



City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION
301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
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APPLICATION FOR CHANGES IN OR ADDITIONS TO THE ZONING CHAPTER

See www.a2gov.org/planning/petitions for submittal requirements.

TO: The Honorable Mayor and City Council
City of Ann Arbor
Ann Arbor, Michigan

We, the undersigned, respectfully petition the Honorable Council of the City of Ann Arbor to amend the Zoning Map as it relates to the property hereinafter described.

(Give or attach legal description and include location of property)

Legal Description: See enclosed boundary survey exhibit

Property Location: South east of Pontiac Trail and Dhu Varren Roads. See attached zoning exhibit.

west of the Plymouth Road / US-23 interchange. The existing Brewer parcel currently in Ann Arbor Township.

The petitioner(s) requesting the zoning/rezoning are:

*(List petitioners' name; address; telephone number; and interest in the land;
i.e., owner, land contract, option to purchase, etc.)*

Robertson Brothers Co. - Tim Loughrin - 248.752.7402

6905 Telegraph Road, Suite 200

Bloomfield Hills, MI 48301

(Option to purchase)

Also interested in the petition are:

(List others with legal or equitable interest)

Current owners. See attached owner authorization letters.

The applicant requests that the Official City Zoning Map be amended to reclassify this property from
AA Township to R4A to permit the following use(s):

Mixed use residential development offering multiple housing types and amenities. See concept sketch.

(state intended use)

Justification:

1. The extent to which the zoning/rezoning requested is necessary:

A mixed use residential development is being proposed on the subject parcels. The site is currently located in an interior island within Ann Arbor Township, surrounded by City properties. The City plan would be to bring these island parcels into the City when developed. The City's master plan also identifies this area as 7-10 units per acre once utilities are provided.

2. This zoning/rezoning will affect the public welfare and property right of persons located in the vicinity in the following ways:

Minimal. The adjacent parcels are of generally of similar use and zoning R4A. Any potential impacts would be reviewed and mitigated for during the site planning approval process.

3. This zoning/rezoning will be advantageous to the City of Ann Arbor in the following ways:

Development of a historic mining and landfill property. Multiple housing types offered with the development. The requested R4A zoning will bring the Township island property into the City and within conformance with surrounding properties and uses. The City's master plan also identifies this area as 7-10 units per acre once utilities are provided.

4. This particular location will meet the convenience and service requirements of potential users or occupants in the following ways:

The parcel is currently vacant. Multiple residential housing types and amenities will be offered with the development.

5. Any changed or changing conditions in any particular area, or in the municipality generally which may have bearing on the proposed zoning/rezoning are:

There are no known changing conditions that would negatively impact the zoning request.

6. Other circumstances and factors which will further justify the requested zoning/rezoning are:

We understand the requested R4A zoning meets planning and zoning staff recommendations for bringing the subject site into the City of Ann Arbor.

Attached is a scaled map of the property proposed for zoning/rezoning, showing the boundaries of the property, the boundaries of the existing zones, the boundaries of the proposed zones, and the public and/or private easements located within or adjacent to the property petitioned for zoning/rezoning.

The undersigned states he/she is interested in the property as aforesaid and that the foregoing statements are true and correct to the best of his/her knowledge and belief.

Dated: April 19, 2021

Signature: _____

Robertson Homes
6905 Telegraph Rd #200
Bloomfield Hills, MI 48301
(Print name and address of petitioner)

Signature: _____

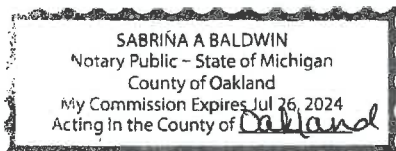
(Print name and address of petitioner)

STATE OF MICHIGAN
COUNTY OF WASHTENAW

On this 19 day of April, 2021, before me personally appeared the above-named petitioner(s), who being duly sworn, say that they have read the foregoing petition by them signed, and know the contents thereof, and that the same is true of their knowledge, except as to the matter therein stated to be upon their information and belief, and as to those matters they believe it to be true.

