

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of March 17, 2009

**SUBJECT: Zahn Medical Office Building Site Plan (2207 Jackson Avenue)
File No. SP09-002**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Zahn Medical Office Building Site Plan, subject to payment of street tree escrow of \$362.70 prior to issuance of building permits.

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 south of Jackson Avenue west of Burwood Avenue (West Area, Allen Creek Watershed).

DESCRIPTION OF PETITION

The 18,085-square foot site currently contains a vacant church building and gravel parking lot accessed from Burwood Avenue. The site is in the O (Office) zoning district. The petitioner proposes to demolish the existing building and construct a 2,854-square foot, 20-foot tall medical office building.

Access to the site continues on Burwood Avenue and leads to 14 surface parking spaces. A 15-foot wide conflicting land use buffer is proposed along the south property line screening the parking from the adjacent residential use. A hedge and trees are also proposed within the conflicting land use buffer, as required.

Space for two Class B bicycle spaces (covered bicycle parking hoop) is proposed at the east entrance. The proposed building is located north of the parking lot and set back 25 feet from both Jackson Avenue and Burwood Avenue.

There are no natural features impacted on the subject site that require mitigation, but there is a 32-inch landmark oak tree just beyond the west property line. Half of this tree's critical root

8e

zone extends onto the subject site and a large portion is already impacted by the existing church building. Mitigation is proposed if this landmark tree dies due to construction activity.

Storm water management meets the first flush requirements (under 10,000 square feet of impervious surface) with three rain gardens located around the perimeter of the site, that will retain and infiltrate a first flush storm event. The rain gardens have overflow pipes connected to the storm sewer within Burwood Avenue.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Veterans Memorial Park	PL (Public Land District)
EAST	Office	O (Office District)
SOUTH	Two-Family Residential	R2A (Two-Family Dwelling District)
WEST	Office	O

COMPARISION CHART

		EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning		O	O	O
Gross Lot Area		18,085 sq ft	18,085 sq ft	6,000 sq ft MIN
Lot Width		132 ft	132 ft	50 ft MIN
Setbacks	Front	25 ft	Jackson – 25 ft Burwood – 25 ft	25 ft MIN
	Side	10 ft	20 ft	20 ft MIN *
	Rear	25 ft	20 ft	0 ft MIN
Height		1 story (approx. 15 ft)	20 ft	3 stories/40 ft MAX
Vehicle Parking		Unknown, approx. 25 spaces	14 spaces	13 spaces MIN, 16 spaces MAX
Bicycle Parking		None	2 Class A, 4 Class C	1 Class A, 4 Class C MIN

* If abutting residentially-zoned land, the minimum side setback requirement is 20 feet.

PLANNING BACKGROUND AND HISTORY

The site is located in the West Area. The West Area Plan, adopted in 1995, recommends public/quasi-public uses for the site. Surrounding areas are recommended for commercial use to the west and office use to the east. Residential uses are recommended to the south of the site.

The vacant building housed the Pentecostal Church of God since the 1950s, according to records found in the Polk Directory. There is no site plan on file for the existing building. A previous planned project site plan petition for this site was approved in 2007 by Planning Commission and City Council. With this petition, the planned project modification request has been withdrawn and a revised site plan has been submitted.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Forestry - The street tree escrow requirement for this site is \$362.70. This amount must be paid prior to issuing building permits.

Systems Planning - Jackson Road is under the jurisdiction of the Michigan Department of Transportation (MDOT). Therefore, a permit will be required for any work in the Jackson Road right-of-way.

Planning and Development Services (Planning) - Staff recommends approval of the proposed petition, as the proposal meets all applicable standards and regulations.

