Legislation Details (With Text)

File #:	23-1982 **Version:** 1	**Name:**	12/18/23 - The Village of Ann Arbor Site Plan
Type:	Resolution/Public Hearing	**Status:**	Passed
File created:	12/18/2023	**In control:**	City Council
On agenda:	12/18/2023	**Final action:**	12/18/2023
Enactment date:	12/18/2023	**Enactment #:**	R-23-461

Title: Resolution to Approve The Village of Ann Arbor Site Plan at 1710 Dhu Varren Road (CPC Recommendation: Approval - 9 Yeas and 0 Nays).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report Village of AnnArbor II 2023.pdf, 2. 1710-Dhu Varren-Rd-SP23-0009 Village of Ann Arbor Amended SP Planset 2023-08-21_v5 (9).pdf, 3. Village of Ann Arbor Aerial Map Zoom.pdf, 4. Village of Ann Arbor Zoning Map.pdf, 5. 9-19-2023 CPC Minutes .pdf

Date	Ver.	Action By	Action	Result
12/18/2023	1	City Council	Held and Closed	
12/18/2023	1	City Council	Approved	Pass

Resolution to Approve The Village of Ann Arbor Site Plan at 1710 Dhu Varren Road (CPC Recommendation: Approval - 9 Yeas and 0 Nays).
Attached is a resolution to approve The Village of Ann Arbor Site Plan. Approval of this resolution will allow for the construction of an additional 120 dwelling units to the previously approved 484 dwelling units on a 78.5 acre site.

Petition Summary:

The Site Plan proposes the construction of 120 apartment dwelling units. The original approved plan from September 2022 outlined 484 residential units: 164 for-sale townhomes and 320 rental apartments, spread over approximately 68 acres. After approval of this petition, the proposal will encompass 604 units on a 78.5 acre site.
The 120 apartment units will be constructed in four new buildings in the northern portion of the site that is adjacent to Dhu Varren Road. The new development will include an amenities park area and parking area. Also included in this petition is a rezoning of two parcels (5.9 acres) along Pontiac Trail from Township to R4A (multiple-family residential). These parcels were annexed in 2022 with the intent to be added to the overall project. The added parcels enable the addition of the units along Dhu Varren while still meeting density and Open Space requirements.

Associated with this site plan is a rezoning of two parcels (5.9 acres) along Pontiac Trail from Township to R4A (multiple-family residential). These parcels were annexed in 2022 with the intent to be added to the overall project. The added parcels enable the addition of the units along Dhu Varren while still meeting density and Open Space requirements. The R4A zoning was approved at First Reading of City Council November 20, 2023. Second Reading of the Zoning will be coordinated with this site plan for City Council action.

The City Planning Commission, at its meeting of September 19, 2023, recommended approval of this request.

Attachments: 9/19/23 Planning Staff Report
9/19/23 Planning Commission Minutes
8/21/23 Village of Ann Arbor Site Plan
Prepared By: Matt Kowalski, City Planner
Reviewed By: Brett Lenart, Planning Manager
Derek Delacourt, Community Services Administrator
Approved By: Milton Dohoney Jr., City Administrator

Whereas, Robertson Brothers Homes, LLC has requested site plan approval in order to build 120 additional dwelling units to the previously approved site plan for this 78.5 acre site at 1710 Dhu Varren Road, total approved units for this site plan will be 604;

Whereas, The Ann Arbor City Planning Commission, on September 19, 2023, recommended approval of the petition which allows the construction of 120 new dwelling units on the site;

Whereas, The development would comply with the established R4A zoning pursuant to the requirements of the Unified Development Code and with all applicable local, state, or federal laws, ordinances, standards, and regulations; and

Whereas, The development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land, applying criteria for reviewing a natural features statement of impact set forth in the Unified Development Code;

RESOLVED, That City Council approve the Village of Ann Arbor Site Plan dated August 21, 2023.