Signature: _____

Sabrina A. Baldwin
Sabrina A. Baldwin
(Print name of Notary Public)



My Commission Expires: July 26, 2024

EXHIBIT A

Legal Description for the Property

Land situated in the Township of Ann Arbor, Washtenaw County and State of Michigan, to wit:

PARCEL A

OLD SID - I 09-016-006-00 16-3-B COM AT N $\frac{1}{4}$ POST OF SEC, TH EAST 548.14 FT IN N LINE OF SEC FOR PL OF BEG, TH E 165 FT IN N LINE OF SEC, THE DEFL 93 DEG 08' RIGHT 825.05 FT. TH DEFL 86 DEG 52' RIGHT 165 FT. TH DEFL 93 DEG 08' RIGHT 825.05 FT TO PL OF BEG, BEING PART OF W $\frac{1}{2}$ OF NE $\frac{1}{4}$, ALSO THE W $\frac{1}{2}$ OF N $\frac{1}{4}$, EXCEPT THE N 825.05 FT THEREOF SEC 16 T2S-R6E 58.13 AC.

Address: 1680 Dhu Varren Road, Ann Arbor, MI 48104

Property ID: I-09-16-150-003

PARCEL B

7A-1 PARCEL "A" COM AT N $\frac{1}{4}$ COR SEC 16, TH S 00-42-44 W 1734.85 FT TO POB, TH CONT S 00-42-44 W 306.10 FT, TH S 87-57-09 W 178.00 FT, TH N 00-42-44 E 306.09 FT, TH N 87-56-54 E 178.00 FT TO POB. PT OF NW $\frac{1}{4}$ SEC 16, T2S-R6E. 1.25 AC 1996 TRF

Property ID: I-09-16-201-013

7A-4 PARCEL "D" COM AT N $\frac{1}{4}$ COR SEC 16, TH S 00-42-44 W 1734.85 FT, TH 87-56-54 W 535.00 FT TO POB, TH S 00-42-45 W 306.06 FT, TH S 87-57-09 W 275.85 FT TO C/L PONTIAC TRAIL, TH ALNG C/L N 04-46-55 E 307.87 FT, TH N 87-56-54 E 253.98 FT TO POB. PT OF NW $\frac{1}{4}$ SEC 16, T2S-R6E. 1.86 AC.

Property ID: I-09-16-201-016

PARCEL C

7A-3 PARCEL "C" COM AT N $\frac{1}{4}$ COR SEC 16, TH S 00-42-44 W 1734.85 FT, TH S 87-56-54 W 356.00 FT TO POB, TH S 00-42-45 W 306.07 FT, TH S 87-57-09 W 179.00 FT, TH N 00-42-45 E 306.06 FT, TH N 87-56-54 E 179.00 FT TO POB. PT OF NW $\frac{1}{4}$ SEC 16, T2S-R6E. 1.26 AC 1996 TRF

