

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of February 21, 2008

**SUBJECT: RelaxStation Site Plan for City Council Approval (300 West Huron Street)
File No. 9291J21.5**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the RelaxStation Site Plan.

STAFF RECOMMENDATION

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

LOCATION

The site is located at the northwest corner of Huron Street and North First Street (Central Area). This site is in the Allen Creek Watershed.

DESCRIPTION OF PETITION

The petitioner proposes enclosing the existing 320-square foot drive-through canopy to the front of the existing structure for a new building totaling 600 square feet. A new wood deck is proposed to lead from the North First Street entrance to the sidewalk with the existing curb cut and drive on North First Street reduced from 36 feet to 24 feet in width. The property is zoned C2B/R (Business Service/Residential District) and follows the standards of this district.

No storm water detention is required since this site has less than 5,000 square feet of impervious surface. No natural features on site are impacted. Two new trees are proposed in the southwest landscape area to replace the existing invasive tree.

A traffic impact statement is not required since this project generates less than 50 vehicle trips per peak hour.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Office	C2B/R (Business Service/Residential District)
EAST	Residential/Retail	C2B/R
SOUTH	Retail	C2B/R
WEST	Office	C2B/R

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COMPARISON CHART

		EXISTING	PROPOSED	PERMITTED/REQUIRED
Zoning		C2B/R	C2B/R	C2B/R
Gross Lot Area		7,268 sq ft	7,268 sq ft	None
Maximum Usable Floor Area in Percentage of Lot Area		280 sq ft (4%)	600 sq ft (8%)	21,804 sq ft MAX (300%) 43,608 sq ft MAX (600% with Premiums)
Lot Width		78 ft – Huron St 92 ft – North First St	78 ft – Huron St 92 ft – North First St	None
Setbacks	Front	14.6 ft – Huron St * 8.3 ft – North First St *	14.6 ft – Huron St * 8.3 ft – North First St *	40 ft MIN * 12 ft 4.5 inches – Averaged Front Setback on Huron Street 3 ft 4.5 inches – Averaged Front Setback on N. First
	Side(s)	35.6 ft	35.6 ft	None
	Rear	39 ft	39 ft	None
Building Height		One-story	One-story	NO MAX
Parking – Automobiles		8 spaces	8 spaces	None (in DDA)
Parking – Bicycles		Not applicable	None	None

* Property located in a special parking district shall be the average of the established front setback of structures on adjacent lots which are located within 100 feet of either side of the lot and on which there are existing buildings.

HISTORY

The existing building was originally used as a service station and since that time has been used as a photo processing store and florist shop. The photo processing store is the last use to utilize the drive-through more than 15 years ago.

PLANNING BACKGROUND

The Central Area Plan recommends commercial and office uses for this area.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Systems Planning – The sanitary flow offset mitigation calculations have been reviewed and are approved. No footing drain disconnections are required for this project.

Planning – Staff supports the enclosure of the canopy at this location. The canopy area is not currently used for vehicle circulation and the enclosure meets the averaged front setbacks with adjacent buildings fronting both Huron Street and North First Street within 100 feet.

Prepared by Christopher Cheng
Reviewed by Connie Pulcifer and Mark Lloyd
jsj/2/14/08



RelaxStation
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Attachments: Zoning/Parcel Maps
Aerial Photo
Site Plan

c: Owner: Eileen Bristol
113 Virginia Avenue
Ann Arbor, MI 48103

Petitioner: Robert Black
Sunstructures Architects
201 East Liberty Street
Ann Arbor, MI 48104

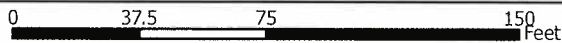
Systems Planning
File No. 9291J21.5

300 W. Huron Street -Zoning and Parcel Map-



Map Legend

- City Boundary
- Railroads
- Edge Of Pavement
- Parcels



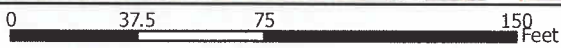
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300 W. Huron Street -Aerial Map-



