

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of September 15, 2009

**SUBJECT: CVS Pharmacy Site Plan (209 South State Street)
File No. SP09-019**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve CVS Pharmacy Site Plan, dated August 19, 2009, subject to recording an ingress/egress easement prior to issuance of building permits, providing a storm water management system maintenance plan on the plan and demonstrating protection of the street tree fronting the site on the plan.

STAFF RECOMMENDATION

Staff recommends that the petition (including site plan dated August 19, 2009) 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; and the development does not cause a public or private nuisance and does not have a detrimental effect on the public health, safety or welfare.

LOCATION

This site is located on the east side of South State Street between East Washington Street and North University Avenue (Downtown Area, Huron River Watershed).

DESCRIPTION OF PETITION

The petitioner is seeking approval to demolish the existing two-story building, except for the front façade wall, and construct a new two-story building behind the existing front façade. The 6,534-square foot (0.15 acre) site is zoned C2A Central Business District and is expected to be rezoned to D1 Downtown Core and designated part of the State Street Downtown Character Overlay District upon City Council approval of the pending A2D2 Zoning Amendments. The existing building is estimated to be 13,000 square feet (199% FAR) in size.

The Historic District Commission issued a certificate of appropriateness on June 11, 2009 to demolish the existing building behind the front façade, retain and restore the front façade, and construct a new building on the existing footprint behind the front façade. The cornice of the existing front façade will be extended an additional three feet, increasing the total height of the streetwall to 34 feet (from 31 feet). The proposed building will contain 13,040 square feet (200% FAR). The primary entrance to the new building is proposed in the south portal of the façade and a secondary, exit-only doorway is proposed in the north portal. The three portals in the middle of the existing façade, which are currently entrance doors, will be converted to windows.

The proposed building abuts the rear property line and has an emergency exit door and a service door proposed in the rear wall. A formal easement must be recorded with the adjacent property owner, the University of Michigan, to use the existing space between subject site and

the University's parking structure as an emergency egress path. Discussions between the petitioner and staff from the University's real estate office are already underway.

Storm water management for the first flush of a storm event is proposed in pipes and chambers underneath the new building.

SURROUNDING LAND USES AND ZONING

	LAND USE	CURRENT ZONING	PROPOSED ZONING (A2D2)
NORTH	Mixed Use (Commercial, Residential)	C2A (Central Business District)	D1 (Downtown Core, State Street Character Overlay)
EAST	University (Parking Structure)	PL (Public Land District)	PL
SOUTH	Mixed use (Commercial, Office)	C2A	D1
WEST	University (Lane Hall)	PL	PL

COMPARISION CHART WITH CURRENT ZONING

		EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning		C2A	C2A	C2A
Gross Lot Area		6,534 sq ft	6,534 sq ft	No MIN
Lot Width		49.5 ft	49.5 ft	No MIN
Floor Area Ratio		199% estimated	200% (13,040 sq ft)	400% MAX normal, 600% MAX w/premiums
Setbacks	Front	0 ft	0 ft	No MIN
	Side	0 ft	0 ft	No MIN
	Rear	0 ft	0 ft	No MIN
Height		31 ft / 2 stories	34 ft / 2 stories	24 ft / 2 stories MIN, no MAX
Vehicle Parking		None	None	Parking exempt for normal FAR
Bicycle Parking		None	None	None

HISTORY

A two-story single-family frame house and carriage house existed on this site in 1899. Additions were gradually built on the rear of the house and reached the rear lot line by 1916. During this time, the house was used as a boarding house. By 1925, a large addition was constructed at the front of the house spanning the entire lot width. Photos of the site taken in 1930 show the front façade that exists today. Parts of the original house and carriage house are incorporated into the body of the current building and can still be seen when looking down from above.

PLANNING BACKGROUND

This site is located in the Downtown Area. A significant planning project is currently underway, known as A2D2 Ann Arbor Discovering Downtown, to implement the recommendations of

previous planning efforts that identified barriers to increasing residential units in the downtown area and documented a vision for the future of downtown. One component of the A2D2 project involves amendments to the Zoning Ordinance. The A2D2 Zoning project proposes amendments that create two new zoning base districts, establish overlay zoning districts based on character areas, and rezone areas within the downtown to these new base and overlay districts. On September 8, 2009, the City Council passed the first reading of the A2D2 Zoning amendments. Second reading of the amendments, a public hearing and adoption of the proposed ordinance is expected on October 19, 2009. Upon the effective date of the proposed ordinance, typically 10 days after adoption, the subject site will be zoned D1 Downtown Core base district, State Street character overlay district, and fronting on a Primary Street.

