

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of November 15, 2016

**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 easements prior to the issuance of any 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).

DESCRIPTION OF PETITION

The subject site is 2.64 acres and is zoned R4B (Multiple-Family Dwelling District). The site is currently vacant except for two small single-family homes located on the south end of the property. These homes will remain on the site and will continue to be rented for residential use. The petitioner is requesting site plan approval in order to construct a 16,743 single-story memory care facility with 24 rooms and 21 surface parking spaces. The facility will operate in conjunction with the Hillside Terrace Senior Living Facility directly adjacent to the west. Access to the parking lot will be from the adjacent Hillside Terrace site and there will be no vehicular connection to Glendale Drive. Rooms will be single occupancy and reserved for memory care patients. There will be two small patios provided for residents, one on the east side of the building and one on the south side. The patios will not have direct access to the adjacent open area and will be fenced for the safety of the residents.

A new 5 foot wide public sidewalk will be installed along the entire Glendale street frontage. This new sidewalk will be linked to a crushed granite path that will be constructed on the south side of the site. This path will connect the existing neighborhood to the east through the Hillside Terrace property to Charlton Avenue to the west, and a public access easement will be provided. Solid waste and recycling facilities will be provided adjacent to the Hillside Terrace site away from the neighborhood to the east.

Storm water management is under the jurisdiction of the Washtenaw County Water Resources Commissioner (WCWRC) and will be provided in an underground storm water detention/retention system near the east and south side of the proposed building. Due to the fact that the soils on the site are not conducive to infiltration the systems is designed to hold 120% of the 100 year storm event per the rules of the WCWRC. Storm water will be discharged to the City Storm water system at a much reduced rate than existing. Currently no storm water treatment exists for the site.

There are 11 landmark trees located on the site. The site plan indicates 4 will be removed for construction of the building or site elements such as parking or detention. All landmark trees removed will be mitigated onsite as required by City Code. The petitioner will plant 13 trees with a total of 39 caliper inches on the site for mitigation.

There is also a small area of steep slopes located in the northeast corner of the site. This area will not be disturbed by construction on the site.

The estimated cost of construction is \$2,010,000.

CITIZEN PARTICIPATION

The petitioner held a meeting for interested citizens on June 8, 2016. Invitations were sent to all residents and property owners within 1,000 feet of the site as well as all subscribers to the GovDelivery planning update service. Twenty-six people attended the meeting. The attendees asked questions about storm water management, parcel zoning, and building elevations. The full report provided by the petitioner is attached.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Residential	R2A (Two-Family Dwelling District)
EAST	Commercial	R1D (Single-Family Residential District)
SOUTH	Residential	R1D (Single-Family Residential District)
WEST	Residential	R4B (Multiple-Family Residential District)

COMPARISON CHART

		EXISTING	PROPOSED	REQUIRED
Zoning		R4B (Multiple-Family Residential District)	R4B	R4B
Gross Lot Area		2.64 acre	2.64 acre	.50 acre (21,780 sf MIN)
Setbacks	Front	N/A	40 ft	15 ft MIN 40 ft MAX
	Side(s)	N/A	245 ft (South) 85 ft 3 in (North)	16 ft 6 in MIN (North)* 16 ft 6 in MIN (North) *
	Rear	N/A	82 ft 11 in	30 ft MIN
Minimum Useable Open Space		N/A	69%	55% MIN
Height		N/A	20 ft	45 ft MAX (for buildings with parking underneath at least 35% of building)
Parking - Automobiles		2 in garage for houses	21 spaces (for proposed) 2 spaces (existing for houses)	6 spaces MIN (1 space per 6 beds) plus 2 for existing residential
Parking – Bicycles		N/A	4 spaces Class B	1 space MIN Class B

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

HISTORY

The property was annexed into the city in 1987, and remained un-zoned until 1994. At that time a site plan was approved for a 69,363 square foot, 64-unit addition to the Hillside Terrace “convalescent home” along with the current R4B zoning. The site plan expired in 1999. In 2014, a proposal to construct six duplexes and demolish the existing houses was tabled by the Planning Commission. The petitioner did not resubmit plans and the site plan file was closed.

