

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of March 18, 2014

**SUBJECT: 278-280 Collingwood Site Plan for City Council Approval
(278-280 Collingwood Drive)
File No. SP13-059**

UPDATED STAFF REPORT

After the staff report for this project was completed for the packet, Planning received comments from the Urban Forest and Natural Resource Planning Coordinator that the required shrubs for the right-of-way buffer and the required tree for the interior parking landscaping should not be planted in the critical root zone of the two landmark trees located at the northeast corner of the parking lot. As suggested by staff, the petitioner submitted a Landscape Modification request to relocate these proposed plantings from the critical root zones of the trees and to areas south of the driveway and along the edge of the proposed entry walkway to this site.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends the Mayor and City Council approve the proposed landscape modifications according to Chapter 62 (Landscape and Screening Ordinance), Section 5:608 (1)(a), subject to planting of the required landscaping materials in alternative locations, as recommended by the Urban Forest and Natural Resources Planning Coordinator.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 278-280 Collingwood Site Plan.

Staff recommends that the proposed landscape modification be **approved** because the changes are consistent with the intent of the ordinance and protect the health of the existing landmark trees.

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

LANDSCAPE MODIFICATION: STANDARDS FOR APPROVAL

Flexibility in the application of the landscape and screening regulations may be allowed if certain standards are met. The modifications must be consistent with the intent of Chapter 62; be included on a site plan and in a motion approved by the City Planning Commission or City Council; and be associated with specific site conditions as listed in Section 5:608(2)(c).

Petitioner responses in regular text.

1. What are the specific site conditions that necessitate this request and how do they warrant the modifications of Chapter 62 requirements? (See Section 5:608(2)(c)) List relevant subsection and explain how and to what extent the modifications are justified.

The landscaping proposed for the right-of-way screening and the tree required for the interior parking lot landscaping requires planting in the critical root zone of two existing landmark trees, which would damage the root systems.

2. How does the proposal meet the spirit and intent of Chapter 62? (See Section 5:600)

There is landscaping proposed to meet the requirements where feasible without damaging the critical root systems of the existing landmark trees, namely on the south side of the existing driveway along the proposed walk, and along the northern property line where existing pavement is being removed.

STAFF COMMENTS

Systems Planning – Urban Forest and Natural Resource Planning – Staff supports the landscape modification request submitted by the petitioner to waive the required interior landscape and right-of-way landscaping requirements in the area north of the southern curb cut to protect the two landmark trees located in this area. The majority of trees roots are within the first 18-inches of the soil and the planting of landscaping within the critical root zone of these landmark trees can damage the root system and adversely affect the health of these trees. The petitioner is proposing more trees and shrubs in the right-of-way buffer on the south side of the driveway than are required.

Prepared by Chris Cheng
Reviewed By Wendy Rampson
3/18/14

Attachments: 3/17/14 Revised Landscape Plan
3/18/14 Planning Staff Report

c: Systems Planning

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(278-280 Collingwood Drive)
File No. SP13-059**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 278-280 Collingwood Site Plan.

STAFF RECOMMENDATION

Staff recommends that the site plan be **approved** because it would comply with all local, state and federal laws and regulations; the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; and the development 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 on the west side of Collingwood Drive, south of Shelby Avenue (West Area, Allen Creek Watershed).

DESCRIPTION OF PETITION

The petitioner proposes removing the existing second floor of the eastern portion of this office building and constructing a 2,451 square foot full second floor over the entire building for office use, to be constructed in one phase. A new staircase will be added at the southwest corner of the building to access the second floor, and the second floor will overhang the first floor along the front of the building and along a portion of the north side of the building. Total construction cost for this project is approximately \$300,000.

A curb cut on the north side of the building will be removed; the curb cut to the existing parking lot on the south side of the building will remain unchanged. The office use requires a minimum of 14 automobile parking spaces, and this requirement is met with 17 parking spaces located on the south end of this site. The total number of parking spaces on site will be reduced by removing the northern driveway and restriping the southern lot to include two handicap parking spaces. Two Class C bicycle spaces (one hoop) located at the northeast corner of the building are provided.

Interior parking lot landscaping and right-of-way landscaping have been added to the eastern end of the parking lot to screen the vehicular use area from the road. No additional parking lot lighting is proposed.

First flush detention is required, as this site contains less than 10,000-square feet of impervious surface, and is provided under the southern parking lot. There are no natural features impacted on site.

The petitioner mailed a postcard to neighbors within 500 feet of this site notifying them of this project. At the time this staff report was written, the petitioner and the City have not received any comments or concerns from the public regarding this proposal.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Office	O (Office District)
EAST	Residential Dwellings	O (Office District)
SOUTH	Retail	C3 (Fringe Commercial District)
WEST	Retail and Office	C3 and O

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	O (Office District)	O	O
Gross Lot Area	12,000 sq ft	12,000 sq ft	6,000 sq ft MIN
Maximum Usable Floor Area in Percentage of Lot Area	18.3% (2,194 sq ft)	38.7% (4,645 sq ft)	75% MAX (9,000 sq ft MAX)
Setback – Front	32.5 feet	28.5 ft (to the second floor)	15 ft MIN 40 ft MAX
Setback – Side(s)	0 ft	0 ft	0 ft MIN
Setback – Rear	0 ft	0 ft	0 ft MIN
Height	24 ft	27 ft (2 story)	55 ft MAX
Parking – Automobile	22 spaces	17 spaces	14 spaces MIN 19 spaces MAX
Parking – Bicycle	N/A	Class C – 2 spaces	Class C – 2 spaces MIN

HISTORY

This site has two connected buildings. The cinder block portion in the rear was constructed in 1930, and the residential house in the front was constructed in 1954 per the Assessor's Office. No site plan is on file for this site.

PLANNING BACKGROUND

The Master Plan: Land Use Element Future Land Use Map recommends office uses for this site. This site also is located in the Liberty/Stadium General Commercial District and serves the local neighborhood residents along with a wider, regional population. Office buildings in this district serve as a buffer between the commercial uses on Stadium Boulevard and the residential uses to the east of the offices. The Land Use Element stresses pedestrian access between the neighborhood and the commercial area.

