

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of September 7, 2022

**SUBJECT: The Village of Ann Arbor Zoning and Site Plan
(Located at 1680 Dhu Varren and within the southeast quadrant of Pontiac Trail and Dhu Varren Road)
Project No. Z21-006, and SP21-024**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Village of Ann Arbor R4A Zoning, Site Plan, and Development Agreement subject to the following conditions prior to scheduling for City Council consideration:

1. The petitioner obtaining a variance for the maximum front setback along Dhu Varren Road.
2. Public Services Area-Engineering and Solid Waste Review and Approval, including of all outstanding review comments identified in the September 6, 2022 Engineering Review #5 Memorandum and in the September 1, 2022 Solid Waste Review and subsequent reviews.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Village of Ann Arbor Wetland Use Permit to allow filling and mitigation of 1,300 square feet of wetland disturbance and on-site mitigation.

STAFF RECOMMENDATION

Staff recommends **approval** of the proposed R4A zoning because it is consistent with the recommendations of the Comprehensive Plan: Land Use Element and is compatible with zoning in the surrounding area.

Staff recommends **approval** of the site plan and wetland use permit because the project complies with all applicable local, state, and federal ordinances, standards, and regulations; will not cause a public or private nuisance; and will not have a detrimental effect on public health, safety, and welfare.

LOCATION

This site is located east of Pontiac Trail and south of Dhu Varren Road in the southeast quadrant of Pontiac Trail and Dhu Varren Road in the Traver Creek watershed.

STAFF REPORT

The petition was postponed at the July 19, 2022 Planning Commission meeting to give the petitioner an opportunity to address a number of staff review issues including design elements at the intersection of Pontiac Trail and the main east-west access drive, the interface between the east-west drive and Leslie Park, the utility phasing plan, and the solid waste plan. The petitioner also was provided time to respond to a number of comments and questions provided by the Planning Commission. The petitioner has met with City representatives to address the staff comments and has uploaded revised plans with a memo describing how staff issues have been addressed. The revised plans were routed to staff reviewers. If any outstanding issues remain at the time of the September 7, 2022 Planning Commission meeting, Planning staff will present them to the Commission at the meeting.

Additionally, the petitioner has provided a memo for the Planning Commission (with attachments) that attempts to address all of the comments they received at the July 19, 2022 Planning Commission hearing. Those comments included the following issues:

1. Brownfield Clarification
2. Traffic Review (updated executive summary, revised background and future improvements, revised auxiliary turn lane analysis, revised driveway spacing evaluation, revised multi-modal figure to include RRFB recommendation, revised uncontrolled crossing evaluation, and updated the conclusions and recommendations to reflect the updated analysis). The conclusions are on page 41 of the traffic study attachment. Additionally, The City has applied for a CMAQ grant (Congestion Mitigation and Air Quality Improvement Program from the U.S. Department of Transportation) for a roundabout at the Pontiac Trail-Dhu Varren intersection which might be provided to the City for the 2026-27 construction season which would cover construction costs of the roundabout (but not ROW acquisition, design, management, etc.). The City may receive more information about the status of the grant application within a year or two. The petitioner is considering providing City Council with a choice of adding \$1.2 million of funding to the non-environmental Brownfield costs that could be used by the City for those costs not covered by the CMAQ grant. However, the developer is not proposing to provide affordable housing units as part of these non-environmental costs
3. AAATA Coordination
4. Pedestrian Connection to Northside Glen
5. Crosswalks
6. Phasing (the utility phasing plan will correspond to the construction phasing plan the petitioner has provided; a total of 3 construction phases are currently proposed)
7. Solid Waste
8. Offsite Improvements
9. Parking Reduction
10. Sustainability Elements (the petitioner is proposing to include a number of sustainability items as a portion of non-environmental Brownfield funding, including full electrification of the for-sale residential units, solar street lights, and solar panels on the clubhouse; City Council will be given the opportunity to approve any of these items, as part of the proposed Brownfield Plan)
11. Bike Share

The petitioner also provided a number of attachments to the memo including:

- Specific responses to comments from the Office of Sustainability.

- Memo from the Brownfield Consultant (SME) summarizing Brownfield issues including site history, assessments, due care, non-environmental Brownfield conditions, and a summary.
- Updated Traffic Impact Analysis.
- Solid Waste Plan showing the proposed layout of the cart pickup areas on the north side of the site (townhomes) as well as alternative dumpster layout (in case the cart system doesn't work).
- DR Nelson Mechanical Equipment Review which compares the operational costs of gas vs. electrical appliances including HVAC systems, water heating, lights, and appliances.
- PE Load Calculations for Mechanical Equipment Review which compares the operational costs between gas furnace heating and an electric heat pump.

The petitioner's memo is attached to this staff report.

Prepared by Jeff Kahan

Reviewed by Brett Lenart

8/31/22

Attachments: [Memo from Petitioner with attachments](#)
[Updated Site Plan 1 of 3](#)
[Updated Site Plan 2 of 3](#)
[Updated Site Plan 3 of 3](#)
[7/19/2022 Village of Ann Arbor Staff Report w Maps](#)

c: Petitioner: Robertson Brothers, Co.
6905 Telegraph Road, Suite 200
Bloomfield Hills, MI 48301

Petitioner's Agents: Matt Bush
Atwell, LLC
310 N. Main Street
Ann Arbor, MI 48103

Systems Planning
Project Management
Project No. Z21-006; SP21-024