

## **PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of April 19, 2022**

**SUBJECT: The Village of Ann Arbor Annexation: 2600 Pontiac Trail  
File No. A22-007**

### **PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Annexation of 2600 Pontiac Trail.

### **STAFF RECOMMENDATION**

Staff recommends this petition be **approved** because the property is within the City's ultimate utility service area.

### **LOCATION**

This 5.71 acre site is located on the east side of Pontiac Trail and abuts the main parcel for a Site Plan called, *The Village of Ann Arbor*, to the east. This site is in the Traver Watershed.

### **DESCRIPTION OF PETITION**

The petitioner requests annexation of 5.71 acres of land at 2600 Pontiac Trail. The proposed annexation is intended to be added to the land holdings of *The Village of Ann Arbor* project which will include a total of approximately 73 acres. The developer has submitted a petition for R4A zoning and Site Plan for City Council. The petitioner would like to move ahead with the annexation process to expedite the review of the project since State review of the annexation can take a number of months. Once this site is annexed, the petitioner intends to add it to the parent parcel and return to the Planning Commission at a later date.

### **HISTORY AND PLANNING BACKGROUND**

The parcel is in Ann Arbor Township. The City of Ann Arbor Master Plan: Land Use Element recommends single-family, two-family, townhomes, and multiple-family residential uses for this site at up to 10 dwelling units per acre. For the parent parcel, the petitioner has submitted a site plan, proposing townhomes and stacked multiple-family units at a density of less than 10 dwelling units per acre and a request for R4A (multiple-family) zoning. City staff is currently reviewing the site plan and rezoning petitions.

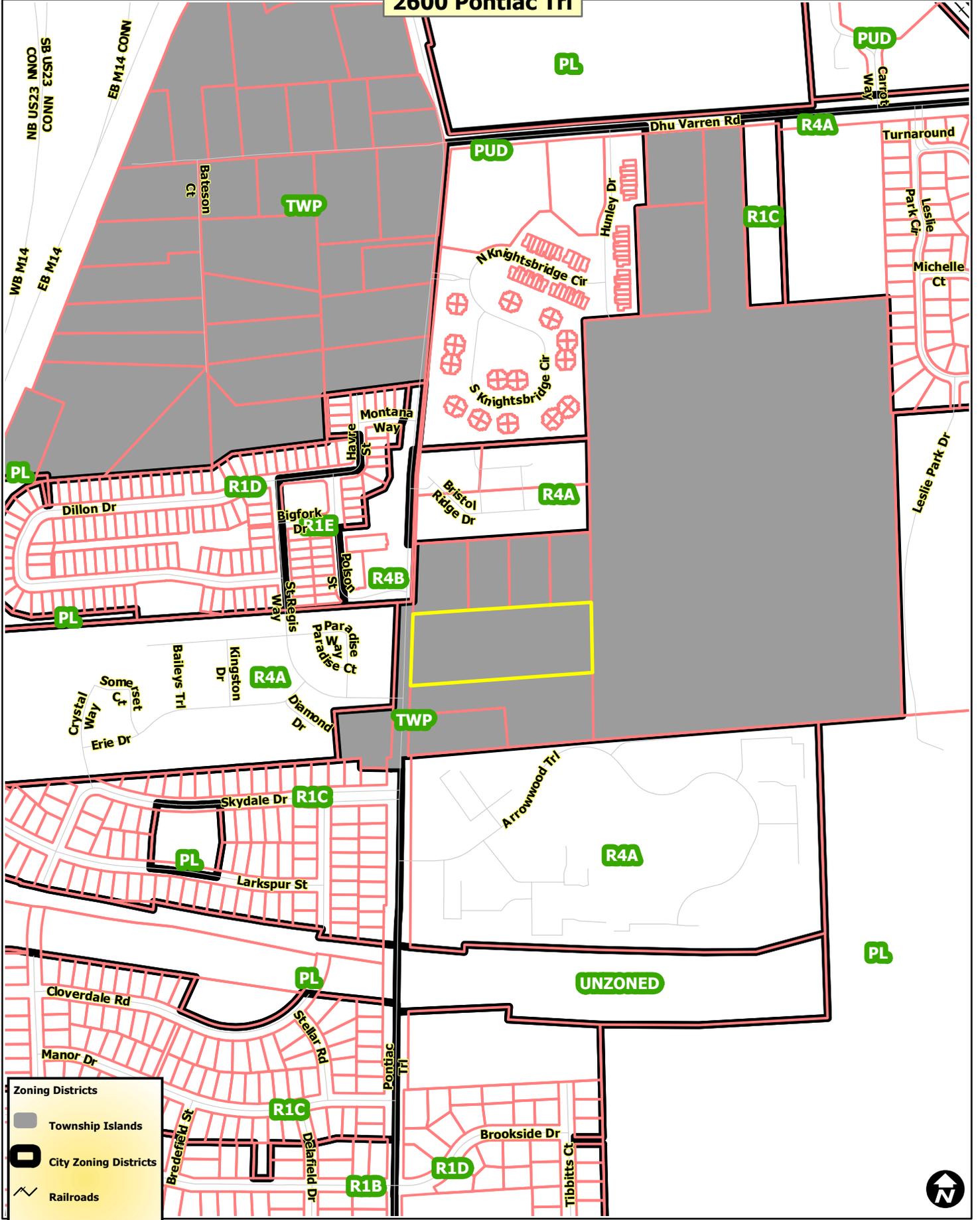
### **COMMENTS PENDING, DISMISSED OR UNRESOLVED**

Planning – The proposed annexation is consistent with the agreement the City of Ann Arbor has with Ann Arbor Township regarding annexation petitions initiated by property owners. The Planning Commission will review the Site Plan for City Council and Zoning petitions of the parent parcel at a later date.

Prepared by Jeff Kahan  
Reviewed by Brett Lenart  
mg/4/14/222



2600 Pontiac Trl



**Zoning Districts**

- Township Islands
- City Zoning Districts
- Railroads
- Huron River
- Tax Parcels



Map date: 4/1/2022  
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# 2600 Pontiac Trl



- Railroads
- Huron River
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-  Railroads
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