

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of July 16, 2013**

**SUBJECT: Glacier Hills Revised Planned Project Parking Lot Expansion Site Plan  
(1200 Earhart Road)  
File No. SP13-018**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby approves the Glacier Hills Revised Planned Project Parking Lot Expansion Site Plan.

**STAFF RECOMMENDATION**

Staff recommends that the 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; and the design elements which were identified as justification for the planned project approval are not reduced or eliminated.

**LOCATION**

This site is located on the east side of Earhart Road between the bridge over US-23 and Glazier Way (Northeast Area, Fleming Creek watershed).

**DESCRIPTION OF PETITION**

The petitioner requests approval to add 31 parking spaces along the existing north driveway for this senior living/nursing care complex. The 31.5-acre site is zoned R4B (Multiple-Family Dwelling District) and has been a planned project since its original development in 1972 for a five-story, 50-foot tall building including apartments and nursing care beds. Currently, the site contains 227 apartments and two-family dwelling units, 155 nursing rooms, 197 nursing care beds, and 486 permanent vehicle parking spaces.

Existing development is concentrated in the middle and southern areas of the triangular-shaped parcel. Three driveways provide access to the site, generally equally spaced along the site's 1,870 feet of frontage on Earhart Road. A temporary gravel parking lot currently exists along and near the north driveway, installed to offset the temporary loss of employee parking and to provide onsite parking for construction workers associated with the construction of the Skilled Nursing Care Facility approved in 2010. The temporary gravel parking lot will be removed and the area restored with landscaping and lawn.

The 31 additional parking spaces are proposed along the west side of the northern driveway. Interior vehicular landscape islands associated with the expanded parking spaces will be depressed and integrated with the existing storm water management system. No natural features will be impacted by the parking lot expansion. In addition, the 3.3-acre scenic easement covering the southern 100 feet of the site will be unaffected.

A large storm water management pond is located in the northern portion of the site. Two additional, smaller storm water management ponds, one wet and one dry, are located in The Villas area at the south side of the site. No changes are proposed to the overall size of the ponds. The Washtenaw County Water Resources Commissioner (formerly the Drain Commissioner) has jurisdiction over this site.

Since its original development in 1972, the City has approved planned project modifications to allow increased building height over 30 feet. The most recent approved planned project, the Glacier Hills/The Meadows Senior Housing Planned Project Site Plan, approved in 2000, allowed for a modification of the height requirement in exchange for providing open space in excess of the R4B requirement of 55%. As a result, the site plan was approved subject to maintaining a minimum of 67.5% open space. Because subsequent site plans and administrative amendments, including the proposed parking expansion, are not changing the approved planned project design element (i.e., a minimum of 67.5% open space), staff determined that a new planned project petition is not necessary. Chapter 57 authorizes the Planning Commission to approve site plans which propose the expansion of existing parking lots.

### SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
<b>NORTH</b>	Highway, Office/Research	TWP (Township District)
<b>EAST</b>	Highway, Office/Research	TWP
<b>SOUTH</b>	Multiple-Family, Private School	R3 (Townhouse Dwelling District) and R1B (Single-Family Dwelling District)
<b>WEST</b>	Multiple-Family, Single-Family	R4A (Multiple-Family Dwelling District) and R1B