DEPARTMENT COMMENTS

Systems Planning – If footing drains for the existing building are connected to the sanitary sewer system, disconnection will be required in accordance with current city specifications. Sanitary sewer mitigation is not required for this project.

The south curb cut does not comply with the current opening width requirement of 24 feet. Since this curb cut was constructed before adoption of the curb cut standards in 1978, it may be maintained as an existing non-conforming curb cut.

Planning – To meet the pedestrian circulation recommendations of the Liberty/Stadium General Commercial District, the petitioner has agreed to extend a sidewalk leading from the public sidewalk to both the front and rear office buildings and add a bicycle hoop.

This site also proposes to reduce impervious surface by approximately 1,000 square feet by removing the north driveway and curb cut.

Staff supports the proposed second floor office addition as the use is consistent with the office and corridor recommendations of the Master Plan: Land Use Element.

Prepared by Christopher Cheng
Reviewed by Wendy Rampson
mg/03/14/14

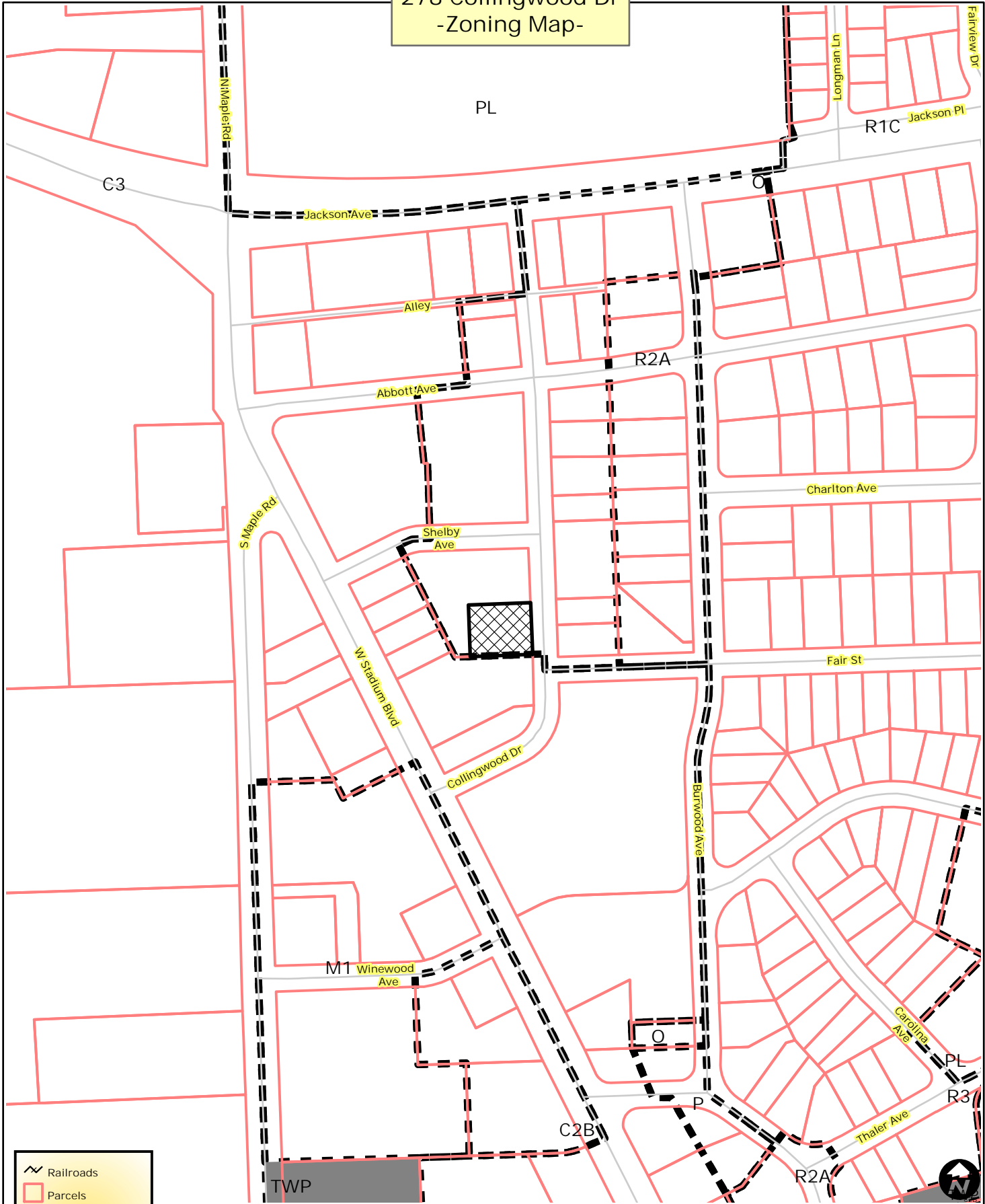
Attachments: Zoning Map
Aerial Photo
Site Plan
Landscape Plan
Elevations

c: Petitioner: Shoeb Sharieff
Triple Z Holding, LLC
278 Collingwood Dr.
Ann Arbor, MI 48103

Petitioner's Representative: Maureen Cousino
Engineering Technologies Corp.
3824 Carpenter Rd.
Ypsilanti, MI 48917

Project Management
Systems Planning
File No. SP13-059

278 Collingwood Dr -Zoning Map-



	Railroads
	Parcels
	Zoning
	Township Islands
	Zoning Districts
	Huron River



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278 Collingwood Dr
-Aerial Map-



