



## Legislation Details (With Text)

**File #:** 23-1696      **Version:** 1      **Name:** 11/20/23 - R4A Zoning of 2520 and 2540 Pontiac Trail  
**Type:** Ordinance      **Status:** Passed  
**File created:** 11/20/2023      **In control:** City Council  
**On agenda:** 12/18/2023      **Final action:** 12/18/2023  
**Enactment date:** 12/18/2023      **Enactment #:** ORD-23-34

**Title:** An Ordinance to Amend the Zoning Map, Being a Part of Section 5.10.2 of Chapter 55 of Title V of the Code of The City of Ann Arbor, Zoning of 5.9 Acres from TWP (Township District) to R4A (Multiple-Family Dwelling District), 2520 Pontiac Trail and 2540 Pontiac Trail (CPC Recommendation: Approval - 9 Yeas and 0 Nays) (ORD-23-34)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD-23-34 Briefed and Approved.pdf, 2. ORD-23-34 Briefed.pdf, 3. 2520, 2540 Pontiac Trail R4A Zoning Ordinance.pdf, 4. Village of Ann Arbor Site Plan and Zoning Staff Report, 5. September 19, 2023 - Approved Planning Commission Minutes.pdf, 6. 2520 and 2540 Pontiac Trl Zoning Map.pdf, 7. ORD-23-34 Approval Notice.pdf, 8. WLN clipping 2520 2540 Pontiac Trail Zoning and Site Plan - Public Hearing Notice.pdf, 9. WLN clipping 2520 2540 Pontiac Trail Zoning and Site Plan - Approval Notice.pdf

Date	Ver.	Action By	Action	Result
12/18/2023	1	City Council	Held and Closed	
12/18/2023	1	City Council	Adopted on Second Reading	Pass
11/20/2023	1	City Council	Approved on First Reading	Pass

An Ordinance to Amend the Zoning Map, Being a Part of Section 5.10.2 of Chapter 55 of Title V of the Code of The City of Ann Arbor, Zoning of 5.9 Acres from TWP (Township District) to R4A (Multiple-Family Dwelling District), 2520 Pontiac Trail and 2540 Pontiac Trail (CPC Recommendation: Approval - 9 Yeas and 0 Nays) (ORD-23-34)

Approval of this resolution will zone these two parcels totaling 5.9 acres from TWP to R4A to allow the construction of an additional 120 residential units to the approved Village of Ann Arbor site plan. These two parcels will be added to the Village of Ann Arbor Site Plan for a total land area of 78.5 acres and 604 dwelling units in the project. The township portions of the site were annexed into the City in 2022 as notified by the Secretary of State to the City Clerk. A site plan for the 120 units will follow at second reading of the Zoning.

The City Planning Commission determined that the proposed zoning is consistent with the adjacent zoning, the surrounding land uses, and the City's Comprehensive Plan and recommended approval of the request at its meeting on September 19, 2023.

**Attachments:** 9/19/23 Planning Staff Report  
9/19/23 Planning Commission Minutes  
**Prepared by:** Matt Kowalski, City Planner  
**Reviewed by:** Brett Lenart, Planning Manager

Derek Delacourt, Community Services Area Administrator  
Approved by: Milton Dohoney Jr., City Administrator  
(See Attached Ordinance)