleased to present the Ann Arbor concept plan for consideration of a Consent Judgment Amendment by the City Council. We believe the development will ultimately become a point of pride for responsible development in a solid area and provide for a housing need in the community.

Please let me know if any additional information is required at this time.

Thank you.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Tim Loughrin'.

**Tim Loughrin | VP of Land Acquisition and Development**

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