PLANNING BACKGROUND

The City of Ann Arbor Master Plan: Land Use Element recommends multiple-family residential use for the site. The project site plan does meet many of the goals and objectives outlined in the plan including:

- Encourage new development and redevelopment within established residential areas to complement the design elements of the neighborhood, including size and height.
- To provide a full range of housing choices (size, price, design, accessibility, etc) that meets the existing and anticipated needs of all City residents.
- Support design techniques, such as clustered developments and storm water best management practices, which would minimize impacts to natural systems on and off a site.

STAFF COMMENTS

Systems Planning – Petitioner needs to obtain off-site easements for water main prior to issuance of any permits. Easements will also need to be granted for utilities on the subject site. A total of 3 footing drains or the equivalent alternative mitigation will be required for sanitary mitigation. The City’s hydraulic model was used to analyze impacts to the downstream sanitary sewer. Results indicate that sufficient capacity exists in the downstream local sanitary system.

Planning – Planning staff supports the project as proposed. The project will help provide a diversity of housing product in the City and is consistent with the City’s Land Use Element. The low-scale residential design of the building and low intensity of the use help to make the project compatible with the adjacent single-family neighborhood to the east. The building is accessed only from the existing Hillside Terrace senior living complex and serves as a good transition to the lower intensity residential use to the east. A public sidewalk path will be provided on the southern part of the site to allow pedestrian traffic to pass through the site and promote neighborhood connectivity with the neighborhood to the west. Staff has requested, and the petitioner has agreed, to add additional landscaping to the eastern side of the project to help screen the building from Glendale.

Environmental – The site is located 300 feet east of the former location of the Barnard Plating Company building at 1943 Jackson Avenue. Hillside Terrace lies between the two parcels. Barnard ceased operations in 1981, and a 1989 environmental site assessment report identified heavy metal soil contamination on that site. There is no identified path of travel for environmental contaminants from 1943 Jackson to 312 Glendale, such as a creek or visible soil erosion. The soil at 312 Glendale may also contain pesticides used on the orchard. It is the property owner’s responsibility to follow MDEQ rules and test soils that are being removed from the site for contaminants so that they may be disposed of properly. The City does not regulate soil contamination testing, remediation, or removal.

Prepared by Matt Kowalski

Reviewed by Brett Lenart

Attachments: Parcel/Zoning Map
Aerial Photo
Site Plan
Landscape Plan
Architectural Elevations color
Architectural Elevations details
Architectural Floor plans
Citizen Participation Report

c: Petitioner: Hillside Terrace Holdings, LLC
230 Huronview Blvd.
Ann Arbor, MI 48103

