

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of March 21, 2017

**SUBJECT: Hillside Memory Care Site Plan for City Council Approval
(312 Glendale Drive)
File No. SP16-085**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Hillside Memory Care Site Plan, subject to obtaining off-site water main and access easements prior to the issuance of any Building permits.

STAFF RECOMMENDATION

Staff recommends that this petition be **approved**, because, the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; comply with local, state and federal laws and regulations; 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 Glendale Drive, just south of Jackson Road (West Area, Allen Creek Watershed, Ward 5).

SUMMARY

On December 6, 2016, Planning Commission recommended approval of the Hillside Memory Care Site Plan. The site plan was subsequently considered by City Council on January 17, 2017, which referred the proposal back to Planning Commission. City Council requested that Planning Commission look at the site in context with the existing Hillside Terrace site, including the proposed parking plan and the layout. Council also had several questions clarifying aspects of the stormwater plan and projected impacts.

Based on the additional information requested and concerns raised, Planning Staff immediately contacted the petitioner to consider changes to the site that would be responsive to the concerns raised by City Council.

- Staff inquired about the potential to shift the building to the west. After investigation, this isn't feasible as the building is set back 40 feet from Glendale currently, which represents the maximum setback permitted in the R4B district. The minimum setback for Glendale would be 15 feet. If relief were provided from the setback requirement in some method, moving the building would result in removal of an additional landmark tree.
- Staff inquired about the possibility of lowering the base elevation or roof lines to minimize scale and massing. In order to lower the building, it would need to be moved closer to Glendale. This could also create ADA challenges from the parking area. The roofline could

be reduced slightly, but it would be modest (i.e. estimated up to 32") and is not being considered by the applicant. The proposed building height is 19' 6" at the midpoint of the gable, and the maximum height allowed in the district is 35'.

- Staff inquired as to whether removal of the existing houses would enable any alternative site design. The petitioner indicated that they were not interested in removing the houses as neighbors had expressed they contributed to a neighborhood feel. Additionally, the petitioner does not desire to redesign the site.

Additionally, staff invited the petitioner's representative to attend a meeting with neighborhood residents. The petitioner declined to attend. At this meeting, Planning Staff met with neighborhood residents regarding the proposed plan. Neighbors expressed concerns with the proposed development and raised many questions, primarily regarding stormwater system design/adequacy, building scale, and the consideration of the parcel separate from the existing Hillside Terrace site. Staff answered many questions at the meeting, and later expanded and/or confirmed via email to the same group.

During discussion in January, City Council requested additional information to clarify whether the City's standards were being met in regard to requirements of site planning adjacent parcels. Whether under common ownership or not, City Code does not require both parcels to be considered as one site plan. If the parcels were combined, the entire site would be evaluated. If this were the case the Washtenaw Water Resources Commissioner has indicated it would result in no change to the stormwater evaluation and design, based on a small percentage of disturbed area compared to an overall site, presuming combination of parcels. While a complete analysis has not been performed, site planning both parcels would also likely require additional parking to meet ordinance standards.

There have been no changes to the plan since Planning Commission recommended approval in December 2016, staff continues to support the plan as presented.

Prepared by Matt Kowalski

Reviewed by Brett Lenart

Attachments: 11/15/16 Planning Staff Report
03/15/17 Petitioner's Response

c: Petitioner: Hillside Terrace Holdings, LLC
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Petitioner's Representative: Scott Bowers
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File Nos. SP16-085