-  Railroads
-  Parcels
-  Huron River



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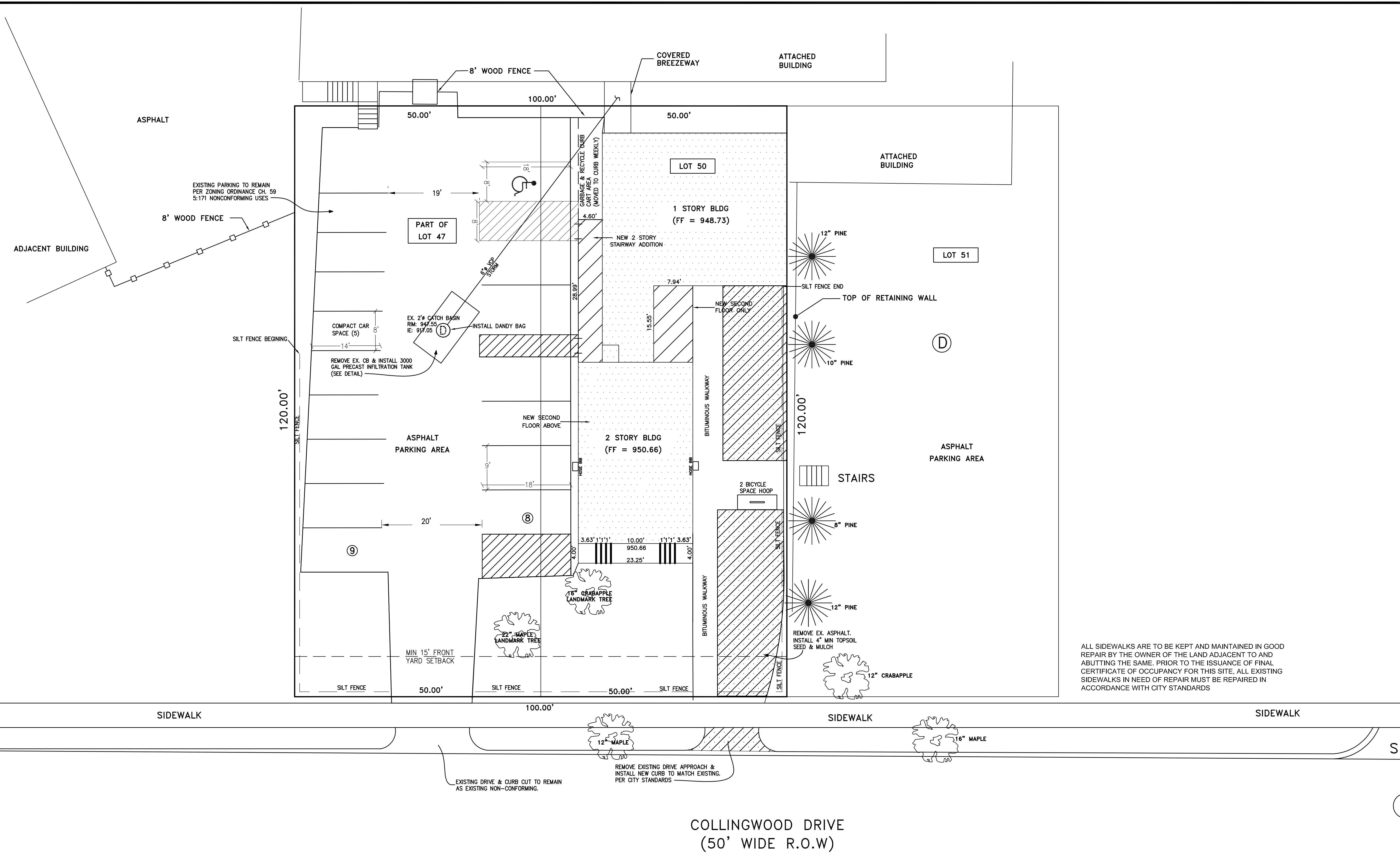
278 Collingwood Dr
-Aerial Map-



- Railroads
- Parcels
- Huron River



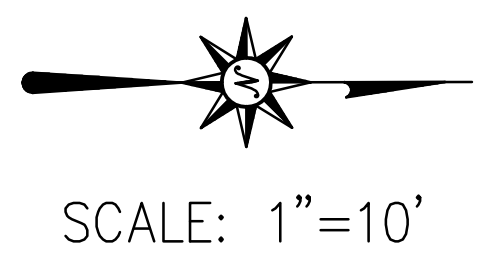
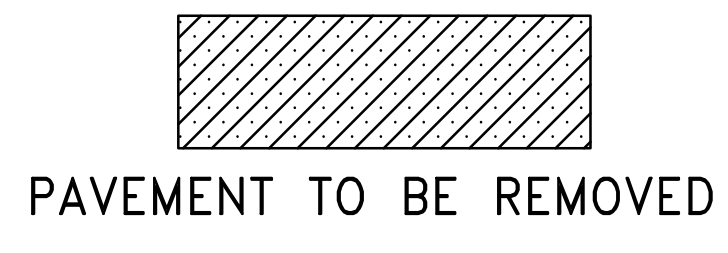
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ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO THE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS

COLLINGWOOD DRIVE
(50' WIDE R.O.W.)

FAIR ST.



BEFORE YOU DIG
CALL MISS DIG
800-482-7171

TRIPLE Z HOLDING, LLC
278 COLLINGWOOD DR.
ANN ARBOR, MI 48103

SHOEB SHARIEFF 734-834-0800

CONTRACTOR:
GEORGE FAHMIE
NOUHAN DEVELOPMENT CO.
gfahmie@gmail.com
734-216-4555

ENGINEER
Engineering Technologies CORPORATION

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YPSILANTI, MI 48197
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F: (734) 868.3824
EMAIL: engtech@etcinc.com