A comparison chart based on the proposed A2D2 Zoning amendments, to date, has been included in this staff report in anticipation of new requirements and standards applicable to the site prior to this site plan petition's approval. Except for bicycle parking, the proposed site plan conforms to the requirements and standards of the proposed A2D2 Zoning amendments. (Staff is inquiring about revising the petition to include at least one bicycle hoop in front of the building and will update the Commission.)

The proposed site plan for a pharmacy and grocery store provides an important accessory use for downtown residents and thus helps to eliminate some of the current barriers to additional residential units in the downtown and supports the vision for the future of downtown.

COMPARISON CHART WITH A2D2 ZONING AMENDMENTS

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	C2A Central Business	D1 Core; State Street Character Overlay; Primary Street Frontage	D1, State Street, Primary
Gross Lot Area	6,534 sq ft	6,534 sq ft	No MIN
Lot Width	49.5 ft	49.5 ft	No MIN
Floor Area Ratio	199% estimated	200% (13,040 sq ft)	400% MAX normal 700% MAX w/premiums 900% MAX w/affordable housing premiums
Streetwall Height	2 stories	2 stories	2 stories MIN, 3 MAX
Streetwall Top Offset	Not applicable (less than 3 stories)	Not applicable (less than 3 stories)	5 feet MIN
Building Height	31 feet	34 feet	180 feet MAX
Massing Articulation	None (49.5 ft wide)	None (49.5 ft wide)	NONE
Front Setback	0 ft	0 ft	0 ft MIN, 1 ft at streetwall MAX (exceptions allowed)
Side and Rear Setbacks	0 ft	0 ft	Not Applicable
Vehicle Parking	0	0	Parking exempt for normal FAR
Bicycle Parking	0	0	1 space/10,000 sq ft nonresidential use MIN

SERVICE UNIT COMMENTS

Land Development – A plan for the continued maintenance of the storm water management system must be shown on the plan. Staff also provided the petitioner with a suggested design revision to make the proposed storm water management system more efficient by using pipe for storage and allowing a larger outlet hole, although the current design will function properly and does comply with code requirements.

Urban Forestry – Protection measures for the existing Honeylocust street tree must be shown on the plan.

Planning – Evidence of a recorded ingress/egress easement(s) across the adjacent property(ies) to the rear of the site must be provided prior to issuance of building permits.

Prepared by Alexis DiLeo
Reviewed by Connie Pulcifer and Wendy Rampson
jsj/9/10/09

Attachments: Parcel/Zoning Map
Aerial Photo
8/19/09 Site Plan
8/19/09 Elevations
Citizens Participation Notice

c: Owner: CVS Pharmacy
1 CVS Drive
Woonsocket, RI 02895

Petitioner: John Baumann
The Velmeir Companies
5757 W. Maple Road, Suite 800
West Bloomfield, MI 48322