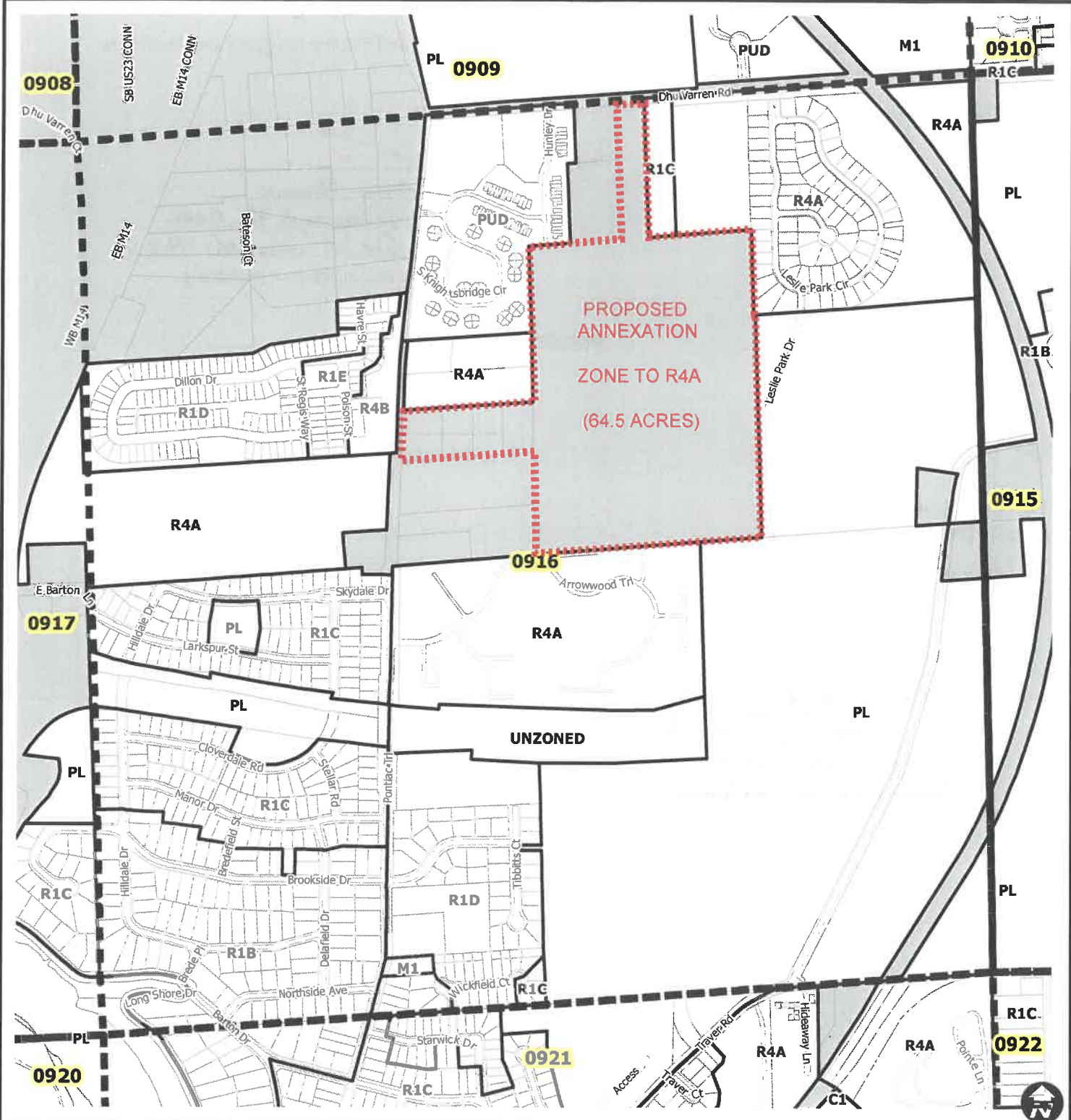
Property ID: I-09-16-201-015

PARCEL D

7A-2 PARCEL "B" COM N $\frac{1}{4}$ COR SEC 16, TH S 00-42-44 W 1734.85 FT, TH S 87-56-54 W 178.00 FT TO POB, TH S 00-42-44 W 306.09 FT, TH S 87-57-09 W 178.00 FT, TH N 00-42-45 E 306.07 FT, TH N 87-56-54 E 178.00 FT TO POB. PT OF NW $\frac{1}{4}$ SEC 16, T2S-R6E. 1.25 AC 1996 TRF

Property ID: I-09-16-201-014

Ann Arbor City Zoning Map



SECTION 0916

- Township Zoning
- Section Boundary



Map date 7/2/2019
 Any aerial imagery is circa 2018
 unless otherwise noted
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