

Planning Services Staff Report

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

Subject: 1710 Dhu Varren Road, Village of Ann Arbor Site Plan SP25-0026 (1710 Dhu Varren Road, 1680 Dhu Varren Road, and 2520, 2540, 2600, 2670, 2672, 2678, 2682 Pontiac Trail)

Proposed Planning Commission Motion

The Ann Arbor City Planning Commission approves the Village of Ann Arbor site plan v3 dated 03/27/2026, SP5-0026 (1710 Dhu Varren Road, 1680 Dhu Varren Road, and 2520, 2540, 2600, 2670, 2672, 2678, 2682 Pontiac Trail), subject to execution and compliance with the development agreement and the following conditions, which must be satisfied through the submission of revised plans within six months of approval by the Planning Commission:

For Engineering:

- Sheet 49 - Utility Plan – Area 1: The looping water main length in Area 1 is longer than allowable per the Public Services Standard Specifications for Construction. To meet the maximum length requirement, connect the water main in North Village Way to the water main fronting Building 1 in Belcaro Court, or upsize the water main to 12” diameter pipe.
- Sheets 50-53 – Utility Plan Sheets:
 - The fire service tap and the supporting fire hydrant tap shall be separated by a main line valve. This requirement is not met for Building 33. Please note that proposing a valve on the combined lead near the water main does not meet this requirement.
 - A supporting fire hydrant shall be located within 100’ of a Fire Department Connection. This requirement is not met for Buildings 9, 12, 14, 23, 24 and 33.
- Comments provided in blue on the PDF named SP25-0026-Village of Ann Arbor – SP25-0026 Planset 2026-03-27_v3.pdf.

For Solid Waste:

- The following information shall be presented on the Solid Waste Plan, Sheets 69 and 72 (Townhomes):
 - For the Townhomes alternate plan on Sheet 72, a note must be added to the Solid Waste Notes, clearly stating that all Concierge/Valet collection costs will be incurred by the property owner and/or manager. This is not a

- service provided by the City. Additionally, if such a service is proposed to be provided it must be noted on the plans where resident Solid Waste will be stored prior to collection.
- For the Townhomes alternate plan on Sheet 72, the Solid Waste Calculations indicate that there will be 22.3 cubic yards of uncompacted recyclables generated per week. If four 6 cubic yard dumpsters will be on site, then only one pickup per week will be needed. The one pickup per week will allow up to 24 cubic yards of uncompacted recyclables to be collected. Two pickups per week are not needed. With four 6 cubic yard dumpsters on site, the City will only collect recycling one day per week.
- The following information shall be presented on the Solid Waste Plan, Sheet 70 (Apartments):
 - Solid Waste Note #2 currently states that “both trash and recycling will be serviced by bins and a compactor.” Clarification is required. Only trash will be serviced in the 20 cubic yard compactor. As confirmed in the Solid Waste Calculations, there will be two 8 cubic yard containers on site for recyclables, serviced two days per week.
 - A note must be added to the Solid Waste Notes, clearly stating that all Concierge/Valet collection costs will be incurred by the property owner and/or manager. This is not a service provided by the City. Additionally, if such a service is proposed to be provided it must be noted on the plans where resident Solid Waste will be stored prior to collection, such as interior trash rooms in the separate apartment buildings.
- The following information shall be presented on the Solid Waste Plan, Sheet 71 (3-Story Apartments): A note must be added to the Solid Waste Notes, clearly stating that all Concierge/Valet collection costs will be incurred by the property owner and/or manager. This is not a service provided by the City. Additionally, if such a service is proposed to be provided it must be noted on the plans where Solid Waste will be stored prior to collection, such as interior trash rooms in the separate apartment buildings.

For Planning:

- Add Site Plan number and all addresses to cover sheet at top center title area.
- Recalculate and comply with required EV parking:
 - The community center is not a separate use and should have 90% EV-C, 10% EV-I.
 - North Apartments should be parked at 90% EV-C, 10% EV-I.
 - Each unit type must meet required EV parking individually.

- Ensure compliance with EV design standards, including accessible parking, and demonstrate on plan.
- Confirm compliance with bicycle parking standards:
 - Where garages are provided (South Apartments, Townhomes), each garage may count for one Class A space.
 - Each unit type must meet the required bicycle parking separately.
 - Ensure bike parking is distributed throughout site.
 - Ensure and demonstrate compliance with bike parking design standards with diagrams in plan set.

For Urban Forest Natural Resources:

- Revise snow dump area locations, as noted on plan sheet adjacent to Building 36.
- Include details of how trails in wooded open space area will be constructed:
 - List all tools and machinery that will be used.
 - Identify what material the trails will be constructed from.
 - Show tree protection and critical root zone protection plans for trees adjacent to trails.
 - Acknowledge that trees which succumb to trail construction stress following three years after approval of final CofO will require mitigation.

For Transportation:

- The applicant shall construct the missing sidewalk segment along the adjacent frontage (1610 Dhu Varren Rd), or an alternative mechanism acceptable to the City to ensure its construction. This outcome shall be determined through the Civil Engineering plan review as determined by the Public Services Area Administrator.