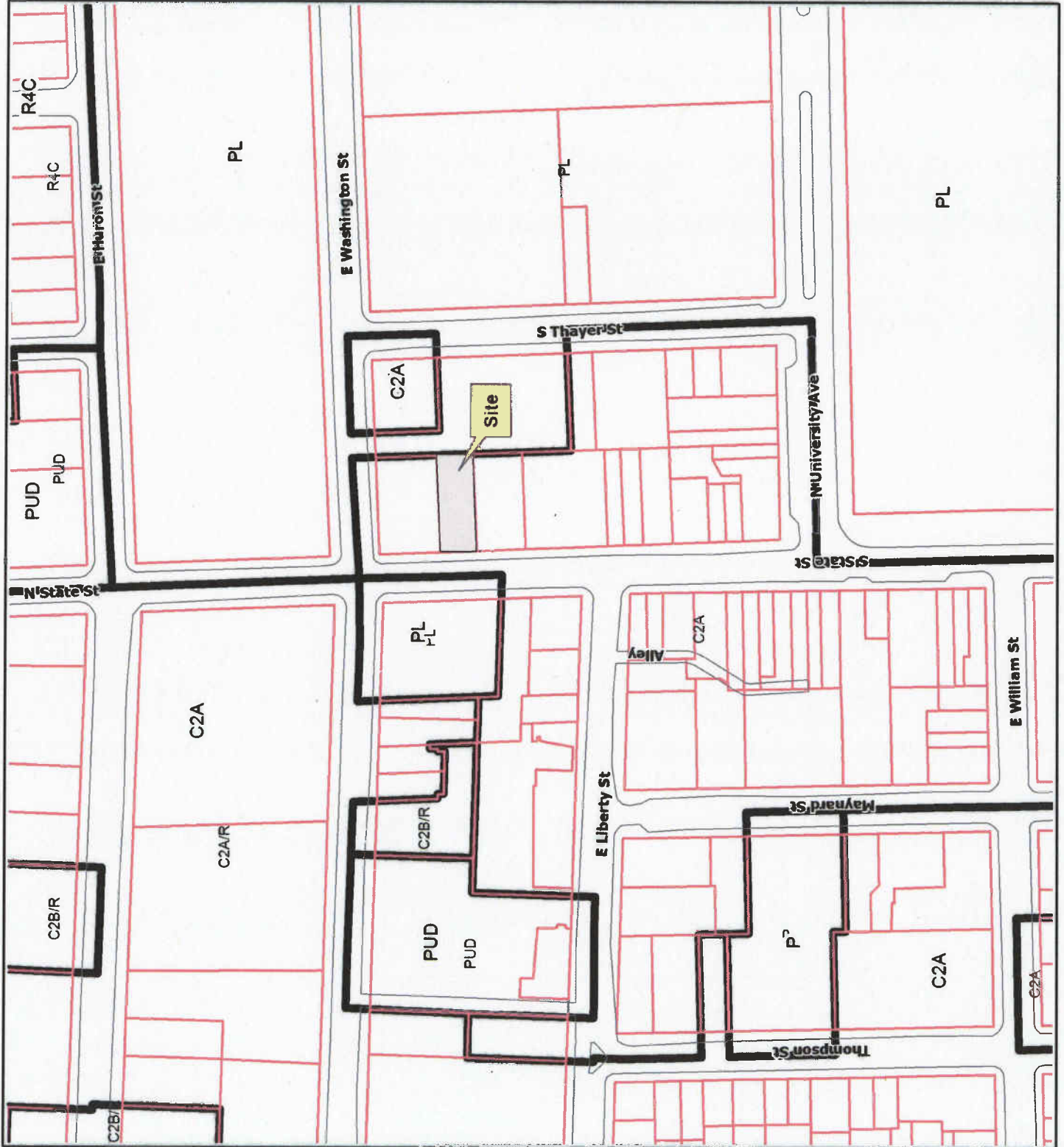
Systems Planning
File No. SP09-019

Zoning Map:

CVS Pharmacy Site Plan (209 S State St)

Map Legend

- Parcels
- Edge Of Pavement



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CVS Pharmacy Site Plan (209 S State St)

Map Legend

-  Parcels
-  Edge Of Pavement



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CVS
 pharmacy

AS B 10,000 SQ. FT.
 STORE NUMBER 3994
 314 N. STATE ST. LIBERTY
 VAN ALLEN, MI

DEVELOPER
VELMEIR
 COMPANIES
 PARTNERSHIP BY AFFILIATE COMPANY
 400 W. GRAND AVENUE, SUITE 1000
 GRAND RAPIDS, MI 49503
 (616) 374-1000

