

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of March 5, 2019

**SUBJECT: 327 E. Hoover Ave. Site Plan for City Council Approval
Project No. SP18-053**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 327 E. Hoover Avenue Site Plan.

STAFF RECOMMENDATION

Staff recommends that the site plan petition be **approved** because the contemplated development would comply with all applicable state, local and federal law, ordinances, standards and regulations; the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; the development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety or welfare.

LOCATION

This site is located on the north side of E. Hoover Street east of Greene Street. It is in the central planning area and the Allen Creek watershed. Ward 4.

DESCRIPTION OF PETITION

The petitioners seek approval to demolish the existing two-story, storage building and construct a new four-story, 17,176-square foot six-unit condominium building including an 885-square foot ground floor retail component facing E. Hoover Ave. The site is 11,156-square feet and is zoned C2B, Business Service District. The proposed six units would each have three bedrooms and three bathrooms.

The building will be constructed in one phase. The site currently has one curb cut off E. Hoover and is proposed to be slightly widened to accommodate larger safety and trash hauling vehicles. This drive leads to nine enclosed parking spaces located behind the retail component and below the residential units. Eight Class C bicycle hoop style parking spaces are proposed at the front of the building along with nine enclosed bicycle located inside the garage.

There are no natural features on site. The proposed site layout contains more than 5,000 square feet and less than 10,000 square feet of impervious surface, which requires capture of the first flush storm event. The proposed storm water plan includes two rain gardens located in the north and east side areas of the site. The run-off from the site is designed to sheet flow into these rain gardens and capture overflow in the subsurface infiltration trench located along the east side of the driveway. Soils on the site are favorable for infiltration. The front portion of the site flows into porous brick pavers located in the front of the building.

CITIZEN PARTICIPATION

The petitioner notified property owners and persons within 1,000 feet of the site by mail that a site plan petition had been submitted, and held a public meeting on December 2, 2108 (minutes attached). Staff has not received any communications from the public regarding this proposal at the time this report was drafted.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	U of M	M2 (Heavy Industrial District)
EAST	Rail Road & UM Park Land (Elbel Field)	M2 & PL (Public Land)
SOUTH	U of M	PL
WEST	DTE & Dance Studio	M2 & C2B (Business Service)

COMPARISION CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	C2B	C2B (Business Service)	C2B
Gross Lot Area	11,156 sq ft	11,156 sq ft	4,000 sq ft
Minimum Lot Width	70 ft	70 ft	40 ft
Maximum Floor Area Ratio	4,165 sq ft 37%	17,176 sq ft 154%	22,312 sq ft 200%
Setbacks	Front	7 ft	10 ft MIN 25 ft MAX
	Side East West	18 ft 2 ft	25 ft 0 ft
	Rear	15 ft	24 ft
Building Height	15 ft 2-story	55 ft 4-stories	55 ft MAX (4 stories)
Vehicle Parking	NA	9 spaces	9 spaces MIN
Bicycle Parking	0	9- Class A spaces 8 -Class C spaces	2 Class A MIN 1 Class C MIN

HISTORY

This two story industrial/storage building was built in 1918 per City Polk Directory and used as a restaurant with the proprietor living upstairs (see attached photo).

The Master Plan: Land Use Element recommends commercial and office uses for this site.

SERVICE UNIT COMMENTS

Engineering – The City plans to replace the existing 6” water main in E. Hoover Avenue with a new 12” water main this upcoming construction season. The existing fire hydrant shown on the plans is proposed to be relocated from its current position. A new 12-inch valve will need to be installed between the new fire hydrant and the proposed fire service. The City is willing to add this valve to the City’s project at the developer’s expense. The developer would have to pay for the valve prior to the city installing it.

The mitigation calculations for the increase in sanitary sewer flow are approved. Flow equivalent to 6 GPM, will need to be removed from the sanitary sewer system in order to this proposed development. Alternatively, a payment in lieu of performing actual flow removal may be made.

Traffic - Trip generation does not require transportation impact analysis. No major changes proposed to existing access point.

Planning - The proposed structure meets the minimum required front, side and rear setbacks of the C2B zoning district, and meets the maximum height of 55 feet.

Staff supports redevelopment of this site as residential. The proposed re-development of this site will result in residential uses in the neighborhood and brings the parcel into zoning conformance. On street metered parking is located along the north side of E. Hoover Ave. that may be utilized for the proposed retail use at this site.

Prepared by Chris Cheng
Reviewed by Brett Lenart
2/25/19

Attachments: [Parcel and Zoning Map](#)
[Aerial Photo](#)
[327 E. Hoover Historic Photo](#)
[Site Plan & Elevations](#)
[Public Notification](#)

c: Owner: Stadium Club Properties Ann Arbor LLC
327 E. Hoover
Ann Arbor, MI 48104

Petitioner: Maven Development
544 Detroit St.
Ann Arbor, MI 48103
Attn: Dan Williams

Petitioner’s Agents: Macon Engineering LLC
PO Box 314
Chelsea, MI 48118
Attn: Kathy Keinath

Project No. SP18-0153