Hillside Terrace Memory Care Site Plan for City Council Approval

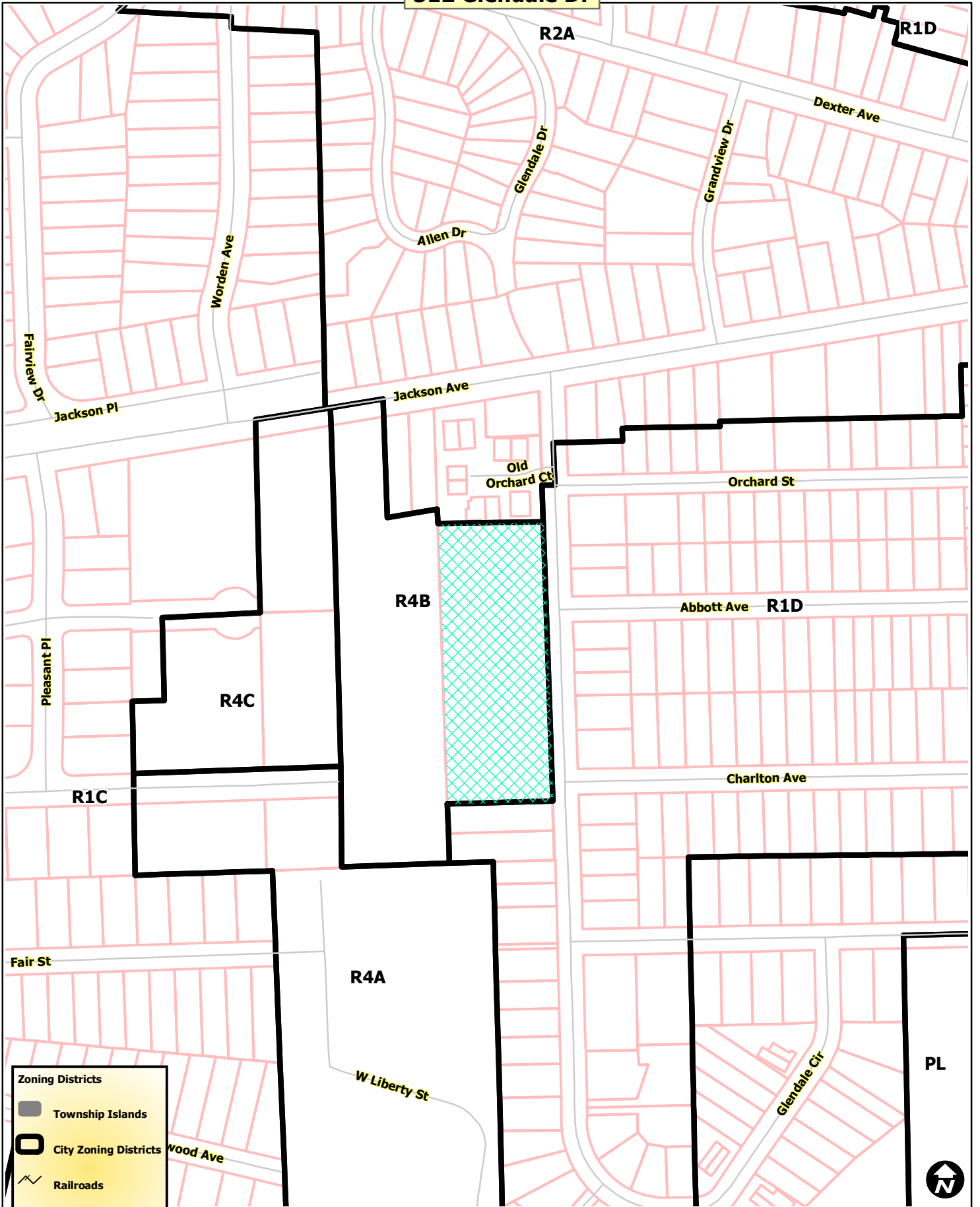
11/15/16

Page 5






Petitioner's Representative: Scott Bowers
Bowers + Associates, Inc.
2400 S Huron Parkway
Ann Arbor, MI 48104

City Attorney
Systems Planning
File Nos. SP16-085

312 Glendale Dr



Zoning Districts

-  Township Islands
-  City Zoning Districts
-  Railroads
-  Parcels
-  Huron River



Map date 5/16/2016
 Any aerial imagery is circa 2015
 unless otherwise noted
 Terms of use: www.a2gov.org/terms

312 Glendale Dr



-  Railroads
-  Parcels
-  Huron River



Map date 5/16/2016
Any aerial imagery is circa 2015
unless otherwise noted
Terms of use: www.a2gov.org/terms