**COMPARISION CHART**

		EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning		R4B (Multiple-Family Dwelling District)	R4B	R4B
Gross Lot Area		1,370,833 sq ft (31.47 ac)	1,370,833 sq ft (31.47 ac)	14,000 sq ft MIN
Lot Area per Dwelling Unit or Occupant		78,800 sq ft for all beds 6,094 sq ft per dwelling	78,800 sq ft for all beds 6,094 sq ft per dwelling	400 sq ft MIN (nursing beds) 2,900 sq ft MIN (dwellings)
Dwellings, Nursing Rooms, Nursing Beds		227 dwellings 155 nursing rooms 197 nursing beds	227 dwellings 155 nursing rooms 197 nursing beds	<i>No requirement; information provided for reference only.</i>
Open Space		932,149 sq ft (68%)	926,011 sq ft (67.55%)	67.5% MIN total * (925,312 sq ft), including 300 sq ft per dwelling unit MIN active (63,600 sq ft)
Set-backs	Front (Earhart)	83 ft bldg/90 ft parking *	83 ft bldg/90 ft parking *	83 ft bldg/90 ft parking MIN *
	Front (US 23)	105 ft bldg/15 ft parking *	105 ft bldg/15 ft parking *	105 ft bldg/15 ft parking MIN *
	Side (south)	100 ft *	100 ft *	100 ft MIN *
Height		Manor – 64 ft 6 in * S. CRC – 34 ft 8 in * N. CRC – 29 ft 10 in The Meadows - 50 ft 0 in * The Villas – 1 story each Skilled Nursing Care – 29 ft 10 in	No changes	30 ft / 3 stories MAX
Vehicle Parking		486 spaces (not including temporary gravel lot)	517 spaces	1.5 per dwelling MIN (341 MIN), and 1 per 6 nursing beds MIN (33 MIN) 374 MIN total
Bicycle Parking		26 Class A 12 Class C	26 Class A 12 Class C	1 per 5 dwellings MIN Class A and Class C (23 A, 23 C MIN), and 1 per 60 nursing beds MIN Class B (4 B MIN)

\* Planned project modifications for increased height and decreased building and parking setbacks for The Manor building and the south Care and Rehabilitation Center approved by the Zoning Board of Appeals in 1972 and 1988, respectively. Planned project modifications for increased height, decreased building and parking setbacks for The Meadows and The Villas approved by City Council in 2000, subject to providing an increased amount of open space. See History section for more information.

**HISTORY**

The site was annexed to the city in 1971 and zoned R4A Multiple-Family Dwelling. A site plan for the Zion Lutheran Church Retirement Center Planned Project was approved in 1972 for development of 225 apartments and 89 nursing care beds in a five-story, 50-foot tall building with 128 parking spaces. At that time, the Zoning Board of Appeals (ZBA) approved planned project modifications upon a recommendation from the City Planning Commission. The site was rezoned to R4B (Multiple-Family Dwelling District) in 1978.

A planned project site plan to develop an additional 240 apartments and 80 nursing care beds was approved in 1988 (still with recommendation for approval of the site plan with planned project modifications by the Planning Commission, approval of the planned project modifications by the ZBA, and approval of the site plan by Council).

In 2000, a planned project site plan for development of The Meadows and The Villas was approved (now, due to changes in City Code, by recommendation for approval of the site plan with planned project modifications by the Planning Commission and approval by City Council only). The Meadows and The Villas development includes a three-story, 50-foot tall building with 70 apartments and 13 duplex buildings.

An administrative amendment was approved for a one-story, 2,000-square foot addition to the south Care and Rehabilitation Center building in 2008.

In 2010, a revised planned project site plan was approved for development of the Skilled Nursing Care Facility, a 72-room, three-story building, and additions to The Manor and both Care and Rehabilitation Center Buildings. Reconfiguration of the site was included in the proposal to maintain the minimum required 67.5% open space and so a new planned project petition was not necessary.

The Planning Commission approved a landscape modification petition in 2011 to allow the interior parking lot landscaping approved on the 2010 Skilled Nursing Care Facility Revised Planned Project Site Plan to be maintained as an existing nonconforming situation in association with a then-pending administrative amendment for a one-story addition to the Life Enrichment Center (Chapter 62 Landscaping and Screening was amended in late 2010, after the approval of the Skilled Nursing Care Facility, to require larger parking lots to depress their interior landscape islands and connect them with the storm water management system). An administrative amendment was subsequently approved in 2012 for Life Enrichment Center addition, including removal of 31 parking spaces in the southeast portion of the site for no net increase in the amount of impervious surface on the site.

An administrative amendment is currently under review for an addition to the rear of Villa F at the southeast portion of the site.

## **PLANNING BACKGROUND**

The Master Plan – Future Land Use Element (2009) recommends multiple-family residential uses for this site. Nursing facilities are considered to be a form of multiple-family residential use.

## **SERVICE UNIT COMMENTS**

Washtenaw County Water Resources Commissioner – Preliminary approval has been granted.

