

# Planning Services Staff Report

For Ann Arbor City Planning Commission Meeting of May 19, 2026.

Subject: 805 Oxford Road Site Plan and Special Exception Use (File: SEU25-0001).

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## Proposed 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 v7 dated 4-29-26, alternative natural features mitigation for 46 inches of tree mitigation, and the Development Agreement.

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## Summary and Location

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

The proposal includes a three-story sorority building with 47 beds and a surface parking lot with 8 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.

*Image 1: Aerial map showing 805 Oxford Road outlined in blue.*



## Report

### ***Detailed Description of Petition***

Following a public hearing on April 7, 2026, the Planning Commission postponed action on this site plan and special exception use (SEU) to allow the applicant time to incorporate feedback from the Planning Commission and revise plans to better align with the criteria for SEU approval outlined in Section 5.29.5. Revised plans were submitted and reviewed by staff for land development (soil erosion and sedimentation controls), planning, fire, public works (solid waste), engineering, urban forest natural resources (landscaping), and transportation engineering. The updated site plan passed all staff reviews.

Much of the petition remains the same as what was presented to Planning Commission on April 7, 2026 and outlined in the associated staff report (attached). The proposed

sorority building – including the area, height, and placement – remains consistent with the previous plan. As such, this staff report only outlines changes to the plan since the public hearing. The major changes to the site plan are highlighted below:

- Vehicular Use Area. The size of the surface lot has been reduced, now providing parking spaces for 8 cars instead of 16. The location of the lot remains the same, but the northern row of parking spaces has been eliminated. This has slightly changed the required number of installed electric vehicle chargers (updated in Table 1 below). The size and location of the curb cut and driveway remain the same.
- Natural Features/Landscaping. Because the size of the parking lot has been reduced, three fewer landmark trees are proposed to be removed. The project now propose to remove 39 trees, 14 of which meet the criteria for landmark tree. This the required mitigation for the proposed removal is 168 in DBH (diameter at breast height). The applicant proposes to plant 122 in DBH of required mitigation on site. For the remaining 46 in DBH of required mitigation, the applicant proposes 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 \$11,500, and alternative natural features mitigation must be specifically approved by the Planning Commission using the criteria in Section 5.30.2.
- Other Minor Changes. The location of other minor details have been slightly moved to accommodate the reduction of the vehicular use area, namely along the north parcel line. These include retaining walls, lighting features, and outdoor picnic areas. Additionally, the proposed privacy fence along the rear lot line is now proposed to be 8ft instead of 6ft. Proposed landscaping around the periphery of the property has been adjusted to bolster screening.

Additional documents have been submitted since the public hearing on April 7, 2026, such as:

- Special Exception Use. A new Special Exception Use application with updated responses to the criteria for approval provided in Section 5.29.5.D of the Unified Development Code has been submitted and is attached.
- Sustainability. There are no proposed updates to the site plan's sustainability elements, but the applicant has submitted materials regarding the feasibility of solar on site. These materials are attached.
- Appraisal. The applicant has submitted a letter from an appraiser regarding the anticipated impact on surrounding properties, which is also attached.

Figure 1: Proposed site layout (site plan dated 4-29-2026)