Map Legend	
	City Boundary
	Railroads
	Edge Of Pavement

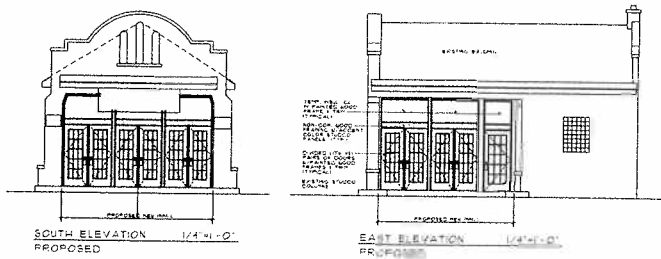


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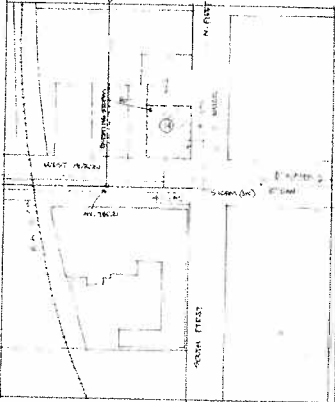
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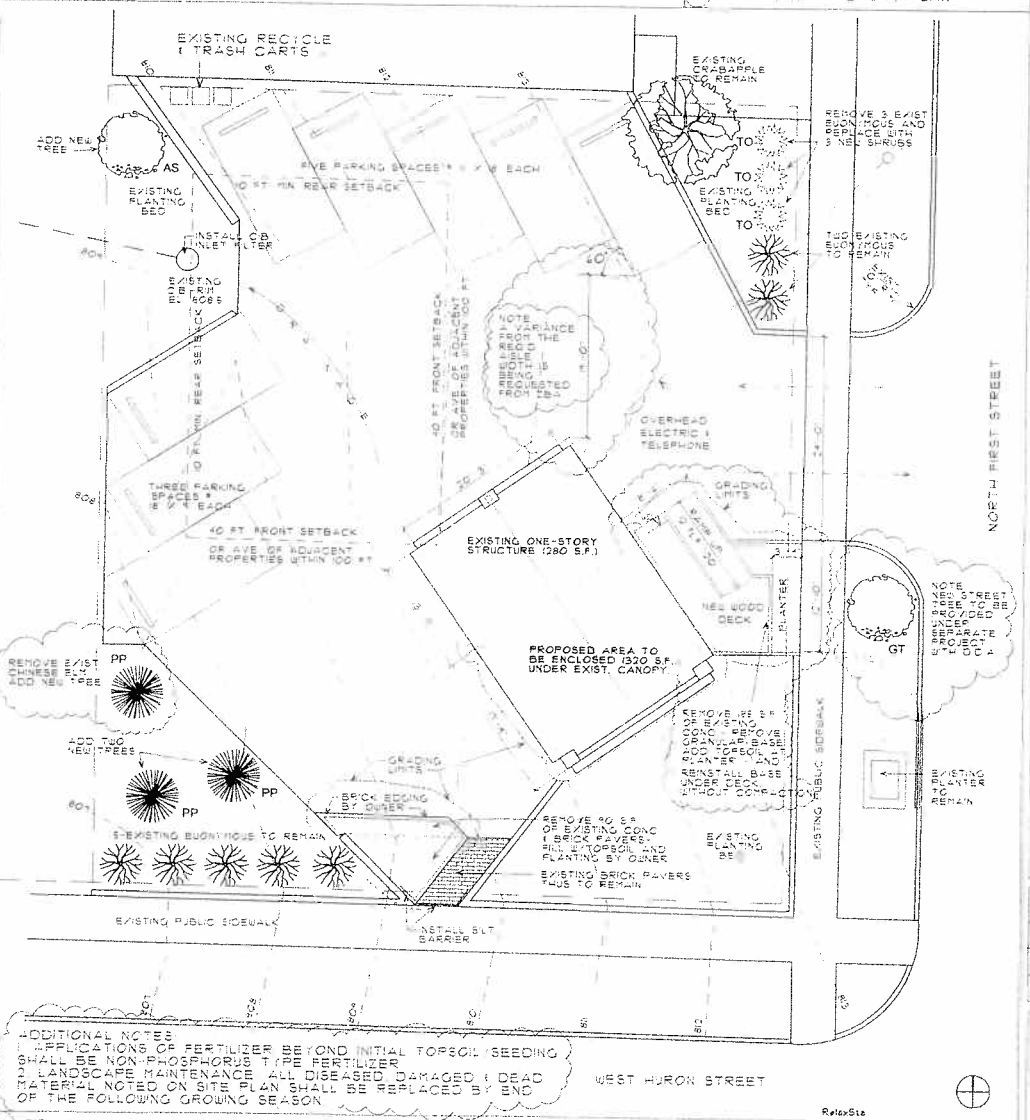
SOUTH ELEVATION 1/4"=1'-0"
PROPOSED

EAST ELEVATION 1/4"=1'-0"
PROPOSED



VICINITY MAP & UTILITY PLAN

BUILDING ELEVATIONS



ADDITIONAL NOTES:
 1. APPLICATIONS OF FERTILIZER BEYOND INITIAL TOPSOIL SEEDING SHALL BE NON-PHOSPHORUS TYPE FERTILIZER
 2. LANDSCAPE MAINTENANCE ALL DISEASED/DAMAGED/DEAD MATERIAL NOTED ON SITE PLAN SHALL BE REPLACED BY END OF THE FOLLOWING GROWING SEASON

SITE & LANDSCAPE PLAN

RelaxSite
 DATE PRINTED: 1/14/2008

REVISIONS	DATE
SitePlanApplic	12/28/07
COMMENTS	01/24/08

Sunstructures Architects
 201 East Liberty Street, Ann Arbor, MI 48104 (734) 964-9555 FAX (734) 964-6555

Site Plan

RelaxStation
300 West Huron Street
Ann Arbor, MI 48103

DRAWN RB/EL	CHECKED RB
DATE 12/28/07	
SCALE 1/8"=1'-0"	
JOB NO. 0738	

SHEET

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