Planning – Previous site plans and administrative amendments have indicated the existing and proposed amount of open space were very close to 67.5%, the minimum percentage required to justify the approved planned project modifications associated with the Manor/Villas Site Plan (2000). Staff specifically asked the petitioner to explain and verify that the proposed amount of open space at this time does, in fact, meet or exceed 67.5%. The petitioner has provided plans and calculations that satisfy staff's concerns.

If both the parking expansion site plan and the Villa F addition administrative amendment are approved and constructed, the site will have only 500 square feet in excess of the minimum open space requirement of 925,312 square feet. The petitioner is aware that further building additions or parking expansions will be severely limited and may only be possible on top of existing buildings or parking areas.

Regarding the need for additional parking spaces, recent site visits do show that all existing parking spaces are fully utilized, including even the 60-90 temporary parking spaces. Even with the elimination of construction-related parking, the 31 additional permanent spaces likely will not resolve the petitioner's off-street parking needs. Staff continues to encourage the petitioner to explore and aggressively pursue transportation demand management techniques such as car pools, car sharing, off-site park and ride options, and public transit.

Prepared by Alexis DiLeo  
Reviewed by Wendy Rampson  
7/12/13

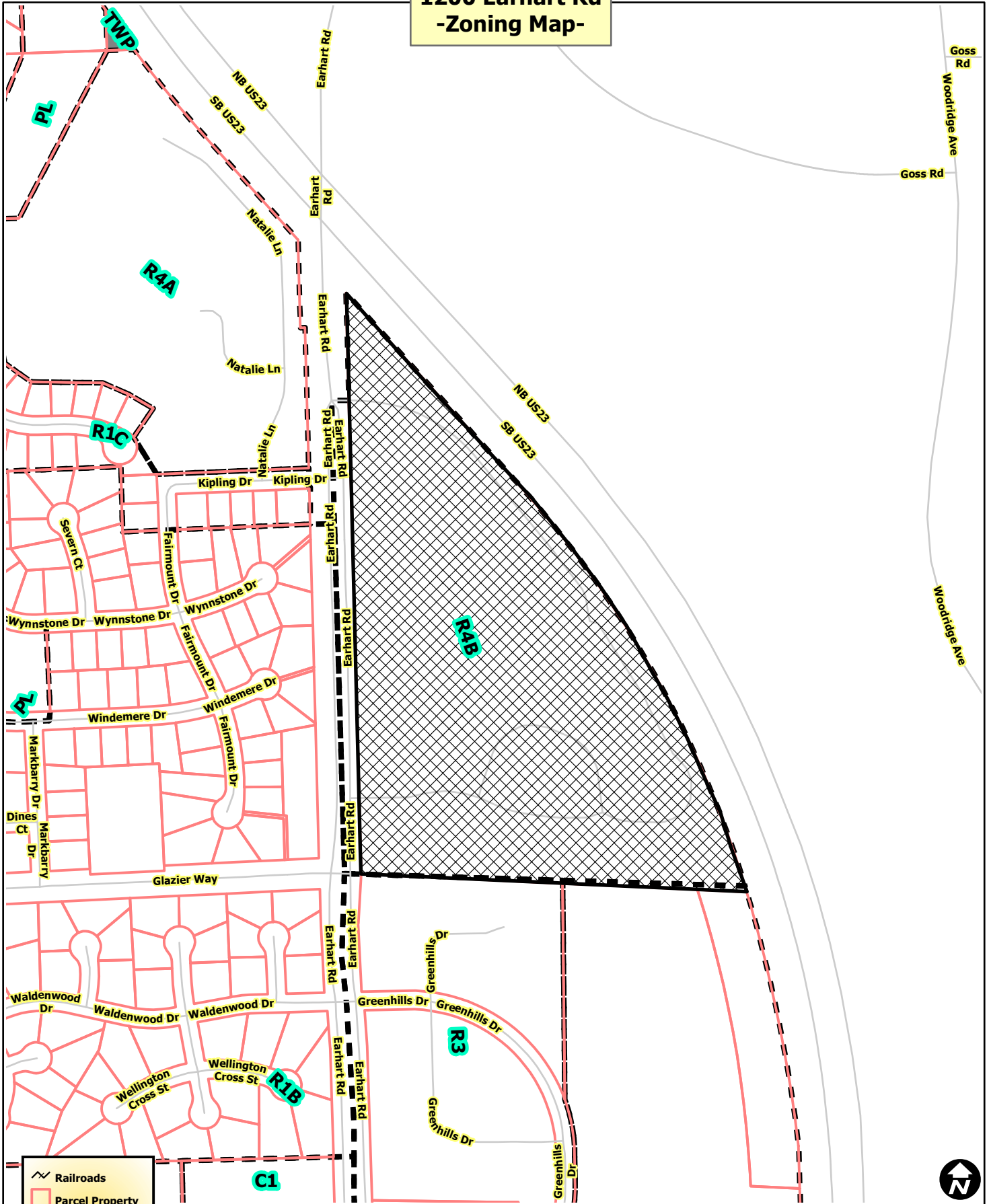
Attachments: Parcel/Zoning Map  
Aerial Photo  
Site Plan  
Landscape Plan

