

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of July 21, 2015

**SUBJECT: 2250 Ann Arbor-Saline Road Zoning, Site Plan and Wetland Use Permit for City Council Approval
(2250 Ann Arbor-Saline Road)
File Nos. Z14-017, SP14-023 & WUP15-001**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the R4B Multiple-Family Dwelling Zoning.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 2250 Ann Arbor-Saline Road Site Plan and Development Agreement, subject to preliminary plan approval by the Washtenaw County Water Resources Commissioner.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 2250 Ann Arbor Saline Road Wetland Use Permit, to remove up to 1,728 square feet of wetland area, and mitigation plan, including construction of at least 2,592 square feet of new wetland and restoration and monitoring of the remaining wetland area.

STAFF RECOMMENDATION

Staff recommends that the zoning be **approved** because it is within the City's water and sewer service area and the proposed R4B zoning is consistent with the adjacent zoning, surrounding land uses and the Master Plan Future Land Use Element.

Staff recommends that the site plan be **approved** because it complies with all the applicable local, state, and federal laws, 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; would not cause a public or private nuisance; and would not have a detrimental effect on public health, safety, or welfare.

Staff recommends that the wetland use permit be **approved** because issuance of the permit is in the public interest, the permit is necessary to realize the benefits from the development, and the activity is otherwise lawful.

STAFF REPORT

The 2250 Ann Arbor-Saline Road Zoning and Site Plan petitions were postponed by the Planning Commission at the December 2, 2014 meeting to allow for the petitioner to address staff and Commission comments regarding traffic access to Lambeth Drive and pedestrian circulation on site. At that meeting, the Commission recommended approval of the annexation request, which has been scheduled for consideration at the August 17, 2015 City Council meeting.

The site plan has been revised to add an interior sidewalk segment, remove the front gate and change the rear driveway connection to Lambeth Drive to emergency access only with a gate and Knox box. There are no changes to proposed density; the project remains as 75 residential units. A site development agreement has been drafted to address utility, storm water basin and on-site improvements (see attachment).

Areas of concern raised by staff and Planning Commission at the December 2, 2014 meeting are discussed below:

Access to Lambeth Drive – Planning Commission expressed concern about a general purpose gated connection to the adjacent single-family neighborhood using the existing Lambeth Drive stub street, but indicated support for an emergency access only drive. The petitioner has responded by eliminating the front access gate near the Ann Arbor-Saline Road entrance and converting the rear gate to emergency access only, consistent with recommendations of the Fire Marshal. The gate will remain locked with a Knox Box for use by emergency services only. Residents of the development will not have a key. The locked gate is shown on the site plan, and removal of the gate for facilitation of general public access will be a violation of the site plan and enforceable against the property owner. This requirement will also be included in the site development agreement, which is a legally binding document between the City and the property owner.

The emergency drive surface will be paved, which is preferred by the Fire Marshal because it provides a stable and visible access route that can be maintained year round. The use of porous drive materials is not preferred due to the heavy clay soils, which do not allow much infiltration, and the difficulty in providing seasonal maintenance, which makes snow clearing and visibility of the emergency access a challenge. This drive may also assist in providing emergency access to the adjacent properties along Ann Arbor-Saline Road, including the assisted living facility to the north, during events of extreme traffic or road closures.

Sidewalk Circulation – An additional interior sidewalk segment and curb ramps were added near the front of the site to aid in providing pedestrian through-traffic from the adjacent neighborhood to Ann Arbor-Saline Road. The Ann Arbor-Saline Road mid-block pedestrian crossing, which is scheduled to be constructed by the City starting this month, has been designed in coordination with the proposed 2250 Ann Arbor-Saline Road driveway location. The new crossing will provide a safe access from residential uses on the west side of the street to the Woodland Plaza shopping center on the east side of Ann Arbor-Saline Road.

Traffic - The Traffic Engineer has reviewed the project and determined that a traffic impact study was not required. The threshold for the requirement of a traffic impact study is a peak hour trip generation of 50 trips; the proposed development is estimated to generate around 25 peak hour trips, well below the threshold to require the study.

The Traffic Engineer also has reviewed the proposed replacement of a general purpose connection to Lambeth Drive with a gated emergency access point and supports the change because the emergency connection would benefit the public by providing improved response times.

Regional Detention Basin – There have been no changes to the planned regional detention basin. The site plan is proposed with a much larger storm water facility than is required for the impervious surface on the site alone. The extra capacity will serve to detain the additional storm water from off-site and release over time to minimize flooding in downstream neighborhoods. The development agreement covers the installation and management of the regional storm water system.

Planning – Planning staff recommends that the project, as proposed, be approved. The petitioner has addressed Planning Commission concerns regarding a general purpose access to Lambeth Drive by converting it to emergency only, designed in accordance with the Fire Marshal recommendations and approval. The petitioner also has added sidewalks and ramps to help facilitate non-motorized access through the site.

COMPARISON CHART

		EXISTING	PROPOSED	REQUIRED
Zoning		TWP (Township)	R4B (Multiple-Family)_	R4B
Gross Lot Area		5.34 acre	5.34 acre	.32 acre (14,000 sf MIN)
Lot Area per Dwelling Unit		N/A	3,145 sf/unit (13.7 units/acre)	2,900 sf/unit MIN (15 units/acre)
Minimum Useable Open Space		N/A	83%	55% MIN
Minimum Active Open Space		N/A	28,000 sf	22,200 sf MIN
Height		N/A	44.75 ft	45 ft MAX (for buildings with parking underneath at least 35% of building)
Setbacks	Front	N/A	40 ft	15 ft MIN 40 ft MAX
	Side(s)	N/A	31.3 ft (South) ** 60.9 ft (North) **	70.88 ft MIN (South)* 75 ft MIN (North) *
	Rear	N/A	230.9 ft	30 ft MIN
Parking - Automobiles		N/A	79 spaces-under structure 75 spaces- surface lot 154 spaces - Total	111 spaces MIN
Parking – Bicycles		N/A	16 spaces 8 Class A (garage) 8 Class C	15 spaces MIN 50% – Class A 50%– Class C

*Required side setback shall be increased 1 ½ inches for each foot of building length over 50 feet.

** Per Chapter 55, 5:62(2) As an alternate to providing the additional side setback for a section of the building as required due to the building length exceeding 50 feet, a greater amount of useable open space has been provided between the minimum required setback and the building in another section.

Prepared by Matt Kowalski
Reviewed by Wendy Rampson
7/16/15

Attachments: 7/17/15 Draft Development Agreement
12/02/14 Planning Staff Report
Landscape Plan
Site Plan

c: Petitioner: Mirafzali Family LLC
1125 Country Club Drive
Ann Arbor, MI 48105

Petitioner's Representative: Brad Moore
J. Bradley Moore & Associates
4844 Jackson Road Suite 150
Ann Arbor, MI 48103

City Attorney
Systems Planning
File Nos. SP14-023, Z14-01, WUP15-001