312 Glendale Dr

Old Orchard Ct



-  Railroads
-  Parcels
-  Huron River



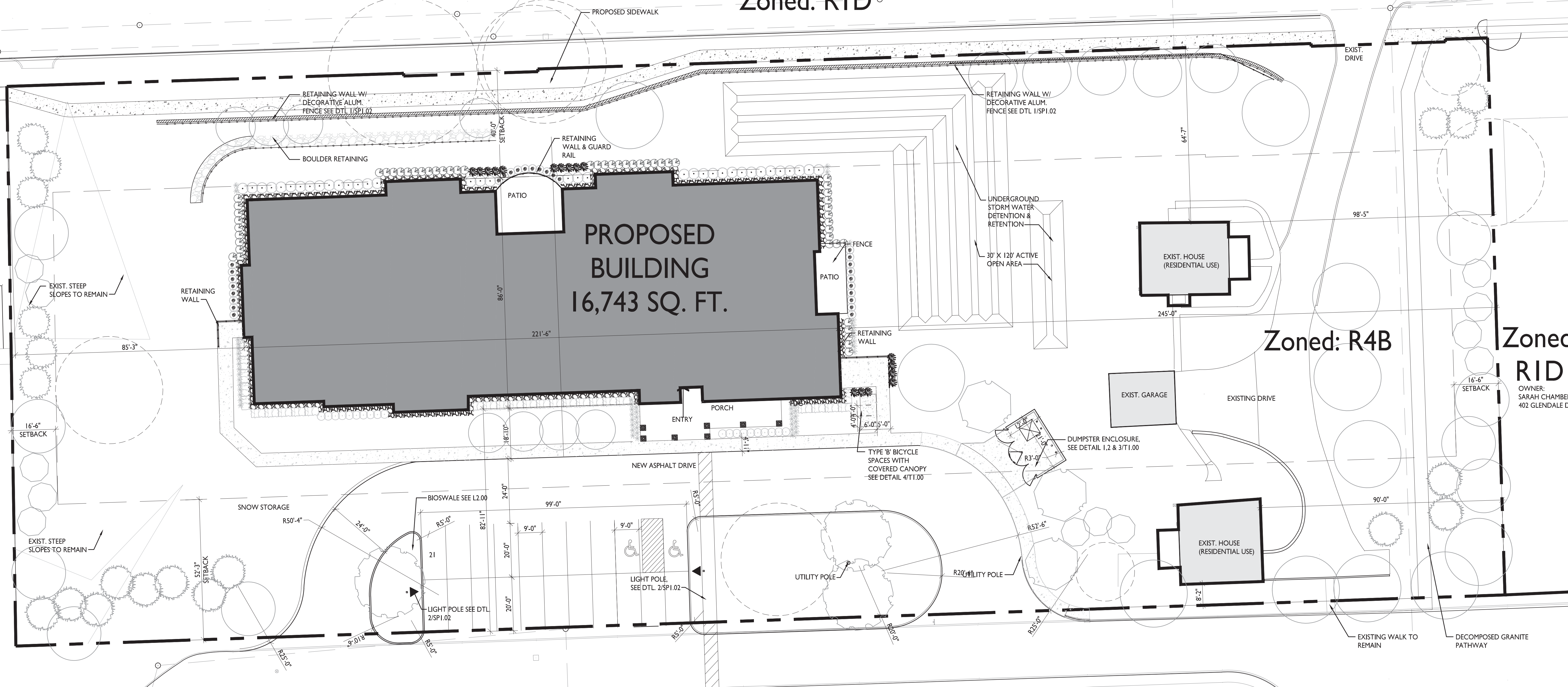
Map date 5/16/2016
Any aerial imagery is circa 2015
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IN ACCORDANCE WITH CITY STANDARDS

205 GLENDALE DRIVE 209 GLENDALE DRIVE 1816 ABBOTT AVE 1817 ABBOTT AVE 303 GLENDALE DRIVE 305 GLENDALE DRIVE 309 GLENDALE DRIVE 1814 CHARLTON AVE 1813 CHARLTON AVE