c: Owner/Petitioner: Glacier Hills Inc.  
Raymond Rabidoux, CEO  
1200 Earhart Road  
Ann Arbor, MI 48105-2768

Petitioner's Agent:Midwestern Consulting  
Earl F. Ophoff  
3815 Plaza Drive  
Ann Arbor, MI 48108

City Attorney  
Systems Planning  
File No. SP13-018

# 1200 Earhart Rd -Zoning Map-



	Railroads
	Parcel Property
<b>Zoning</b>	
	Township Island
	Zoning



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# 1200 Earhart Rd -Aerial Map-





-  Railroads
-  Parcel Property



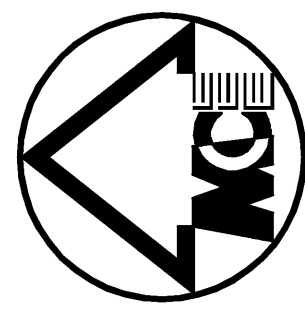
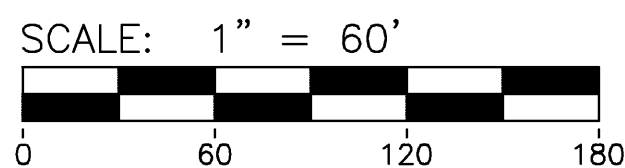
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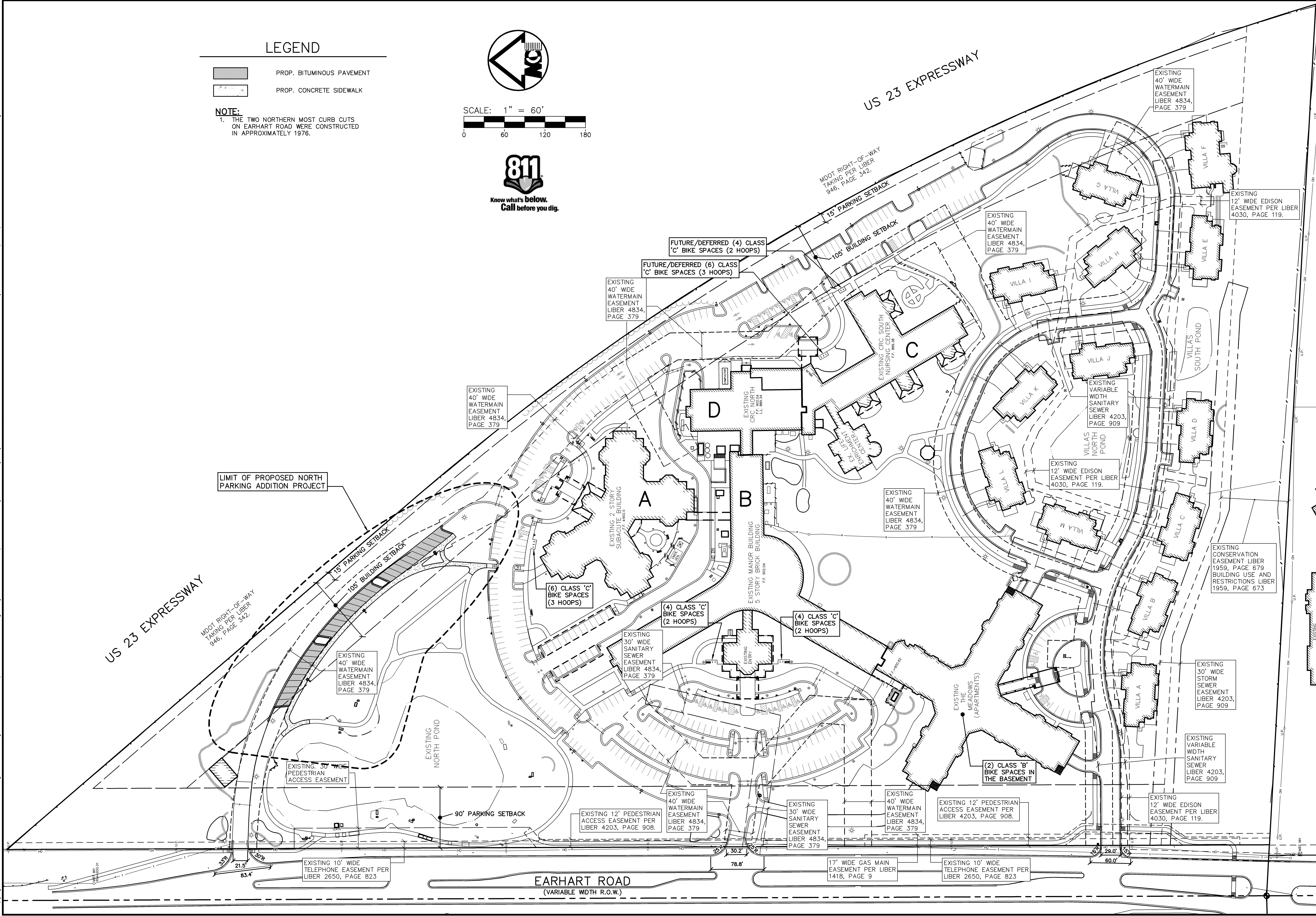
LEGEND

