

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of July 16, 2024

SUBJECT: 2900 South Main - Site Plan for City Planning Commission Approval
File No. SP22-2023

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission approves the 2900 South Main Site Plan version 5, dated April 23, 2024, as it complies with all applicable requirements of the Unified Development Code, and other applicable laws, ordinances, standards, and regulations.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission approves Alternative Mitigation for Landmark Tree removal for 48% of the Landmark Trees removed on site by providing \$60,024 to the City's Street Tree Planting Fund.

STAFF RECOMMENDATION:

Staff recommends that the **site plan and landmark tree alternative mitigation be approved** because the contemplated development complies with all applicable state, local, and federal laws, ordinances, standards, and regulations. The development limits the disturbance of natural features to the minimum necessary to allow a reasonable use of the land.

LOCATION:

The 1.17-acre subject site is on the west side of South Main, just north of Eisenhower Parkway in Ward 4.



Figure 1 Aerial image of subject parcel, shown in teal rectangle.

SUMMARY:

Development Proposal:

- 36,872 SF residential building
- 45 units: 30 one-bedroom, 12 two-bedroom, 3 studios
- Currently vacant site

Parking and Access:

- 45 vehicular spaces (5 EV-Installed, 40 EV-Capable)
- 48 Class A, 6 Class C bicycle spaces
- One curb cut from South Main Street
- New 10-foot-wide public sidewalk along South Main

Stormwater Management and Natural Features:

- New underground system for up to 100-year storm +20%
- 160 existing trees; 21 landmark trees to be removed
- 519 inches tree mitigation required; 273 inches (52.6%) on-site
- \$60,024 remaining contribution to Street Tree Recovery Fund
- Small wetland preserved at rear of site

Sustainability:

- Energy Star Certified (Multifamily New Construction program)
- High-efficiency appliances, LED lighting
- Electric heat pumps for units; natural gas for common areas
- EV charging stations per code

DETAILED DESCRIPTION OF PETITION:

The development proposal seeks to construct a new 36,872 square foot residential building with 45 units. The residential unit mix will be: 30 one bedroom, 12 two bedroom and 3 studios. A 1,530 square foot clubhouse and amenity area are in the front of the building on the first floor. This area will have large windows facing South Main Street. The building will be set back 15 feet from the front property line. Surrounding the site is a residential use (Balfour Senior Living) to the north and a bank to the south. The City of Ann Arbor Master Plan Land Use Element indicates that the site should be used for office use.

The proposal includes 45 vehicular parking spaces, of which 5 are Electric Vehicle (EV)-installed and 40 are EV-capable. Most of the 29-space vehicle parking will be provided at ground level underneath the building. The openings to this parking area will be covered with decorative metal screening to allow open air flow for ventilation. For bicyclists, the plan allocates 48 Class A spaces and 6 Class C. A dedicated bicycle storage room is provided on the first floor accessible directly from the garage.

Vehicular site access is from one curb cut on South Main Street. A new 10-foot-wide public sidewalk will be installed along South Main; no sidewalk currently exists. Public sidewalks are provided on both sides of the site for connection.

There are 160 trees on the site, and 21 landmark trees will be removed for construction. The total tree mitigation required is approximately 519 inches of trees as determined by the Diameter at Breast Height (dbh) of all landmark trees being removed. Per City Code, at least 50% of the required trees shall be planted on the site. The petitioner is planting approximately 273 inches (52.6%) on site. The petitioner is permitted to contribute the remaining value of trees required (\$60,024) to the Street Tree Recovery Fund to be used by the City for planting trees on

public land. There is a small wetland located towards the rear of the site, which will be preserved with no impacts and protected beyond the required natural feature protection zone. It is not a wetland regulated by the Michigan Department of Environment, Great Lakes, and Energy.

Sustainability: The building will have a natural gas hookup for heating of the common areas. Electric heat pumps will be used for all residential units. Per the applicant, the project will also use high-efficiency appliances and interior lighting, LED public and exterior lighting, and adhere to Universal Design principles. It's noted that the building will not achieve all-electric status. Energy Star Certified Building utilizing the Multifamily New Construction program.

Citizen Participation: As required by the Citizen Participation Ordinance for Type 2 projects, the petitioner mailed out a postcard notification. No comments were submitted by the public in response to the mailing.

COMPARISON CHART

	EXISTING	REQUIRED	PROPOSED
Zoning	O (Office)		O (Office)
Lot Area	54,845 sq ft (1.26 acres)	6,000 sq ft MIN	51,072 sq ft (1.17 acres) After ROW dedication
Lot Width	140 feet	50 ft MIN	140 feet
Floor Area	0	N/A	36,872 sq ft
Floor Area Ratio	0	75% MAX	72%
Building Height	N/A	55 ft/4 stories MAX*	54 ft /4 stories
Front Setback	N/A	15 ft MIN/40 ft MAX	15 ft
Side Setbacks	N/A	North: 56 ft	North: 4 ft 5 in
	N/A	South: 11 ft	South: 11 ft
Rear Setback	N/A	55 ft (30 ft plus one foot of additional setback for each foot of building height over 30 ft)	246 ft
Parking – Automobiles	N/A	10% EV-I (5 spaces) 90% EV-C (40 spaces)	45 spaces 5 EV-I spaces 40 EV-C
Parking – Bicycles	N/A	9 spaces (50% Class B; 50% Class C)	48 Class A (enclosed) 6 Class C (exterior)

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Residential	O (Office District)
EAST	Residential/Office	O (Office District)/TC1(Transit Corridor)
SOUTH	Bank	TC1(Transit Corridor)

WEST	Vacant	O (Office District)
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OUTSTANDING STAFF COMMENTS:

Planning: A Development Agreement is required for the voluntary parks contribution of \$26,250 and the \$60,024 Street Tree Recovery Fund payment. If the site plan is approved by the Planning Commission, the Development Agreement will need to proceed to City Council for approval.

Prepared by Matt Kowalski, Planner
Reviewed by Hank Kelley, Deputy Planning Manager
7-10-2024

Attachments: Site Plan Set dated 4/23/2024
Zoning Map
Aerial Map Zoom
Aerial Map
Development Agreement
[Additional Project Files \(STREAM\)](#)

c: Applicant and Engineer – Atwell (Kyler Sheerin)
Applicant and Owner – United Hospitality Group (Lawrence Mio)
Systems Planning
File No. SP22-2023