Zoned: RID



Zoned: R4B

Zoned: RID

OWNER: SARAH CHAMBERLAIN 402 GLENDALE DRIVE

Zoned: R4B Exist. Hillside Terrace

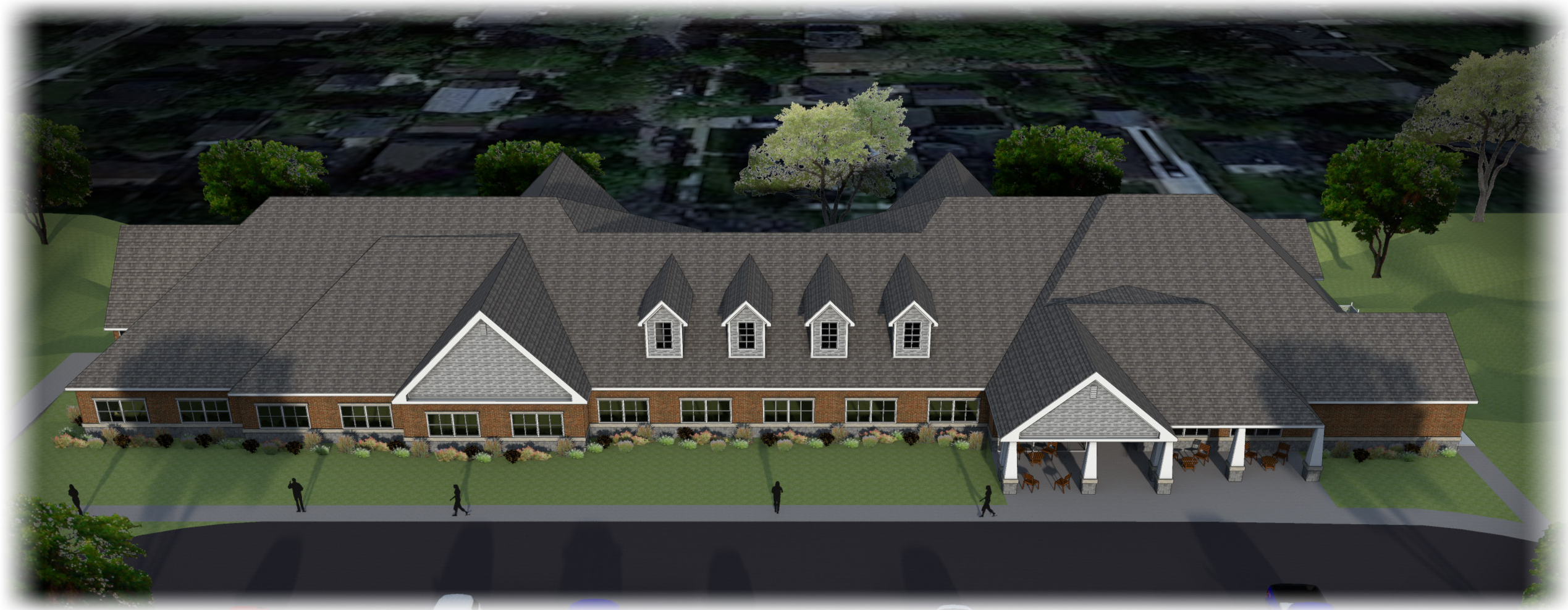
OWNER: GSB HOLDINGS, LLC 1939 JACKSON AVE

PROPOSED SITE PLAN SCALE: 1" = 20'