-  PROP. BITUMINOUS PAVEMENT
-  PROP. CONCRETE SIDEWALK

NOTE:  
 1. THE TWO NORTHERN MOST CURB CUTS ON EARHART ROAD WERE CONSTRUCTED IN APPROXIMATELY 1976.



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JOB No. **13050**

REV. PER CITY AND WQWR REVIEW

REV. PER CITY

DATE: 5/28/13

SHEET: 4 OF 11

REV. DATE: 5/17/13

REV. DATE: 7/28/13

REV. DATE:

CAO: SGF

ENG: JAF

TECH: SGP

SITE: 13050SP2

PER:

CLIENT

GLACIER HILLS SENIOR LIVING COMMUNITY

1200 EARHART ROAD

ANN ARBOR, MI 48105

CASPER LAYMAN

(734) 929-8714

CONTRACT

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4



**LEGEND**

- 886 --- EXIST. CONTOUR
- 886 --- PROP. CONTOUR
- ⊙ EXIST. LIGHT POLE
- ⊙ PROP. LIGHT POLE
- EXIST. WATER MAIN
- EXIST. HYDRANT
- EXIST. GATE VALVE IN WELL
- EXIST. STORM SEWER
- PROP. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- PROP. CATCH BASIN OR INLET
- END SECTION
- C/L OF DITCH
- SINGLE TREE
- FENCE
- TREE OR BRUSH LIMIT
- ..... VUA (VEHICLE USE AREA)

**LANDSCAPE LEGEND**

- ⊕ PROPOSED CANOPY TREE
- EXISTING TREE TO REMAIN

- NOTE:**
- SEE SHEET 10 FOR LANDSCAPE PLANTING DETAILS.
  - RE-SPREAD STOCKPILED TOPSOIL AND RESTORE PER LANDSCAPE NOTE #5.

