

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of April 7, 2026

**SUBJECT: Kappa Delta Sorority (805 Oxford Road) Site Plan and Special Exception Use for City Planning Commission Approval
File No. SEU25-0001**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, including the accompanying site plan, finds the petition substantially meets the standards in Chapter 55 (Unified Development Code) Section 5.29.5.D (Special Exceptions) and Section 5.16.1.E (Fraternity or Sorority House, and Student Cooperative Housing), and therefore approves the Kappa Delta Sorority House at 805 Oxford Rd for 75 occupants. This approval is based on the following findings:

1. The proposed use will be consistent with the R2B (Two-Family Dwelling and Student Housing) District, which provides for residential use, including special exceptions for fraternity or sorority houses and student cooperative housing.
2. The proposed use will not adversely impact traffic, pedestrians, bicyclists, circulation, or road intersections based on the location. Oxford Road provides access to the site, and the proposed use is consistent with the existing and other surrounding uses' traffic impact.
3. The subject site meets the use specific standards for on-site resident manager, minimum lot area and minimum lot area per occupant, principal building floor area, and screening.
4. The maximum number of occupants shall be established as 75.
5. A site plan documenting the existing and proposed conditions of the site has been submitted as part of this application.

And that the Ann Arbor Planning Commission approves The Kappa Delta Sorority (805 Oxford Road) Site Plan v5 dated 3-11-2026, alternative natural features mitigation for 92 inches of tree mitigation, and the Development Agreement.

STAFF RECOMMENDATION

Staff recommends **approval** of the **site plan** because the project complies with all applicable local, state, and federal ordinances, standards, and regulations, and limits disturbance of natural features to the minimum necessary to allow a reasonable use of the land.

Staff recommends **approval** of the **alternative natural features mitigation** because it is consistent with natural features development standards, the alternative provides an overall ecological value as beneficial as the required mitigation, and funds are provided for the management and restoration of natural features in the vicinity.

Staff recommends **approval** of the proposed **Special Exception Use** because the R2B (Two-Family Dwelling and Student Housing District) is an appropriate district for a sorority, and the petition substantially meets the standards in Chapter 55 (Unified Development Code) Section 5.29.5.D (Special Exceptions) and Section 5.16.1.E (Fraternity or Sorority House, and Student Cooperative Housing).

LOCATION

The subject property is located on the southeast side of Oxford Road, north of Washtenaw Avenue and south of Hill Street.



Figure 1: Aerial map showing the existing conditions of the site, which has a circular driveway and single-family house. The subject parcel is outlined in blue.

SUMMARY

The proposal includes a three-story sorority building with 47 beds and a surface parking lot with 16 vehicle parking spaces. The 1.1-acre site currently has a single-family house. The site is zoned R2B (Two-Family Dwelling and Student Housing District), and sororities require a Special Exception Use in the R2B District.

DETAILED DESCRIPTION OF PETITION

The applicant is proposing to construct a three-story, rectangular sorority building with 47 beds and 23,391 sq ft of floor area. The building will be 29 ft 11.5 in tall, from the average grade to the midpoint of the gable. On the first floor, there will be the chapter room/dining room, commercial kitchen, and other community spaces. The bedrooms will be on the second and third floors, as well as amenity rooms such as lounges, study rooms, and an exercise room.

A development standards review chart is provided below. Other notable site plan details include:

- Bicycle Parking – There will be 12 Class A bicycle parking spaces in a dedicated bicycle parking room on the lower level of the building, near the rear entrance with direct access from an elevator. There will be 12 Class B spaces, covered by a shelter near the rear building entrance.
- Access – A new curb cut will be installed along Oxford Road for vehicle access to the parcel. Currently there are no curb cuts on site; the parcel is accessed via an easement with the parcel to the south. This existing curb cut (on the parcel to the south) will be closed as part of construction. Sidewalks will be provided from the right of way for pedestrian access to the building and site.
- Landscaping/Grading – There are significant grade changes on site, which slopes upwards roughly 30 ft from the right of way to the rear of the parcel. During construction, part of the property will be leveled and retaining walls will be required around the site. This will require the removal of 42 trees, including 17 which meet landmark tree criteria. Per Section 5.23.5.D, mitigation for these trees must be planted on-site and/or on public land within the vicinity. The proposed mitigation plan is to plant roughly 55% – 112 in DBH (diameter at breast height) of 204 in DBH – of the required mitigation trees on site. For the other 45% required, the applicants propose alternative mitigation as provided in Section 5.30.2 to provide funds to the City. The fee for the remaining 92 in DBH of mitigation is \$23,000. Alternative natural features mitigation must be specifically approved by the Planning Commission using the criteria in Section 5.30.2. There will be an additional 29 trees planted on site for screening and buffering, two of which are street trees.
- Parks Contribution – The development team has committed to a voluntary contribution of \$7,500 for nearby and community wide parks.
- Stormwater Management – An onsite stormwater management system is proposed with an underground detention basin. As part of the project, a storm sewer connection in Oxford Road to Hill Street will be constructed.
- Sustainability – The applicant has provided a sustainability analysis with the submitted site plan. The development will use gas-powered equipment in the commercial kitchen, but other heat sources will be all-electric. Otherwise, there are no significant sustainability features beyond those required by building code.
- Community Participation – A postcard was sent to residents within 1,000 feet of this site notifying them of this project. A neighborhood meeting was held on May 22, 2025. There were approximately 21 people in attendance. A meeting summary has been uploaded to the project file in STREAM. General questions and comments were regarding the number of occupants, the grading and landscaping, and construction schedule.

Kappa Delta Sorority (805 Oxford Road) Site Plan and Special Exception Use
Page 4