NOTE

1. THERE ARE NO FIREWALLS IN THIS BUILDING
2. FIRE SUPPRESSION WILL BE PROVIDED
3. NO BOOSTER PUMPS ARE PLANNED.

CONSULT
PROJECT + INFORMATION
PROJECT
ISS
18 AUG
12 OCT 2
18 MAR 2
20 JUNE
10 AUG 2
16 SEPT
SHE
15
SHEE
S



PROPOSED EXTERIOR

BOWERS+
ASSOCIATES
ARCHITECTURE DESIGN

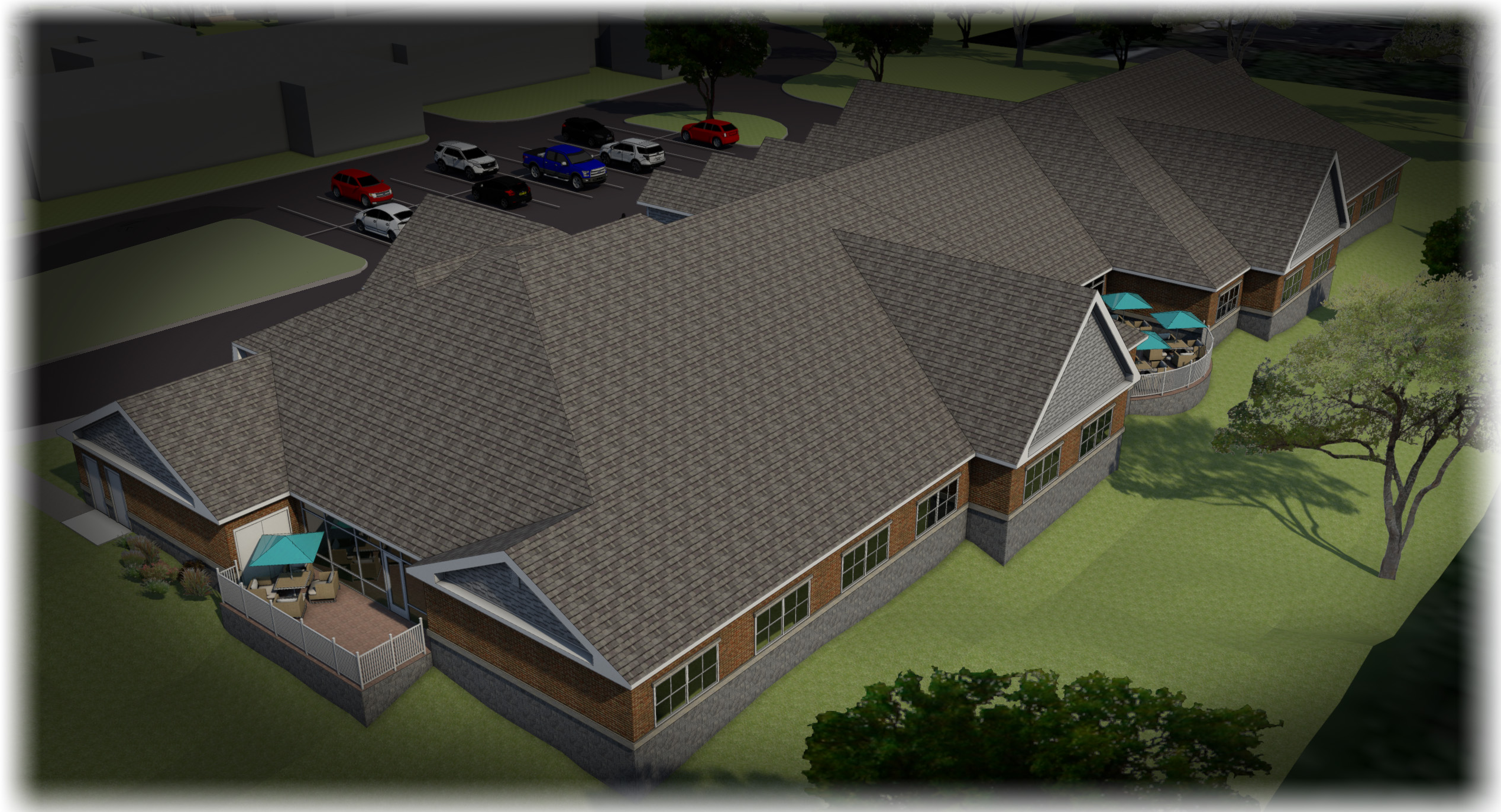


PROPOSED EXTERIOR



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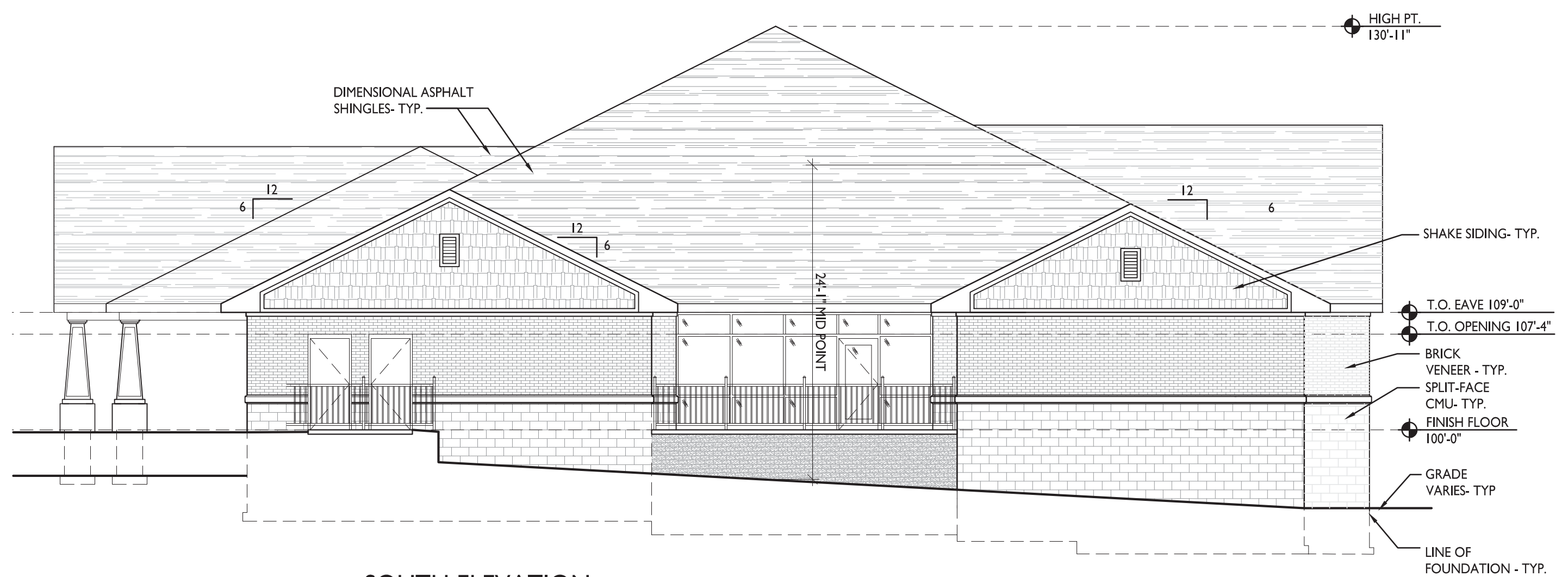
BOWERS+
ASSOCIATES
ARCHITECTURE DESIGN