Prepared by Christopher Cheng
Reviewed by Connie Pulcifer and Mark Lloyd
jsj/3/12/09



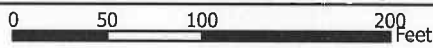
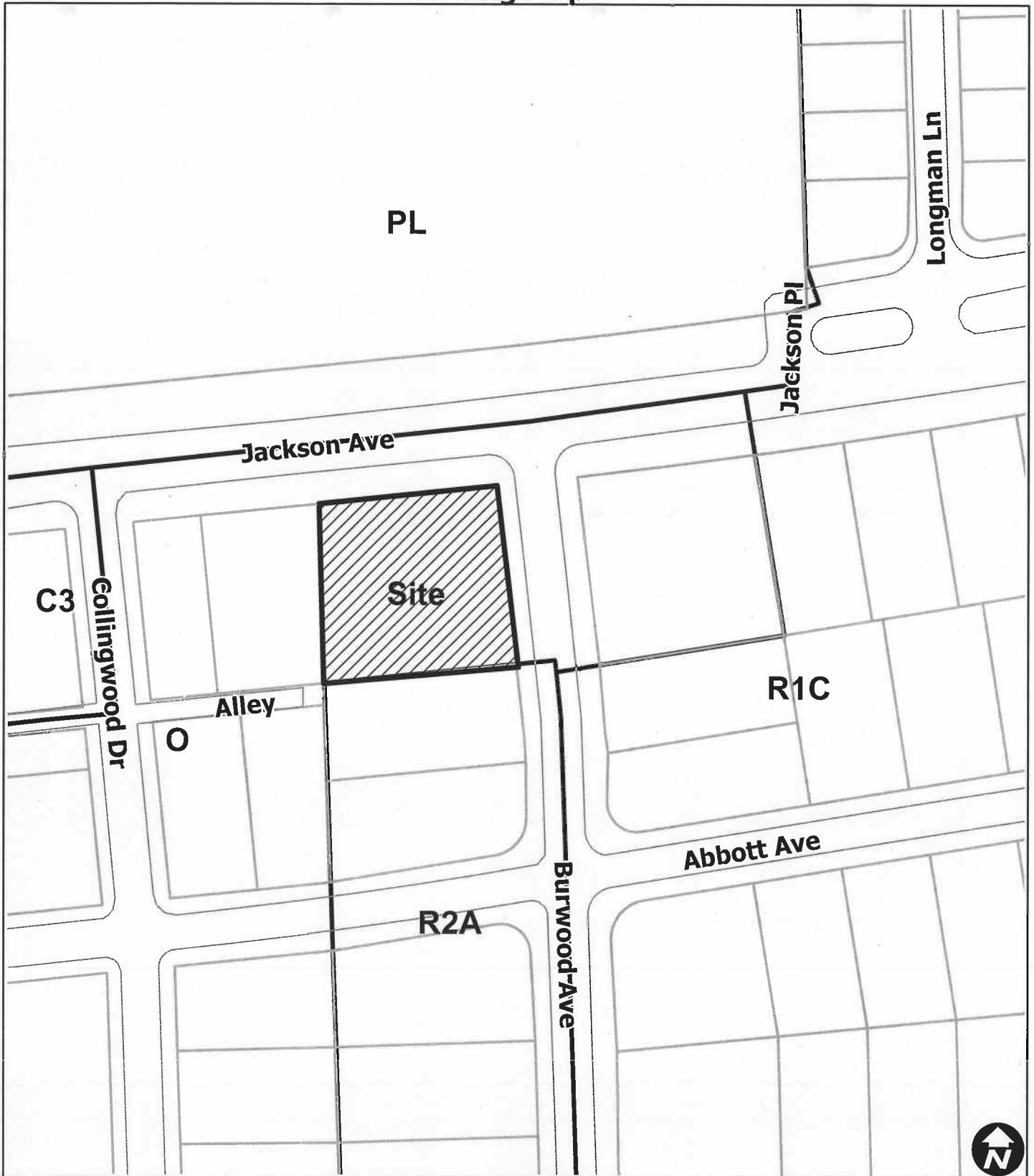
Attachments: Parcel/Zoning Map
Aerial Photo
Site Plan
Landscape Plan
Building Elevations
Citizen Participation Summary

c: Petitioner: Rick Meader
Washtenaw Engineering Co.
3250 West Liberty Road
Ann Arbor, MI 48103

Owner: Mark Zahn
2207 Jackson Road LLC
6431 Marshall Road
Dexter, MI 48130

City Attorney
Systems Planning
File No. SP09-002

2207 Jackson Road -Zoning Map-



Maps available online:

