

# 75 SOUTH MAIN

*Presented By*



# Site Plan



## Site Data:

Gross Site Area:	6.30 Ac.
Net Site Area:	5.91 Ac.
Proposed Units:	75
Proposed Density:	12.69 Du./Ac.

## Building Setbacks:

- Front Yard:	15' min.
- Building Separation:	20' min.

## Vehicular Parking:

- Garage Parking:	150 spaces
- Apron Parking:	104 spaces
- Guest Parking:	17 spaces
- Parking Distribution:	3.61 spaces / Du.

## Bike Parking:

- Required:	15 spaces (10% of required vehicle parking)
- Proposed:	18 spaces

Road Width: 20' / 22' / 26' / 29'

## Road Length:

- 20' width:	59 LF
- 22' width:	466 LF
- 26' width:	605 LF
- 29' width:	400 LF

Road Length per Unit: 20.40 LF / Du

## Open Space:

- Required:	2.36 Ac. (R4E - 40% of Site Area)
- Provided:	2.90 Ac. (49.07% of Site)

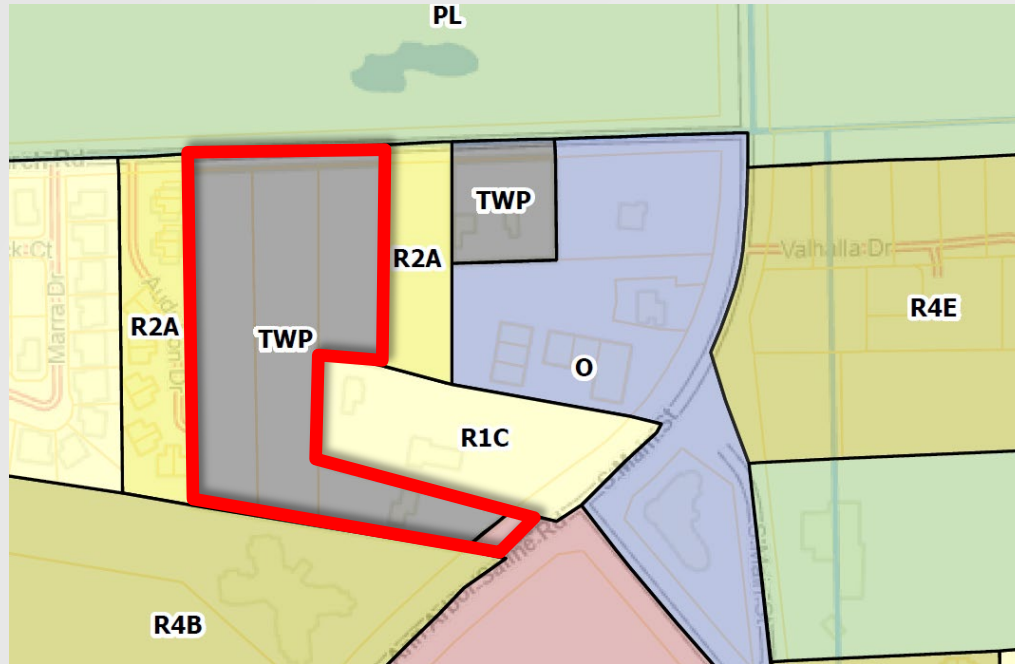
## 75 South Main



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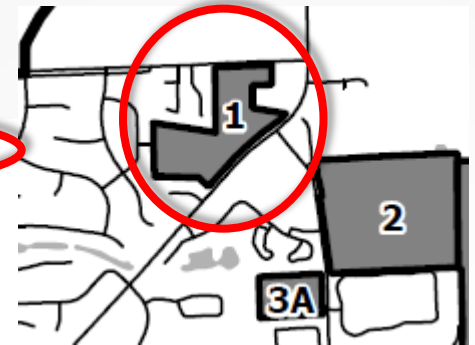


# Zoning Map and Master Plan Relationship



**Site 1** - The 20-acre site is located South of Scio-Church Road, west of Main, and north of Ann Arbor-Saline Road

The recommendation is for office uses in the vicinity of Scio-Church and Main Street with single-family attached uses west and south of the office uses. Single-family detached uses are recommended adjacent to the Lansdowne Subdivision and south of The Meadows Condominiums. Future residential uses will need to have linkages to Ascot Street for access to Lawton School and Lansdowne Park. The issue of a new street connection between Scio-Church and Main Street needs to be resolved, prior to any new development approvals to allow for right-of-way if needed. If a street is proposed, the residential uses would be west and south of the new street and office uses to the east. Any improvements to the area should consider the potential for key intersection urban design with an eye toward preserving views to the large open spaces on the U of M and Pioneer High properties.