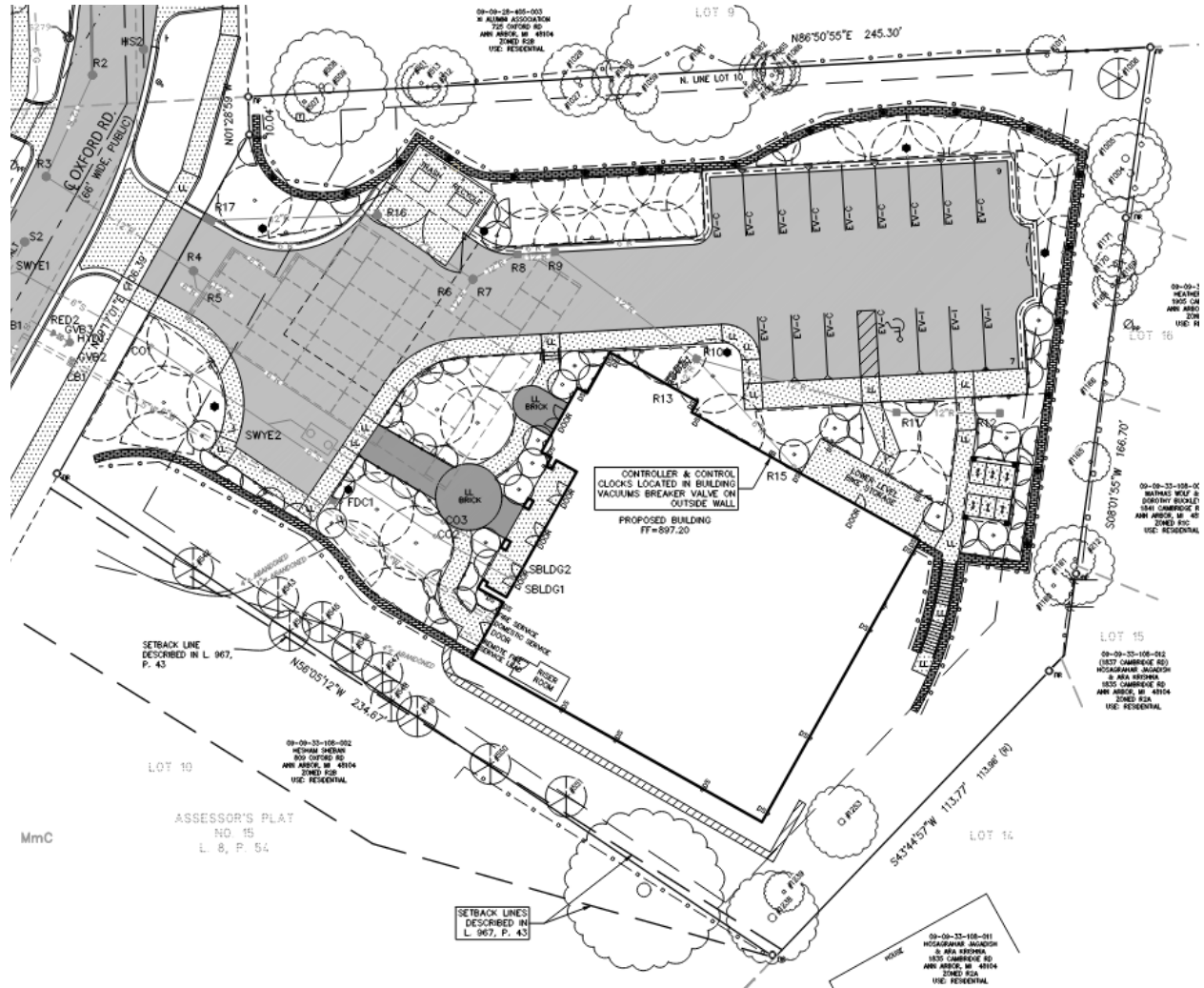


Figure 2: Drawing showing the proposed layout of the site with a rectangular building to the south and a driveway and parking lot to the north. There are retaining walls around the building and trees around the perimeter of the site. The site is accessed from a curb cut on the east side of Oxford Road.

DEVELOPMENT STANDARDS REQUIREMENTS			
	EXISTING	PROPOSED	REQUIRED / PERMITTED
Zoning	R2B (Two-Family Dwelling and Student Housing)	R2B (Two-Family Dwelling and Student Housing)	R2B (Two-Family Dwelling and Student Housing)
Gross Lot Area	1.108 acres (48,258 sf)	1.108 acres (48,258 sf)	8,500 sf min
Lot Area/Dwelling Unit	N/A	1,026.7 sf/occupant	350 sf/occupant
Height	28 ft	30 ft (3 stories)	30 ft max

Setbacks	Front – 98.14 ft Side – 18.08 ft (north) Side – 42.25 ft (south) Rear – 86.8 ft	Front – 111.5 ft Side – 74.7 ft (north) Side – 21.4 ft (south) Rear – 28 ft	Front – 25 ft min (no max) Side – 5 ft min Rear – 20 ft min
Parking – Automobile	N/A	16 surface spaces	None
Parking – EV	N/A	2 – EV I (12.5%) 14 – EV C (87.5%)	10% EV I 90% EV C
Parking – Bicycle	N/A	12 Class A spaces 12 Class B spaces	24 spaces 50% Class A 50% Class B

SPECIAL EXCEPTION USE ANALYSIS

A Special Exception Use may be approved by the Planning Commission pursuant to Section 5.29.5 of the Unified Development Code (UDC). In the R2B District, sororities require a Special Exception Use. To assist the Planning Commission with their decision, applicants provide a Special Exception Use application (attached) with justifications in support of the request.

The Planning Commission, in arriving at its decision relative to any application for a special exception, must apply the general criteria for approval provided in Section 5.29.5.D of the UDC, summarized and analyzed below.