REVISIONS		
NO.	DESCRIPTION	DATE
1.	PER CITY REVIEW COMMENTS	02/20/14
2.	PER CITY REVIEW COMMENTS	03/14/14

SHEET INFORMATION	
DWG FILE	-
SCALE	1" = 10'
DRAWN	EC
DESIGNED	ETC
DATE	

24 JANUARY 2014

SHEET TITLE
SITE PLAN

SHEET NO.
2

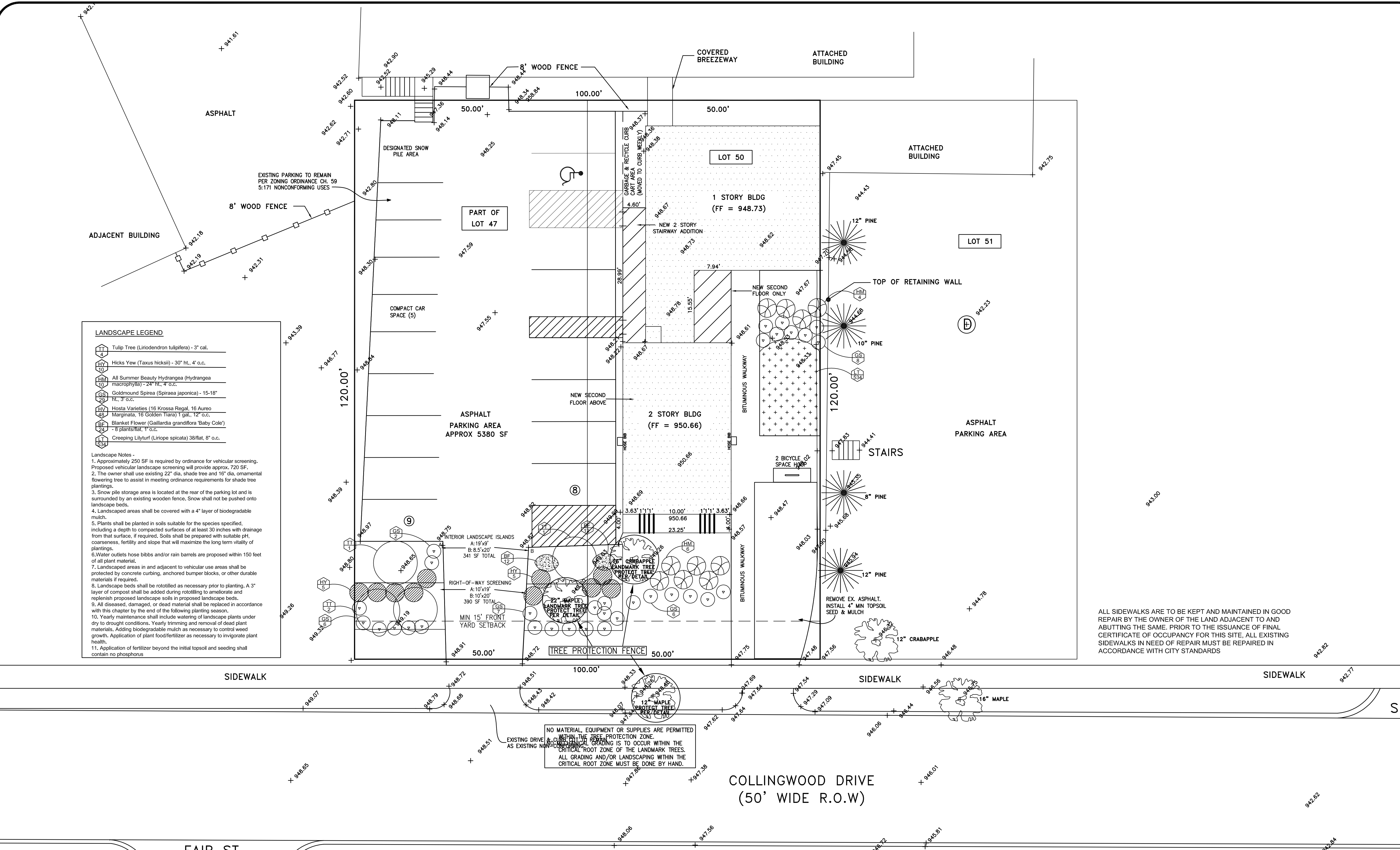
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LANDSCAPE LEGEND

- Tulip Tree (Liriodendron tulipifera) - 3" cal.
- Hicks Yew (Taxus hicksii) - 30" ht., 4" o.c.
- All Summer Beauty Hydrangea (Hydrangea macrophylla) - 24" ht., 4" o.c.
- Goldmound Spirea (Spiraea japonica) - 15-18" ht., 3" o.c.
- Hosta Varieties (16 Kroessa Regal, 16 Aurora)
- Mangrovia (10 Golden Yucca) 1 gal., 12" o.c.
- Blanket Flower (Gaillardia grandiflora 'Baby Cole') - 8 plants/flat, 1" o.c.
- Creeping Lilyturf (Liriope spicata) 38/flat, 8" o.c.

Landscape Notes

- Approximately 250 SF is required by ordinance for vehicular screening. Proposed vehicular landscape screening will provide approx. 720 SF.
- The owner shall use existing 22" dia. shade tree and 16" dia. ornamental flowering tree to assist in meeting ordinance requirements for shade tree plantings.
- Snow pile storage area is located at the rear of the parking lot and is surrounded by an existing wooden fence. Snow shall not be pushed onto landscape beds.
- Landscape areas shall be covered with a 4" layer of biodegradable mulch.
- Plants shall be planted in soils suitable for the species specified, including a depth to compacted surfaces of at least 30 inches with drainage from that surface. If required, soils shall be prepared with suitable pH, coarseness, fertility and slope that will maximize the long term vitality of plantings.
- Water outlets hose bibbs and/or rain barrels are proposed within 150 feet of all plant material.
- Landscape areas in and adjacent to vehicular use areas shall be protected by concrete curbing, anchored bumper blocks, or other durable materials if required.
- Landscape beds shall be rototilled as necessary prior to planting. A 3" layer of compost shall be added during rototilling to ameliorate and replenish proposed landscape soils in proposed landscape beds.
- All diseased, damaged, or dead material shall be replaced in accordance with this chapter by the end of the following planting season.
- Yearly maintenance shall include watering of landscape plants under dry to drought conditions. Yearly trimming and removal of dead plant material. Adding biodegradable mulch as necessary to control weed growth. Application of plant food/fertilizer as necessary to invigorate plant health.
- Application of fertilizer beyond the initial topsoil and seeding shall contain no phosphorus.