For Natural Areas Preservation:

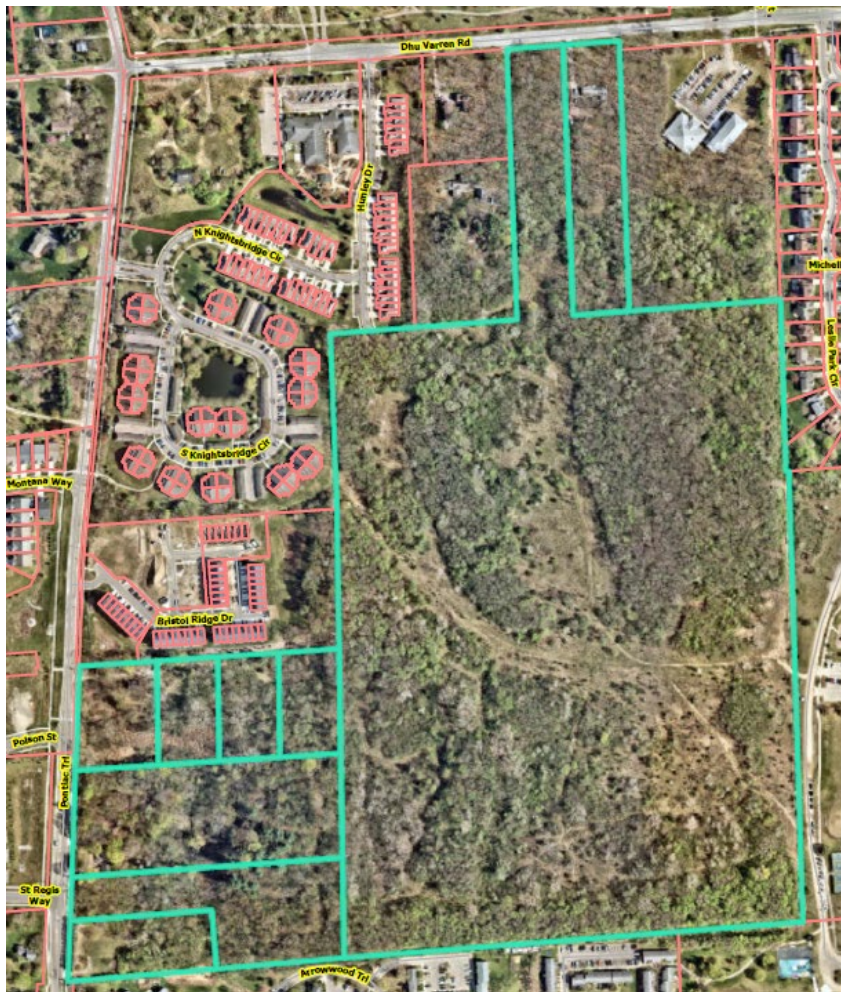
- Provide a wetland mitigation plan for review and approval.
- *Bouteloua curtipendula* is a special concern species in the state. Remove or replace with another alternative.
- *Sporobolus heterolepis* is a special concern species in the state. Remove or replace with another alternative.

All conditions must be fully satisfied through the submission of compliant plans prior to the City's acceptance and/or review of Civil Engineering Plans, nor the issuance of any associated permits for the development.

Staff Recommendation

Staff recommend **conditional approval** of the proposed site plan subject to execution and compliance with the development agreement and conditions provided in the motion above, which must be satisfied through the submission of revised plans, which are determined by the City to satisfy all requirements.

Figure 1. Location Map of Subject Site.



Summary and Location

SP25-0026 (1710 Dhu Varren Road, 1680 Dhu Varren Road, and 2520, 2540, 2600, 2670, 2672, 2678, 2682 Pontiac Trail) is a site plan on a 78-acre site for 616 multi-family housing units including 136 for sale attached townhomes and 480 rental

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apartments of one, two, and three bedrooms. The central portion of the site was previously used as a landfill and a 10-acre portion of this area will be undeveloped and used as open space. Environmental remediation activities will also occur as part of the development. The plan includes connections to Dhu Varren Road on the north and Pontiac Trail to the west, along with an internal connection to a portion of Leslie Park to the east and internal north-south circulation. The parcel is zoned R4A-Multiple Family Dwelling Zoning District and located in Ward 1.

Report

Description of Petition

The Village of Ann Arbor site contains nine mostly vacant parcels totaling 78 acres. Previously, a ten acre portion of the site was used as a landfill. This area has now grown into a woodland, with no proposed development beyond walking trails. The applicant is also working with The Michigan Department of Environment, Great Lakes, and Energy (EGLE) for approval of related mitigation plans. Previous iterations of this site plan were submitted as SP21-0024 and SP23-0009.

SP21-0024 (approved September 2022) proposed 484 residential units: 164 for-sale townhomes and 320 rental apartments, spread over approximately 68 acres. SP23-0009 (approved December 2023) proposed 604 units, increasing the number of apartment units by 120, from SP21-0024, an amenities area and open space, as well as incorporating additional parcels increasing the site area to approximately 78 acres to meet density and open space requirements.

The current development proposal responds to mitigation needs as directed by EGLE leaving the middle portion of the site undeveloped in the former landfill area and reconfiguring the apartment and townhome areas. It includes 136 for sale attached townhomes and 480 rental apartments of one, two, and three bedrooms for a total of 616 units. The site will also contain a clubhouse area for residents. An internal connection with a public access easement to a portion of Leslie Park will also be included.

Figure 2. Area plan of proposed project.



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Prepared by: Joshua Shake, Senior Planner.

Reviewed by: Brett Lenart, Planning Manager.

Attachments:

- Zoning Map.
- Aerial Map.
- Project Files ([STREAM file SP25-0026](#)).

Copied:

- Applicant: Tim Loughrin, Robertson Brothers Homes.