- a. Comprehensive Plan. The City of Ann Arbor’s Comprehensive Plan 2050 recommends the Residential future land use category for the subject parcel, though it is very near the Transition future land use category along Washtenaw Avenue. Overall, the Plan supports varied housing types and greater density across residential zones. The proposed sorority would provide greater density on this parcel, and, at three stories, the proposed development meets the preferred low-rise building form of the Residential category.
- b. Compatible with General Vicinity. The R2B District is appropriate zoning for sororities, fraternities, and group housing. There are existing sororities and fraternities in the nearby vicinity, including a fraternity at the parcel directly to the north and three other sororities or fraternities on this section of Oxford Road. As The sorority will be built according to the Use Specific Standards (Section 5.16.1) with required screening and operated with a resident manager to minimize potential impacts on neighbors.
- c. Consistent with the Neighborhood and Not Detrimental. The R2B district is characterized by large and architecturally distinctive houses, relatively large lots with large front yards, and mature tree growth. The design of the sorority building is consistent with the distinct architectural character of the neighborhood, with its brick siding, covered entrance portico, symmetrical

fenestration pattern with multi-light windows and shutters, and varied roof lines. The relatively large lot, house, and front setbacks are consistent with R2B zoning, particularly the surrounding properties on the east side of Oxford Road.

There are single- and two-family houses nearby, but because there are multiple existing sororities and fraternities in the area, the proposed use and population density are not atypical. All required buffering and screening will be provided to not be detrimental to the use of neighboring properties.

- d. Natural Environment. Mature trees are characteristic of the R2B zoning district, but because of the grade changes onsite, there are major changes proposed to the existing landscaping, including the removal of 42 trees. All of these trees will be properly mitigated for per City Code. In addition, 29 trees will be planted along the perimeter of the site for required buffering. The landscape plan shows a wide variety of shrubs planted throughout the site, and there will be outdoor recreation areas with picnic tables and benches for residents to use.
- e. Off-Street Parking. This project proposes approximately 9,600 sq feet of vehicular use area. There is a considerable amount of paving near the street to service solid waste trucks. The driveway also provides access to the surface parking lot. The parking lot is at the rear of the lot and, with the placement and the required buffering, will be minimally visible from the street. Having 16 surface parking spaces is more than the typical for R2B zoning. However, for this density, amounts to roughly one space per three residents.

There will be only one curb cut that provides access to the site. Because the project proposes moving the existing driveway off of the property to south, there will be direct access to the parcel.

The residents will be students, and the location near campus means there will be easy access to other modes of transportation. There are existing sidewalks on both sides of Oxford Road, and internal sidewalks on site that provide access to the building entrances and bicycle parking spaces for pedestrians and cyclists. There are multiple AAATA bus stops within 0.25 miles of the site.

- f. Public Services and Utilities. To connect the onsite stormwater management system, a storm sewer connection in Oxford Road to Hill Street will be constructed. No additional public utilities are needed for the proposed use. The development team will create a storm sewer connection in Oxford Road to Hill Street to connect the onsite stormwater management system to the City's infrastructure.

In addition to the special exception use standards of Section 5.29.5, the Use Specific Standards of Section 5.16.1 also apply for sororities. The proposal for 805 Oxford meets all of these use specific standards, namely requirements for lot area, lot area per occupant, floor area, and continuous screening adjacent single-family and two-family dwellings (the south and east property lines). Per the Special Exception Use application, there will be a resident manager employed.

Prepared by Mariana Melin-Corcoran, City Planner
Reviewed by Hank Kelley, Deputy Planning Manager

Attachments:

- Site Plan, dated 3-11-2026
- Special Exception Use Application
- Zoning/Parcel Maps
- Aerial Photo
- Draft Development Agreement, dated 4-1-2026
- STREAM [File No. SEU25-0001](#)

Copied:

Petitioner/Owner

Sarah Tutor
Kappa Delta Sorority
3205 Players Lane
Memphis, TN 38125

Petitioner's Representative

Ronn Nadis
Couzens Lansky
39395 West Twelve Mile Road, Suite 200
Farmington Hills, Michigan 48331

Systems Planning