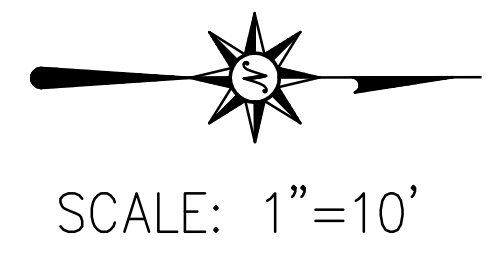
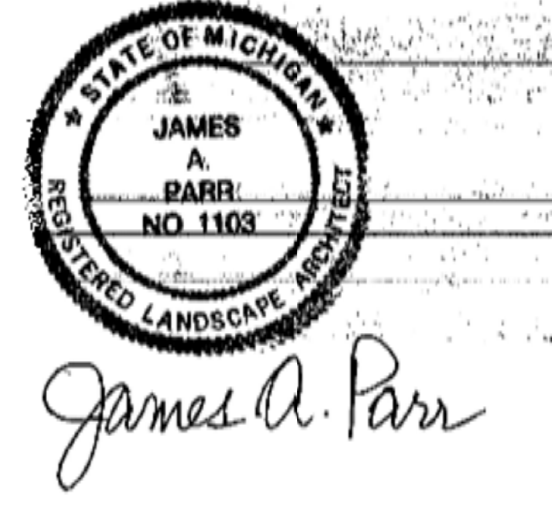


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NO MATERIAL, EQUIPMENT OR SUPPLIES ARE PERMITTED WITHIN THE TREE PROTECTION ZONE. ALL GRADING AND/OR LANDSCAPING WITHIN THE CRITICAL ROOT ZONE MUST BE DONE BY HAND.

	Required Landscaping	Proposed Landscaping	Existing	Total
Trees	4	4	3	7
Shrubs	Continuous hedge	37	0	37

Landscaping:						
Interior Screening:	None			1 sf/20 sf parking area=275	SF	312
	1 tree/250 sf LS Island			275/250 = 1.1 trees		2 Ex + 1 New = 3 Trees
ROW Screening:	45	LF	77	LF		77
				1 tree/30' Vehicular frontage = 1.9		2 Trees
ROW Tree:	1 tree betw curb & walk	Unchanged		1 Tree per 100' Frontage		1 Tree Existing



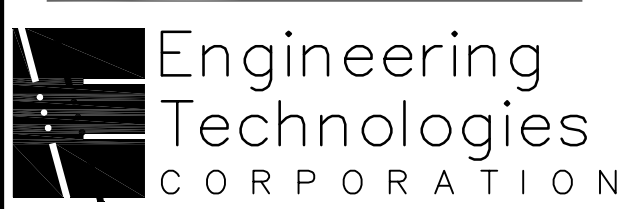
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ANN ARBOR, MI 48103

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LANDSCAPE ARCHITECT:
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SHEET INFORMATION	
DWG FILE	-
SCALE	1" = 10'
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24 JANUARY 2014