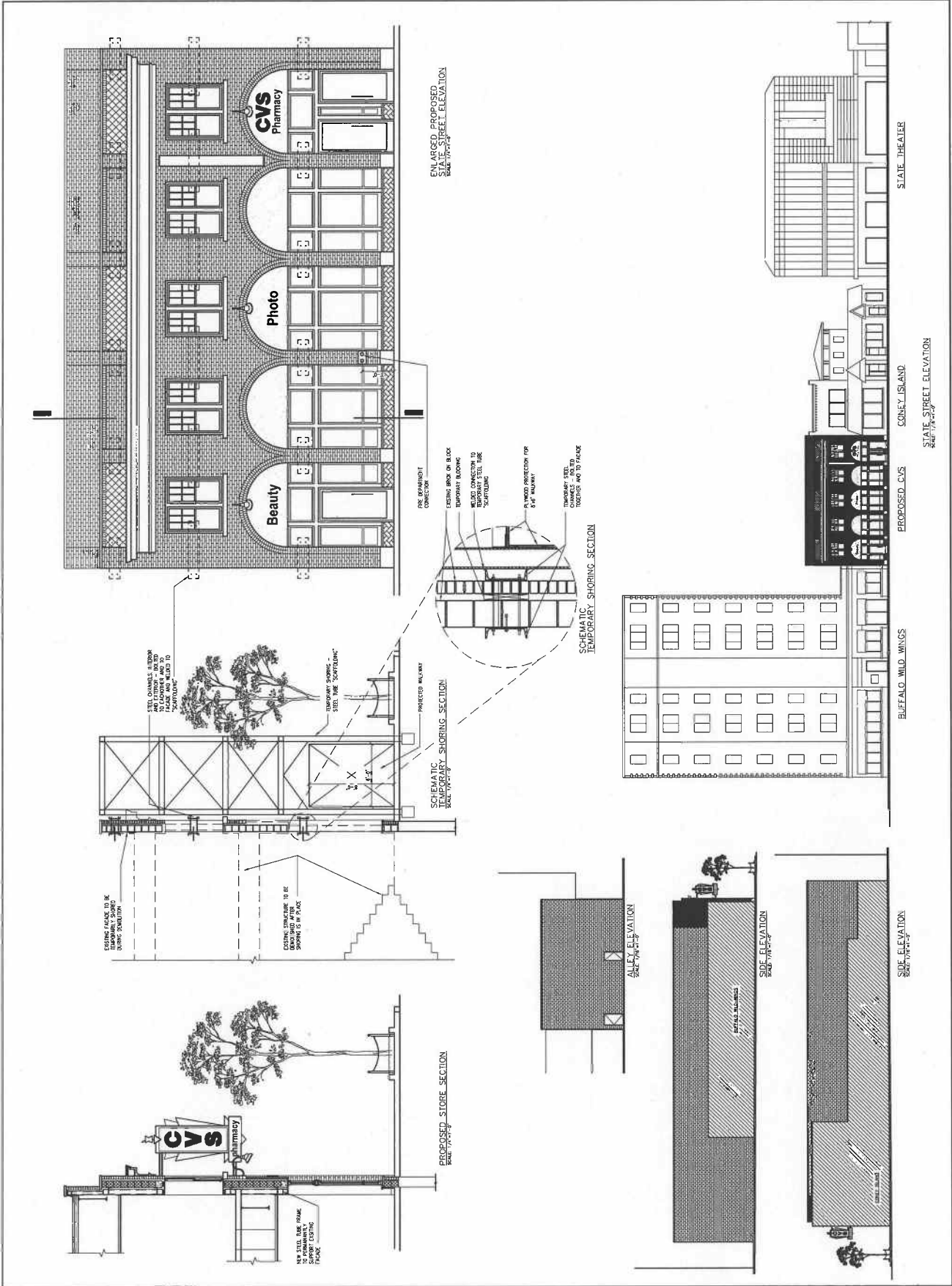
REVISIONS:
 08/19/2009 CITY REVIEW

CVS P.M.: B. BRESUDEN
 DRAWING BY: S. ROBACK
 DATE: 08/19/2009
 JOB NUMBER: CSS1759
 TITLE:

ELEVATIONS AND SECTIONS
 SHEET NUMBER:

A1

COMMENTS:
 NOT RELEASED FOR CONSTRUCTION



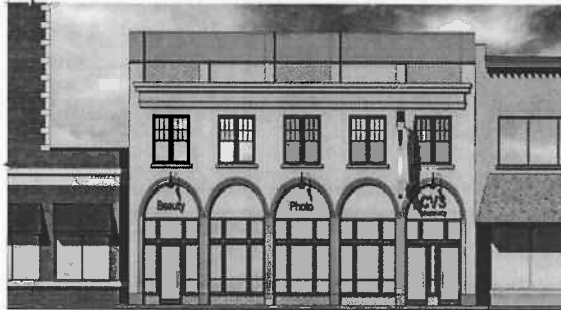
Pharmacy

Shop

Photo

CVS/pharmacy

The City of Ann Arbor Citizen Participation Ordinance requires us to notify citizens within 500ft of the proposed CVS Pharmacy located at 209 South State Street. A petition has been submitted to the city on July 27, 2009. This new CVS store will be a two story 13,000sf building with a full service pharmacy, a photo lab, beauty supplies & groceries. The new store will incorporate the existing 1930's façade, to be refurbished almost to its original condition.



For questions or comments please contact
 John Baumann, Director of Construction
 The Velmeir Companies
 Office: 248-539-7997 Mobile: 248-763-1227
 ** All questions & Comments will be answered and taken into consideration.



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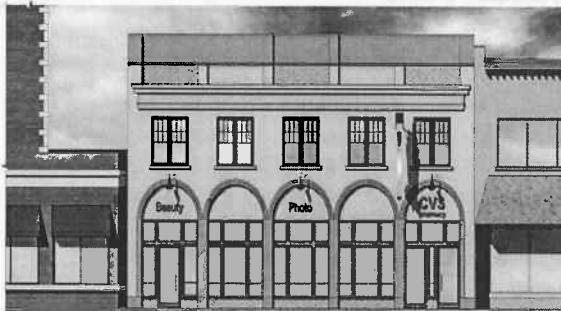
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