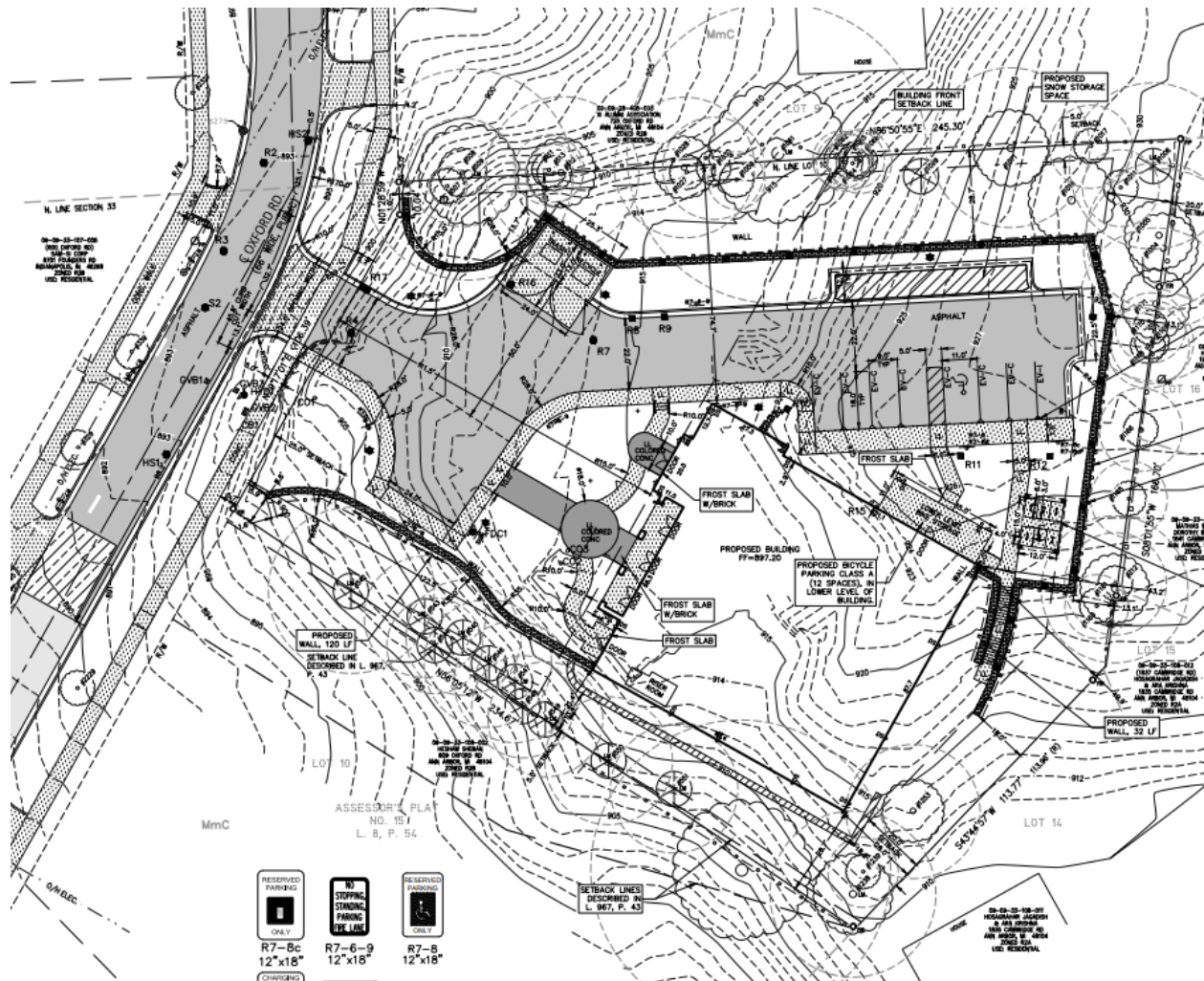


Table 1: Development Standards Requirements

	EXISTING	PROPOSED	REQUIRED / PERMITTED
<b>Zoning</b>	R2B (Two-Family Dwelling and Student Housing)	R2B (Two-Family Dwelling and Student Housing)	R2B (Two-Family Dwelling and Student Housing)
<b>Gross Lot Area</b>	1.108 acres (48,258 sf)	1.108 acres (48,258 sf)	8,500 sf min

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED / PERMITTED</b>
<b>Lot Area/Dwelling Unit</b>	N/A	1,026.7 sf/occupant	350 sf/occupant
<b>Height</b>	28 ft	30 ft (3 stories)	30 ft max
<b>Setbacks</b>	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
<b>Parking – Automobile</b>	N/A	8 surface spaces <sup>1</sup>	None
<b>Parking – EV</b>	N/A	1 – EV-I (12.5%) <sup>2</sup> 7 – EV-C (87.5%)	10% EV I 90% EV C
<b>Parking – Bicycle</b>	N/A	12 Class A spaces 12 Class B spaces	24 spaces 50% Class A 50% Class B

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<sup>1</sup> Since the site plan was presented to the Planning Commission on April 7, 2026, the number of proposed surface parking spaces has been decreased from 16 to 8.

<sup>2</sup> Because the number of surface parking spaces has decreased since the site plan was presented to the Planning Commission on April 7, 2026, the required number of EV-I and EV-C spaces has decreased in proportion to the provided parking. The ratio of required EV-I spaces to required EV-C spaces remains the same.

**Prepared by:** Mariana Melin-Corcoran, City Planner.

**Reviewed by:** Hank Kelley, Deputy Planning Manager.

Attachments:

- Site Plan, dated 4-29-2026
- Staff Report, dated 4-7-2026
- Special Exception Use Application (including Solar Study Report and Real Estate Appraisal), dated 4-30-2026
- Zoning/Parcel Maps
- Aerial Photo
- STREAM File No. SEU25-0001

Copied:

- Petitioner/Owner: Sarah Tutor, Kappa Delta Sorority
- Petitioner's Representative: Ronn Nadis, Couzens Lansky
- Systems Planning