SHEET TITLE
LANDSCAPE PLAN

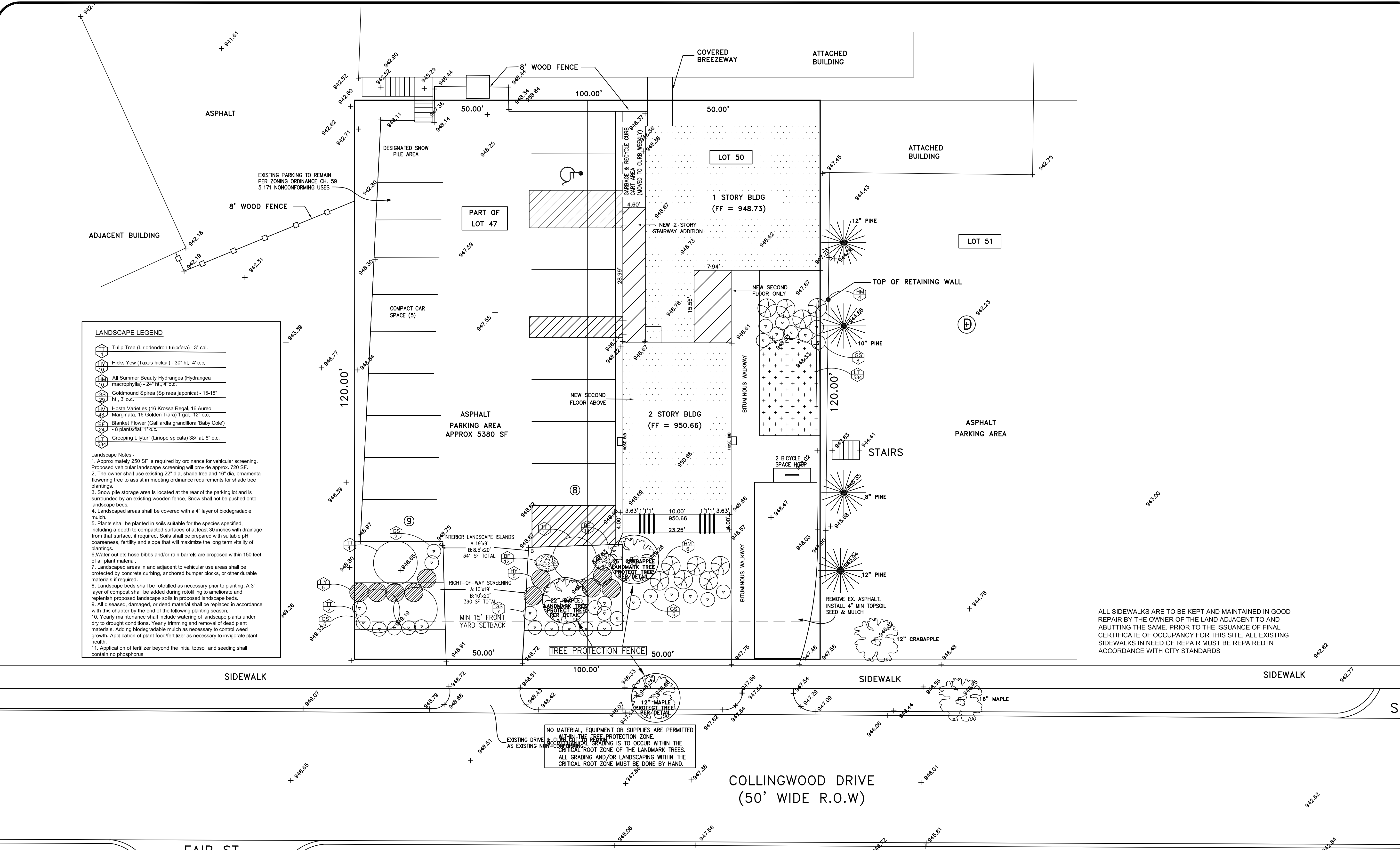
SHEET NO.
4

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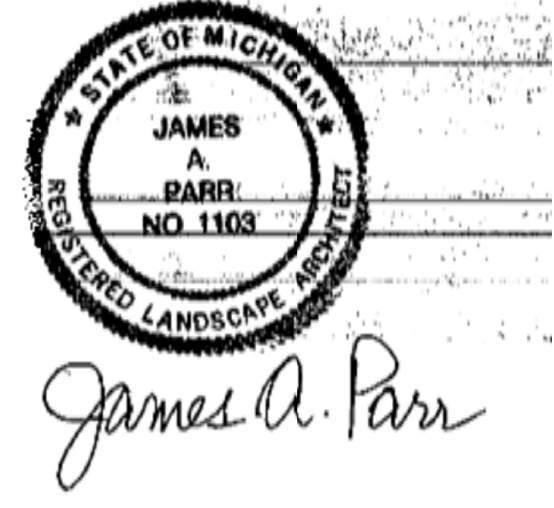


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SHEET INFORMATION	
DWG FILE	-
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DRAWN	EC
DESIGNED	ETC
DATE	

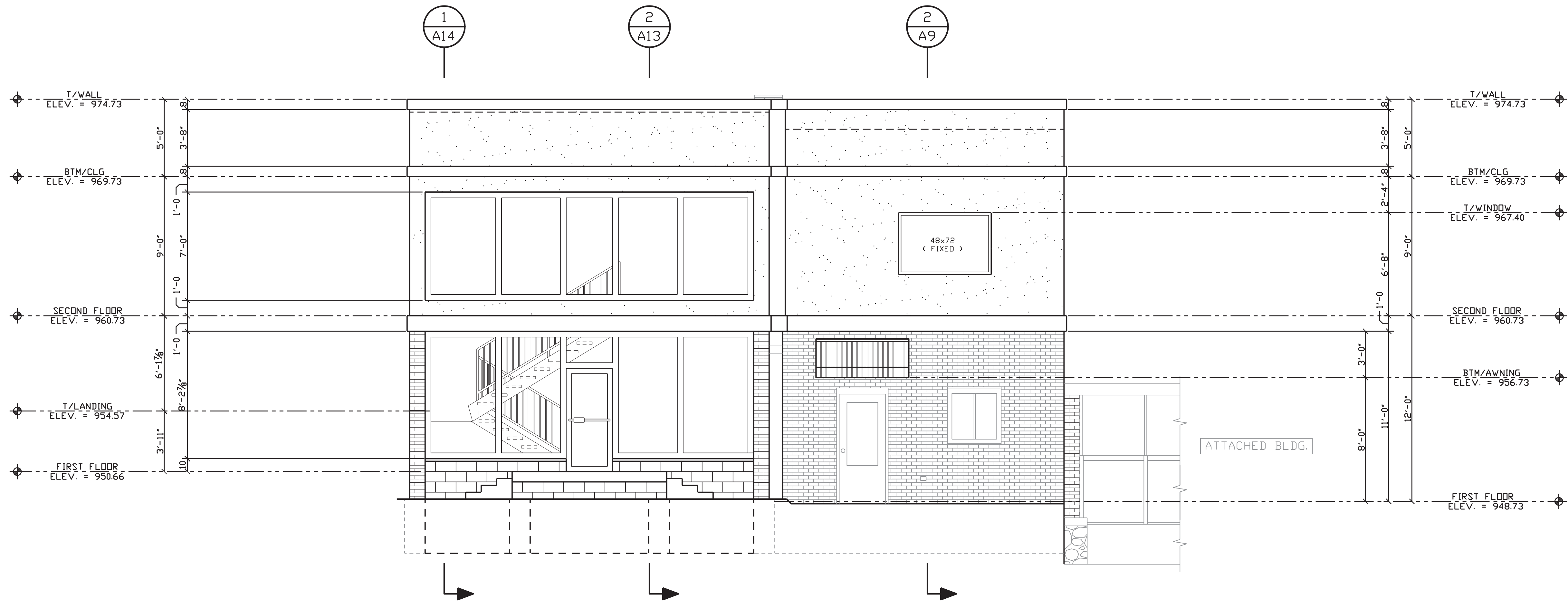
24 JANUARY 2014

SHEET TITLE

LANDSCAPE PLAN

SHEET NO.