**LANDSCAPE NOTES**

- Water outlets will be provided within 150 feet of all required plantings. Plant materials shall be selected and installed as detailed. Street trees shall be installed in accordance with standards established by the City Parks and Recreation Department and as shown on the Street Tree Planting Detail.
- All diseased, damaged or dead material shown on the site plan as proposed plantings shall be replaced by the end of the following growing season as a continuing obligation for the duration of the site plan.
- Restore all disturbed and proposed landscape areas with a minimum of three (3) inches of topsoil and then sod or seed/fertilizer/mulch per the plan. Provide sod or seed and erosion control blankets on all slopes 3:1 or steeper.
- Seed mixes and fertilizer:
  - A. Lawns: Lawn seed mix shall be as follows:
    - 15% Rugby Kentucky Bluegrass
    - 10% Park Kentucky Bluegrass
    - 40% Ruby Creeping Red Fescue
    - 15% Pennine Perennial Ryegrass
    - 20% Scalds Hard Fescue
  - Seed shall be applied at the rate of five pounds (5 lbs) per 1000 sq ft. Fertilizer for the initial installation of lawns shall provide not less than one (1) pound of actual nitrogen per 1000 sq ft of lawn area and shall contain not less than two percent (2%) potassium and four percent (4%) phosphoric acid. After the first growing season, only fertilizers that contain no phosphorus shall be used on the site.
  - Mulch within 24 hours with two (2) tons of straw per acre, or 71 bales of excelsior mulch per acre. Anchor straw mulch with spray coating of adhesive material applied at the rate of 150 gals./acre. Fertilizer for the initial installation of lawns shall provide not less than one (1) pound of actual nitrogen per 1000 sq ft of lawn area and shall contain not less than two percent (2%) potassium and four percent (4%) phosphoric acid. After the first growing season, only fertilizers that contain no phosphorus shall be used on the site.
- Deciduous plants shall be planted between March 1 and May 15 and from October 1 until the prepared soil becomes frozen. Evergreen plants shall be planted between March 1 and June 1 and from August 15 and September 15.
- All trees are to receive four (4) inches of shredded bark mulch.
- All trees to be located a minimum of ten (10) feet from public utilities.
- All single trunk, deciduous trees shall have a straight and a symmetrical crown with a central leader. One sided trees or those with thin or open crowns shall not be accepted.
- All compacted subgrade soils in proposed landscape areas shall be tilled to a minimum 12-inch depth prior to placement of topsoil, geotextile fabric, or other planting media as specified.
- Planting Soil: Existing, in-place or stockpiled topsoil. Supplement with imported topsoil as needed. Verify suitability of existing surface soil to produce viable planting soil. Remove stones, roots, plants, sod, clods, clay lumps, pockets of coarse sand, concrete slurry, concrete layers or chunks, cement, plaster, building debris, and other extraneous materials harmful to plant growth. Mix surface soil with the following soil amendments to produce planting soil:
  - a. Ratio of Loose Compost to Topsoil by Volume: 1:4.
  - b. Weight of Lime per 1000 sq. ft.: Amend with lime only on recommendation of soil test to adjust soil pH.
  - c. Weight of sulfur or aluminum sulfate per 1,000 sq. ft.: amend with sulfur or aluminum sulfate only on recommendation of soil test to adjust soil pH.
  - d. Volume of Sand: amend with sand only on recommendation of the Landscape Architect to adjust soil texture.
  - e. Weight of Slow-release Fertilizer per 1,000 sq. ft.: amend with fertilizer only on recommendation of soil test to adjust soil fertility.
- Snow cannot be pushed onto interior islands unless they are designated on the plan for snow storage. Bio-retention islands are also snow storage islands. Shrubs and trees are to be a minimum of 5 feet from hydrants.