<http://gisweb.ewashtenaw.org/website/mapwashtenaw/>

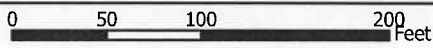
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Map Legend
→ Railroads

2207 Jackson Road -Zoning Map-



Map Legend

— Railroads

Maps available online:

<http://gisweb.ewashtenaw.org/website/mapwashtenaw/>

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East Façade (facing Burwood)



North Façade

PRINCIPALS
R.J. WANTY, P.E.
D.J. HOUCK
ASSOCIATES
K.E. BOND, R.L.A.
T.L. SUTHERLAND, P.S.
D.L. MOORE



CIVIL ENGINEERS • PLANNERS • SURVEYORS
TRANSPORTATION ENGINEERS
LANDSCAPE ARCHITECTS

January 28, 2009

Dear Neighbor of 2207 Jackson Road:

As a neighbor of the above property (located at the southwest corner of Jackson and Burwood), we are notifying you of our client's proposed project on that site. 2207 Jackson Road, LLC is proposing to remove the existing abandoned church building and construct a one story, 2800 square foot dental office with 13 parking spaces to serve the building. It will conform to all zoning requirements of the O office district (the lot's existing zoning) and all other city ordinances pertaining to the project. A plan of the project is being provided to you with this correspondence for your information on the back page. A petition for this project was filed with the city on January 26, 2009. The site plans are also available for viewing at the City offices.

As part of the City of Ann Arbor's new Citizen Participation Ordinance, you are being notified of this project because you own property within 500 feet of the site. Washtenaw Engineering Company will take phone calls and e-mails regarding your questions or concerns as related to this project until 3:00 PM on Tuesday February 10, 2009. You are also being invited to a citizen participation meeting to be held from 5:00 PM-6:00PM on Wednesday February 11 at the office of Washtenaw Engineering (see map on back page). At this meeting, you can voice your concerns and/or questions about the project. This information will be taken under advisement by the applicant, architect and engineering consultant as the site plans proceed through the City's review process.

To contact Washtenaw Engineering send all correspondence via e-mail to Kate Bond at keb@wengco.com or Rick Meader at rkm@wengco.com, or call us at (734) 761-8800.

Thank you very much for your participation, we appreciate your input.

Sincerely,

A handwritten signature in cursive script that reads 'Kate Bond'.

Kate Bond, R.L.A.
Director of Planning

PRINCIPALS
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D.J. HOUCK

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LANDSCAPE ARCHITECTS

March 4, 2009

Mr. Chris Cheng
City Planner
City of Ann Arbor
100 N. Fifth Avenue
Ann Arbor, MI 48107

RE: Zahn Medical Office Building (2207 Jackson)
File No. SP09-002

Dear Chris,

On February 11, 2009, our client held a meeting for citizen participation on the above project, per the new city ordinance regarding citizen participation. A copy of the letter inviting area residents is attached. The letter was sent to all addresses provided by the City Planning Department. At the meeting itself, there were no attendees. Prior to the meeting, we received one phone call, from the owner of the building to the south of the site, Lonnie Loy. A summary of the phone conversation I sent to our client, Dr. Mark Zahn, is below;

We received a call this morning [2/5/09] from Lonnie Loy, who owns the building to the south (2211 Jackson Rd). He is fully supportive of your project, and wants to help where possible (as long as it doesn't involve going to meetings). His only concern is regarding the large oak tree near the property line that overhangs his parking lot, and the appearance of the landscaping between his building and yours. Regarding the tree, he is concerned that it may come down as a result of the work in the area. I explained that we will protect the tree during construction and will not be grading within 10' of the trunk. He offered to work with you on possibly removing the tree now, instead of worrying about protecting it and possibly having it come down later. He also requested that he be given an idea of when construction would start, once you have a better idea of when that would be.

Please accept this as documentation of all citizen comments we have received for this project. Let me know if you have any questions, or need any additional information.

Sincerely,

A handwritten signature in black ink that reads "Rick Meader". The signature is written in a cursive, flowing style.

Rick Meader, RLA, LEED AP
Washtenaw Engineering

RKM/rkm

cc: Dr. Mark Zahn
File (1)