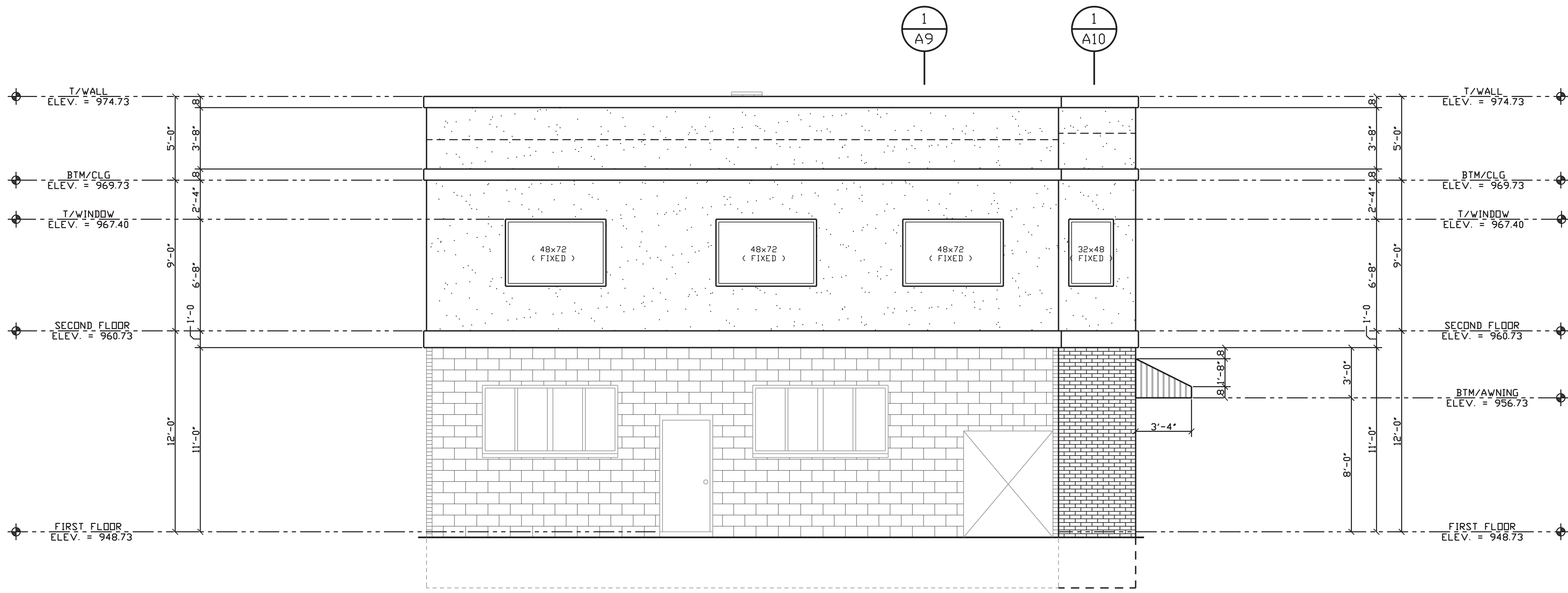
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PROPOSED EAST ELEVATION

(SCALE: 1/4" = 1'-0")

- 1.) ALL ELECTRICAL, MECHANICAL & PLUMBING DRAWINGS BY OTHERS.
- 2.) ALL DIMENSIONS TO BE FIELD VERIFIED.



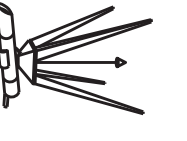
PROPOSED WEST ELEVATION

(SCALE: 1/4" = 1'-0")

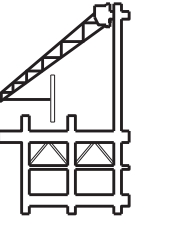
- 1.) ALL ELECTRICAL, MECHANICAL & PLUMBING DRAWINGS BY OTHERS.
- 2.) ALL DIMENSIONS TO BE FIELD-VERIFIED.

REV.	DATE	BY
1		
2		
3		
4		
5		

BORYN ENGINEERING CO.
STRUCTURAL ENGINEERS



4780 BIRKDALE DRIVE
COMMERCE TWP., MI 48382-1581
TEL (248) 360-3717
FAX (248) 360-3747



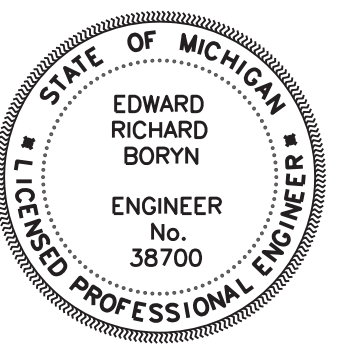
PROJECT

OFFICE BUILDING
278-280 COLLINGWOOD
ANN ARBOR, MI 48103

SHEET TITLE

PROPOSED EAST ELEVATION
PROPOSED WEST ELEVATION

SEAL



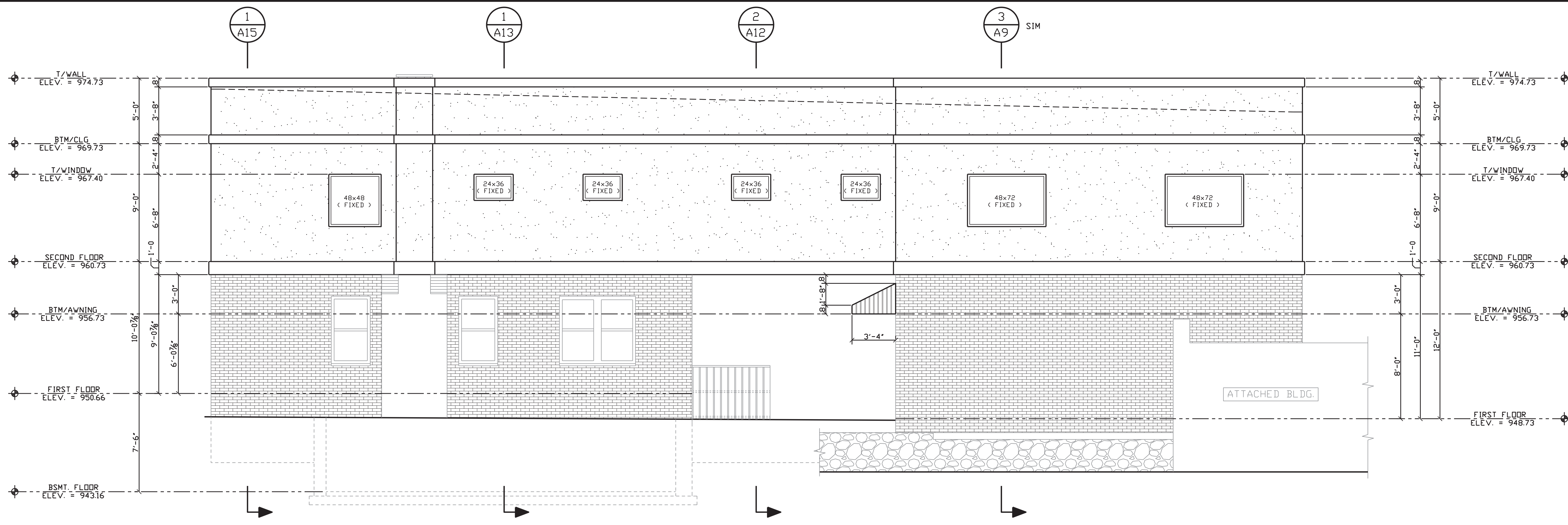
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E.B.
CHECKED