**5:602 VEHICULAR USE AREA LANDSCAPE AND SCREENING.**

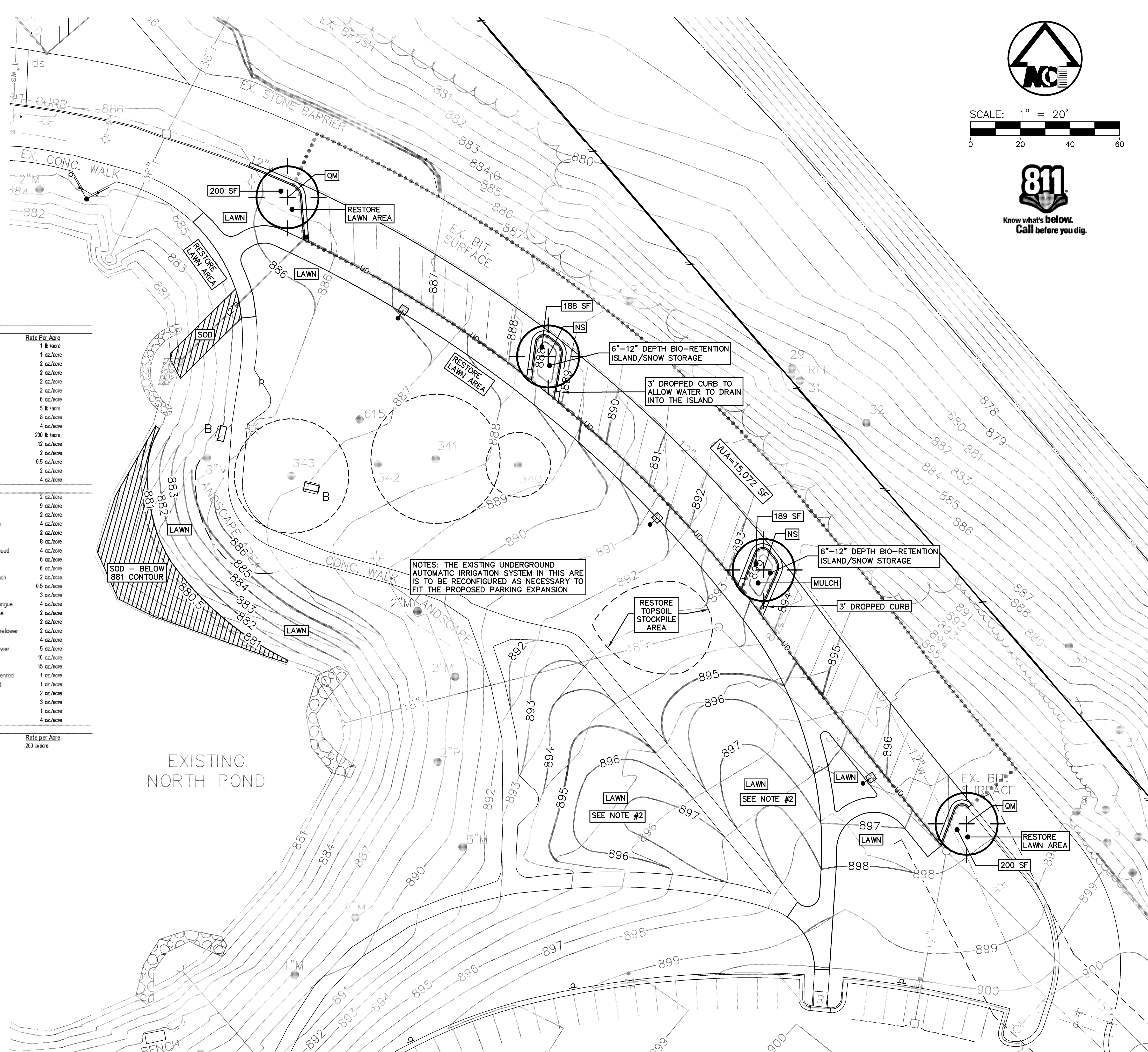
- INTERIOR PARKING LOT LANDSCAPE AREA  
 REQUIRED: 1 SQ FT OF LANDSCAPE AREA PER 20 SQ FT OF VEHICULAR USE AREA  
 ONE TREE PER REQUIRED 250 SQ FT OF REQUIRED LANDSCAPE AREA  
 VUA = 15,072 SQ FT = 20 = 753.6 SQ FT OF LANDSCAPE AREA  
 50% BIO-RETENTION ISLANDS = 376.8 SF REQUIRED/PROVIDED  
 753.6 SQ FT = 250 = 3 TREES REQUIRED  
 PROVIDED: 777 SQ FT OF LANDSCAPE AREA  
 4 PROPOSED TREES