# Project Summary

Development Area	5.91 Net Acres 12.69 Dwelling Units Per Acre
Existing Zoning	Pittsfield Township R1-A
Proposed Zoning	City of Ann Arbor R4E (Conditional)
Master Plan Designation	Attached Single Family (Townhomes)
Number of Homes Proposed	75
Plan Type	Missing Middle For-Sale Townhomes with Attached 2 Car Garages
Unit Size	Approximately 1,600 square feet
Approximate Open Space Provided	2.9 Acres (49.07% of the Site Area)

# Project Highlights

Robertson Brothers Homes is proposing to build much needed housing in the region. Our efforts have been concentrated on working on a solution that seeks to fill a housing need for quality new construction housing and create a hub of mixed-use activity, while utilizing long-vacant property.

**High Quality Residential For-Sale Townhomes**

**Productive Use of Land in the City**

**Walkable and Inviting Community**

**All-Electric Community**

**The Project Adheres to the City's Master Plan Land Use Designation**

**Housing Option for Residents that are Underserved**

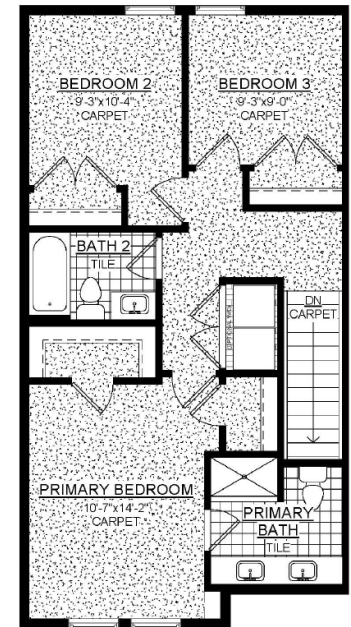
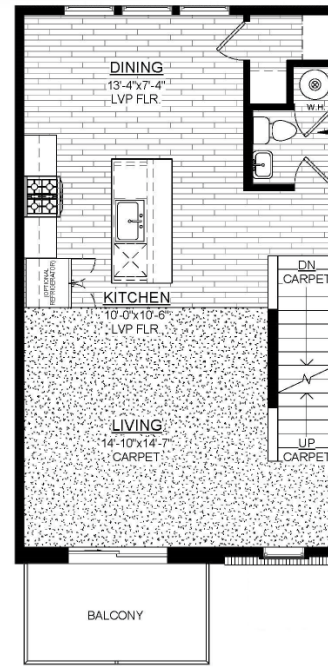
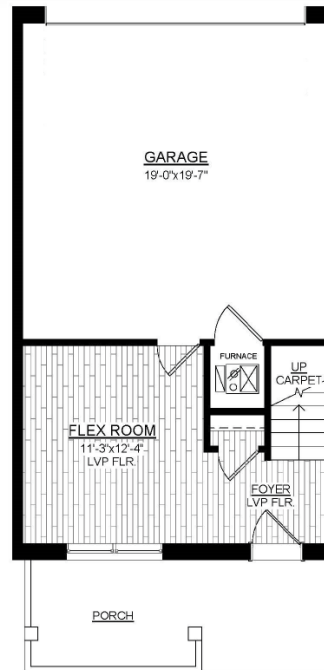
**Appropriate transitional use between existing commercial and residential land uses**