DATE
2/28/13

SCALE
1/4" = 1'-0"

JOB NO.
E12-32

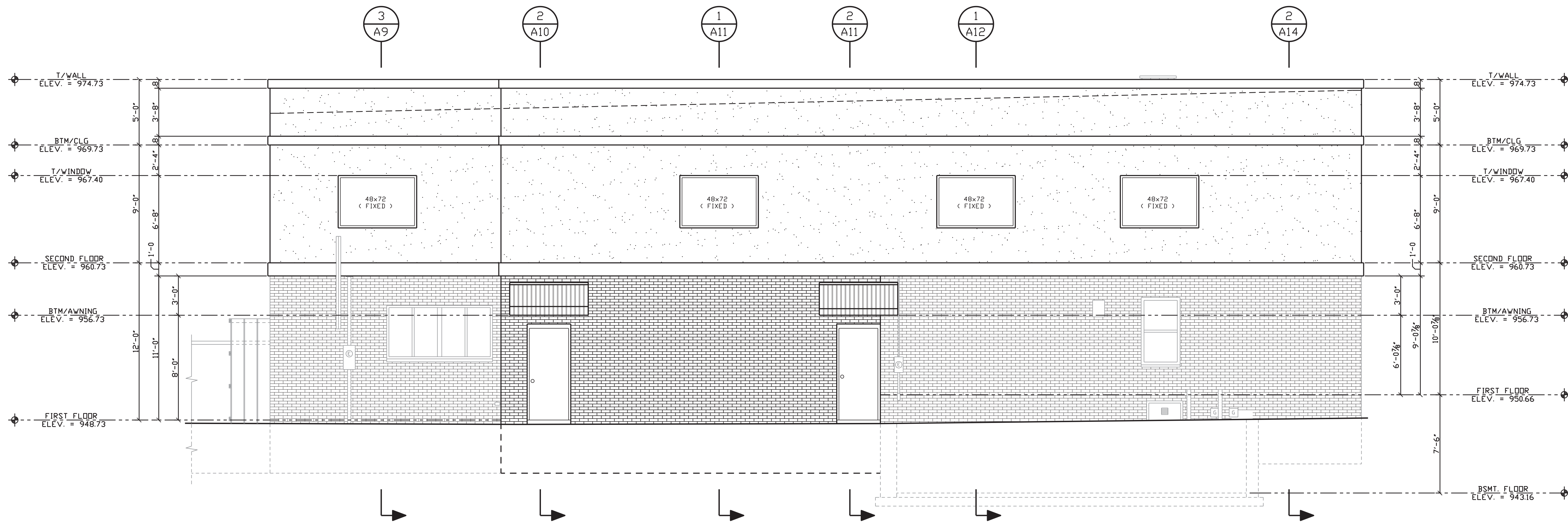
SHEET
A6



PROPOSED NORTH ELEVATION

(SCALE: 1/4" = 1'-0")

- 1.) ALL ELECTRICAL, MECHANICAL & PLUMBING DRAWINGS BY OTHERS.
- 2.) ALL DIMENSIONS TO BE FIELD VERIFIED.



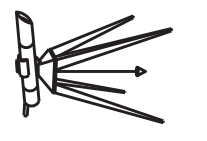
PROPOSED SOUTH ELEVATION

(SCALE: 1/4" = 1'-0")

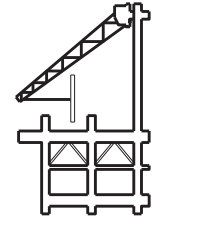
- 1.) ALL ELECTRICAL, MECHANICAL & PLUMBING DRAWINGS BY OTHERS.
- 2.) ALL DIMENSIONS TO BE FIELD VERIFIED.

REV.	DATE	BY
1		
2		
3		
4		
5		

BORYN ENGINEERING CO.
STRUCTURAL ENGINEERS



4780 BIRKDALE DRIVE
COMMERCE TWP., MI 48392-1581
TEL (248) 360-3717
FAX (248) 360-3747



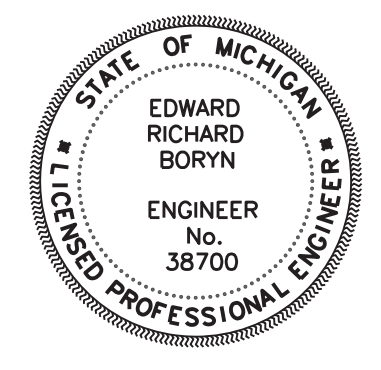
PROJECT

OFFICE BUILDING
278-280 COLLINGWOOD
ANN ARBOR, MI 48103

SHEET TITLE

PROPOSED NORTH ELEVATION
PROPOSED SOUTH ELEVATION

SEAL



DRAWN
E.B.

CHECKED

DATE
2/28/13

SCALE
1/4" = 1'-0"

JOB NO.
E12-32

SHEET
A5