**PLANT MATERIAL SCHEDULE**

Quantity	Symbol	Botanical Name	Common Name	Size	Roots	Notes
2	QM	Quercus macrocarpa	Bur Oak	2" cal	B&B	5' branch ht
2	TC	Tilia cordata	Littleleaf Linden	2" cal	B&B	5' branch ht

**Bio-Retention Island Seed Mix**

Botanical Name	Common Name	Rate Per Acre
<b>Grasses &amp; Sedges</b>		
Andropogon scoparius	Lille blue-stem	1 lb/acre
Calamagrostis canadensis	Blue joint grass	1 oz/acre
Carex hystericina	Porcupine sedge	2 oz/acre
Carex stipula	Awl-fruited sedge	2 oz/acre
Carex vulpinoidea	Fox sedge	2 oz/acre
Echinochloa obtusa	Bunt spike rush	2 oz/acre
Elymus canadensis	Spike rush	6 oz/acre
Elymus villosus	Canada wild rye	5 lb/acre
Elymus villosus	Silky wild rye	8 oz/acre
Leersia oryzoides	Rice cut grass	4 oz/acre
Lolium multiflorum	Annual rye	200 lb/acre
Panicum virgatum	Switch grass	12 oz/acre
Scirpus atrovirens	Dark green rush	2 oz/acre
Scirpus cyperinus	Wool grass	0.5 oz/acre
Scirpus fluviatilis	River bulrush	2 oz/acre
Sorghastrum nutans	Indian grass	4 oz/acre
<b>Forbs</b>		
Angelica atropurpurea	Angelica	2 oz/acre
Asclepias incarnata	Swamp milkweed	9 oz/acre
Aster lateriflorus	Calico aster	2 oz/acre
Aster novae-angliae	New England aster	4 oz/acre
Bidens sp.	Bidens	2 oz/acre
Echinacea purpurea	Purple cone flower	8 oz/acre
Eupatorium maculatum	Spotted Joe-pye weed	4 oz/acre
Eupatorium perfoliatum	Boneset	6 oz/acre
Helianthus autumnale	Sunflower	8 oz/acre
Juncus effusus	Soft-stemmed bulrush	2 oz/acre
Lobelia cardinalis	Cardinal flower	0.5 oz/acre
Monarda fistulosa	Bee-balm	3 oz/acre
Penstemon digitalis	Foxglove beardtongue	4 oz/acre
Penstemon hirsutus	Hairy beardtongue	2 oz/acre
Physotegia virginiana	Obedient plant	2 oz/acre
Ratibida pinnata	Yellow headed coneflower	2 oz/acre
Rudbeckia hirta	Black-eyed Susan	4 oz/acre
Rudbeckia laciniata	Cut-leaved coneflower	5 oz/acre
Silphium perfoliatum	Cup plant	10 oz/acre
Silphium terebinthaceum	Prairie dock	15 oz/acre
Solidago graminifolia	Grass-leaved goldenrod	1 oz/acre
Solidago rigidifolia	Riddell's goldenrod	1 oz/acre
Solidago speciosa	Showy goldenrod	2 oz/acre
Verbena hastata	Blue vervain	3 oz/acre
Veronicastrum virginicum	Culver's root	1 oz/acre
Vernonia missurica	Ironweed	4 oz/acre
<b>Erosion Control</b>		
Lotium multiflorum	Annual Rye	200 lb/acre



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 Phone: 734.995.0200  
 Fax: 734.995.0599

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**MIDWESTERN CONSULTING**  
 Landscape Architects

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**CLIENT**  
 GLACIER HILLS SENIOR LIVING COMMUNITY  
 1200 EARHART ROAD  
 ANN ARBOR, MI 48105  
 CASBY LAYMAN  
 (734) 929-8714

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**GLACIER HILLS SENIOR LIVING COMMUNITY**  
 SITE PLAN  
 NORTH PARKING ADDITION  
 LANDSCAPE PLAN

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**JOB No. 13050**  
 DATE: 9/28/13  
 SHEET: 9 OF 11  
 REV. DATE: 6/17/13  
 REV. PER CITY AND WQRC REVIEW: 7/28/13  
 ENG. JAF  
 TECH. SGP  
 SITE\13050\PT.PDF