

ANN ARBOR CITY NOTICE

NOTICE OF PUBLIC HEARINGS  
2520 & 2540 PONTIAC TRAIL  
REZONING AND RELATED SITE  
PLAN FOR THE VILLAGES  
(2520 & 2540 PONTIAC TRAIL, &  
2520, 2540, 2600, 2670, 2672,  
2678 & 2682 PONTIAC TRAIL; &  
1680 & 1710 DHU VARREN ROAD)

The Ann Arbor City Council will conduct public hearings at 7:00 p.m., Monday, December 18, 2023, in the City Hall Council Chamber, 2nd floor of the Guy C. Larcom, Jr. Municipal Building, 301 E. Huron Street, Ann Arbor, to hear all those interested in the proposed Ordinance No. ORD-23-34 – 2520 & 2540 Pontiac Trail Rezoning, and related site plan for The Villages. The ordinance would rezone 5.9 Acres from TWP (Township) to R4A (Multiple-Family Dwelling District,) at 2520 & 2540 Pontiac Trail. A site plan for The Villages development will follow at second reading of the Zoning. The addresses included in The Villages site plan would now include 2520, 2540, 2600, 2670, 2672, 2678 and 2682 Pontiac Trail; and 1680 and 1710 Dhu Varren Road.

The proposed ordinance would amend the City Zoning Map, which is a part of Section 5.10.2 of Chapter 55, Title V of the Ann Arbor City Code.

Section 1. THE ZONING MAP, which, by Section 5.10.2 of Chapter 55 of Title V of the Code of the City of Ann Arbor is made a part of said Chapter 55, shall be so amended as to designate the zoning classification of property described as follows:

**2520 Pontiac Trail**

DESCRIPTION OF A 1.836 ACRE PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 16, T2S, R6E, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN (AS SURVEYED BY ATWELL):

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 16, TOWN 2 SOUTH, RANGE 6 EAST, ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE S01°28'39"E (RECORDED AS S00°42'44"W) 269.52 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 16 TO THE CENTER POST OF SAID SECTION 16; THENCE S85°37'21"W (RECORDED AS S86°01'30"W) 373.82 FEET (RECORDED AS 373.88 FEET) ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 16 FOR A PLACE OF BEGINNING; THENCE CONTINUING S85°37'21"W (RECORDED AS S86°01'30"W) 480.78 FEET (RECORDED AS 477.07 FEET) ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 16; THENCE N02°35'32"E (RECORDED AS N04°24'55"E AND N03°01"E) 171.27 FEET ALONG THE CENTERLINE OF PONTIAC TRAIL (66 FEET WIDE); THENCE N85°37'28"E (RECORDED AS N86°01'30"E) 460.00 FEET; THENCE S04°22'32"E (RECORDED AS S03°58'30"E) 170.00 FEET TO THE PLACE OF BEGINNING, BEING A PART OF THE NORTHWEST QUARTER OF SAID SECTION 16, CONTAINING 1.836 ACRES OF LAND, MORE OR LESS.

Parcel ID 09-09-16-200-193

**2540 Pontiac Trail**

DESCRIPTION OF A 4.059 ACRE PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 16, T2S, R6E, ANN ARBOR

TOWNSHIP, WASHTENAW COUNTY,  
MICHIGAN (AS SURVEYED BY AT-  
WELL):

COMMENCING AT THE NORTH 1/4  
CORNER OF SECTION 16, TOWN 2  
SOUTH, RANGE 6 EAST, ANN AR-  
BOR TOWNSHIP, WASHTENAW  
COUNTY, MICHIGAN; THENCE  
S01°28'39"E (RECORDED AS  
S00°42'44"W) 2345.28 FEET ALONG  
THE NORTH-SOUTH 1/4 LINE OF  
SAID SECTION 16 FOR A PLACE OF  
BEGINNING; THENCE CONTINUING  
S01°28'39"E (RECORDED AS  
S00°42'44"W) 304.24 FEET ALONG  
THE NORTH-SOUTH 1/4 LINE OF  
SAID SECTION 16 TO THE CENTER  
POST OF SAID SECTION 16; THENCE  
S85°37'21"W (RECORDED AS  
S86°01'30"W) 373.82 FEET (RECOR-  
DED AS 373.88 FEET) ALONG THE  
EAST-WEST 1/4 LINE OF SAID SEC-  
TION 16; THENCE N04°22'32"W (RE-  
CORDED AS N03°58'30"W) 170.00  
FEET; THENCE S85°37'28"W (RE-  
CORDED AS S86°01'30"W) 460.00  
FEET; THENCE N02°35'32"E (RECOR-  
DED AS N04°46'55"E AND N03°01"E)  
135.84 FEET ALONG THE CENTER-  
LINE OF PONTIAC TRAIL (66 FEET  
WIDE); THENCE N85°41'31"E 832.72  
FEET TO THE PLACE OF BEGIN-  
NING, BEING A PART OF THE  
NORTHWEST QUARTER OF SAID  
SECTION 16, CONTAINING 4.059  
ACRES OF LAND, MORE OR LESS.

Parcel ID 09-09-16-200-192

in the City of Ann Arbor, Washtenaw  
County, Michigan as R4A (Multiple-  
Family Residential) District.

Section 2. This ordinance shall take ef-  
fect and be in force on and after ten  
days from legal publication.

Public comment will also be available  
via telephone if you do not wish to at-  
tend in person. Please note it is pos-  
sible that telephone public comment  
may encounter technical difficulties that  
prevent your participation. To guaran-  
tee your comments are received, you  
must submit them in writing ahead of  
the meeting or attend in person. Tele-  
phone comments may be made during  
the public comment portion of the meet-  
ing by calling the following number 877-  
856-5247 and entering the meeting ID:  
942 1273 2148.

A copy of the proposals that are the  
subjects of these hearings will be linked  
in the agenda for this meeting when it is  
p u b l i s h e d a t  
[https://a2gov.legistar.com/Calendar.as-  
px](https://a2gov.legistar.com/Calendar.aspx). Questions concerning the public  
hearings may be directed to the City  
Clerk's Office by emailing the City Clerk  
at [cityclerk@a2gov.org](mailto:cityclerk@a2gov.org) or calling (734)  
794-6140. Questions concerning the  
proposals may be directed to the Plan-  
ning and Development Services Unit at  
[planning@a2gov.org](mailto:planning@a2gov.org) or calling (734)  
794-6265.

Written comments may be submitted  
until 4pm on the day of the meeting us-  
ing the City's eComment system, which  
will be available alongside the agenda  
when it is published at [http://a2gov.leg-  
istar.com/Calendar.aspx](http://a2gov.legistar.com/Calendar.aspx).

Written comments can also be direc-  
ted to the City Clerk's Office, 2nd floor  
of City Hall, 301 E. Huron Street, Ann  
Arbor, MI 48107-8647 or emailed to  
[cityclerk@a2gov.org](mailto:cityclerk@a2gov.org), up until the date of  
City Council's final decision on this mat-  
ter.

Jacqueline Beaudry, City Clerk

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Washtenaw Legal News