# SHERWOOD

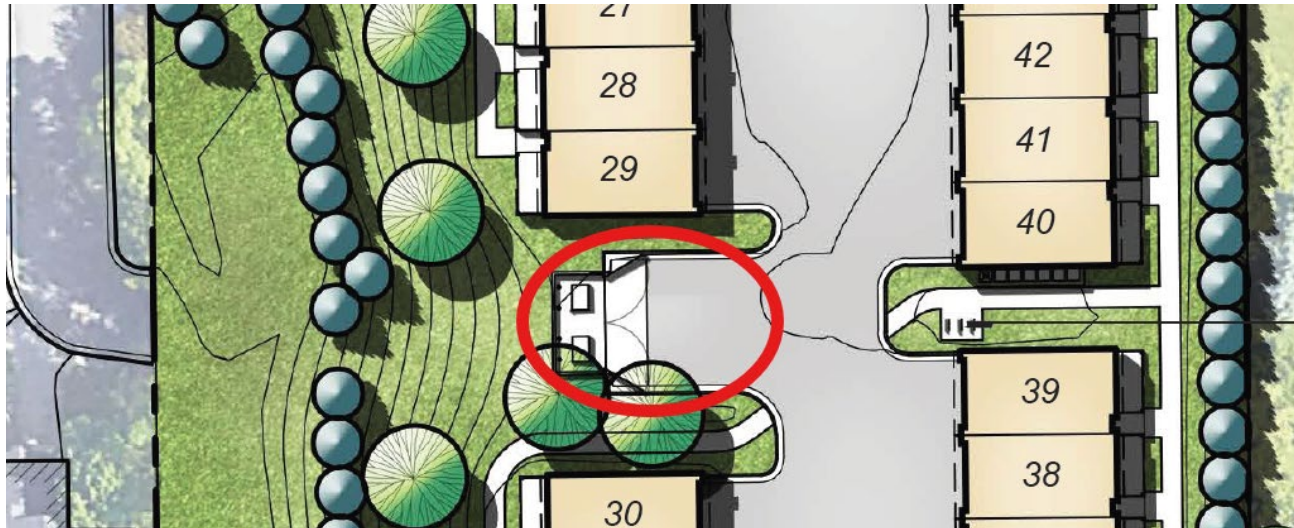
1,644 sqft.



**We have worked hard to meet staff requirements and a few items need further direction:**

*The Solid Waste Department has refused to accept curbside pickup, which is customary at nearly all existing townhome developments in Ann Arbor*

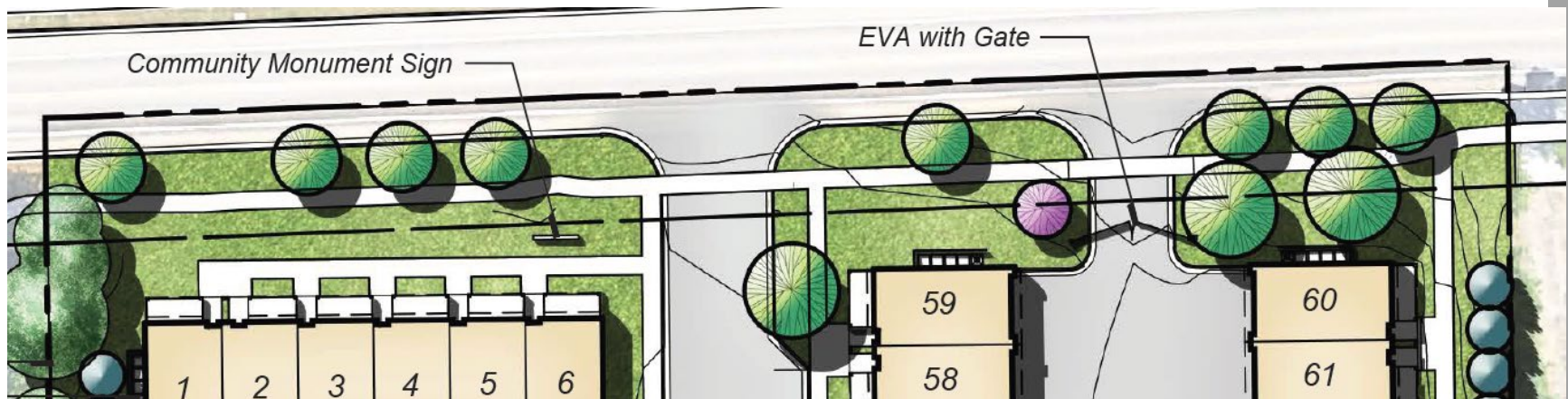
- Robertson is a preeminent townhome builder in Southeast Michigan and this would be our first community with a trash dumpster (residents would be required to haul their refuse individually to a community dumpster)
- This is inappropriate for the type of community, and would also be a detriment to adjacent property
- In lieu of a required dumpster, we have proposed permitting this community to have the Homeowners Association responsible for privately contracting curbside trash and recycle pickup
- We are amenable to making this a condition of the rezoning through a development agreement that would run with the HOA





*The Fire Plan Review requires a second point of access for communities larger than 30 units in size*

- We have provided a second point of access on Scio Church Road, but due the configuration of the parcel being narrow along the roadway and deep to the rear of the property, it is impossible to provide the required separation between entries to meet the second point of access
- One alternative is to connect to the neighboring residential community
  - The adjacent neighborhood strongly opposes this concept
  - The grades are such that a connection is very difficult
- Another option is to fire suppress all of the units, which comes with an increase of over \$20,000 to the sales price of the homes
- We request instead that the City permit the second access point off of Scio Church to meet the qualification for secondary access, eliminating the cost implications of fire suppression for this product type





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