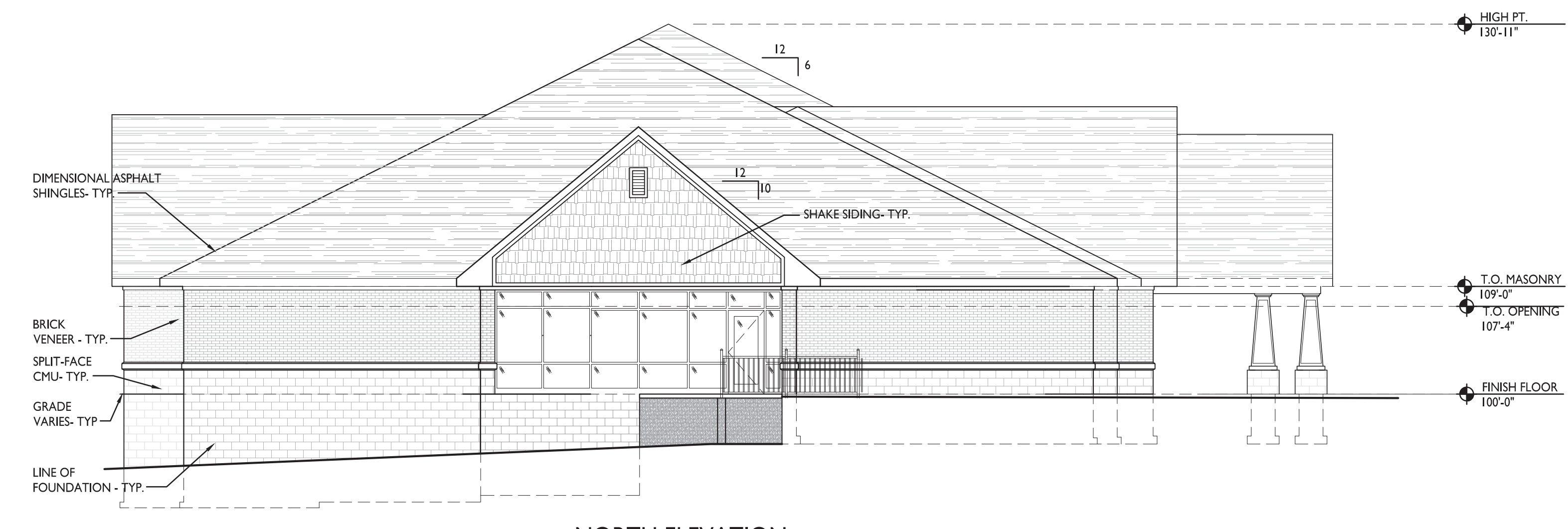
PROPOSED EXTERIOR



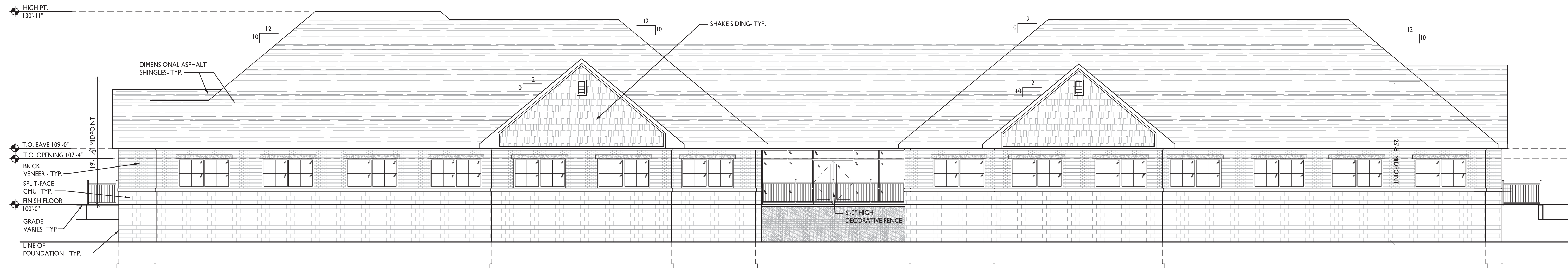
WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

BOWERS ASSOCIATES
ARCHITECTURE DESIGN
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WWW.BOWERSARCH.COM

CONSULTANT + NAME

PROJECT + INFORMATION
**HILLSIDE
MEMORY CARE**
312 GLENDALE AVE
ANN ARBOR, MICHIGAN

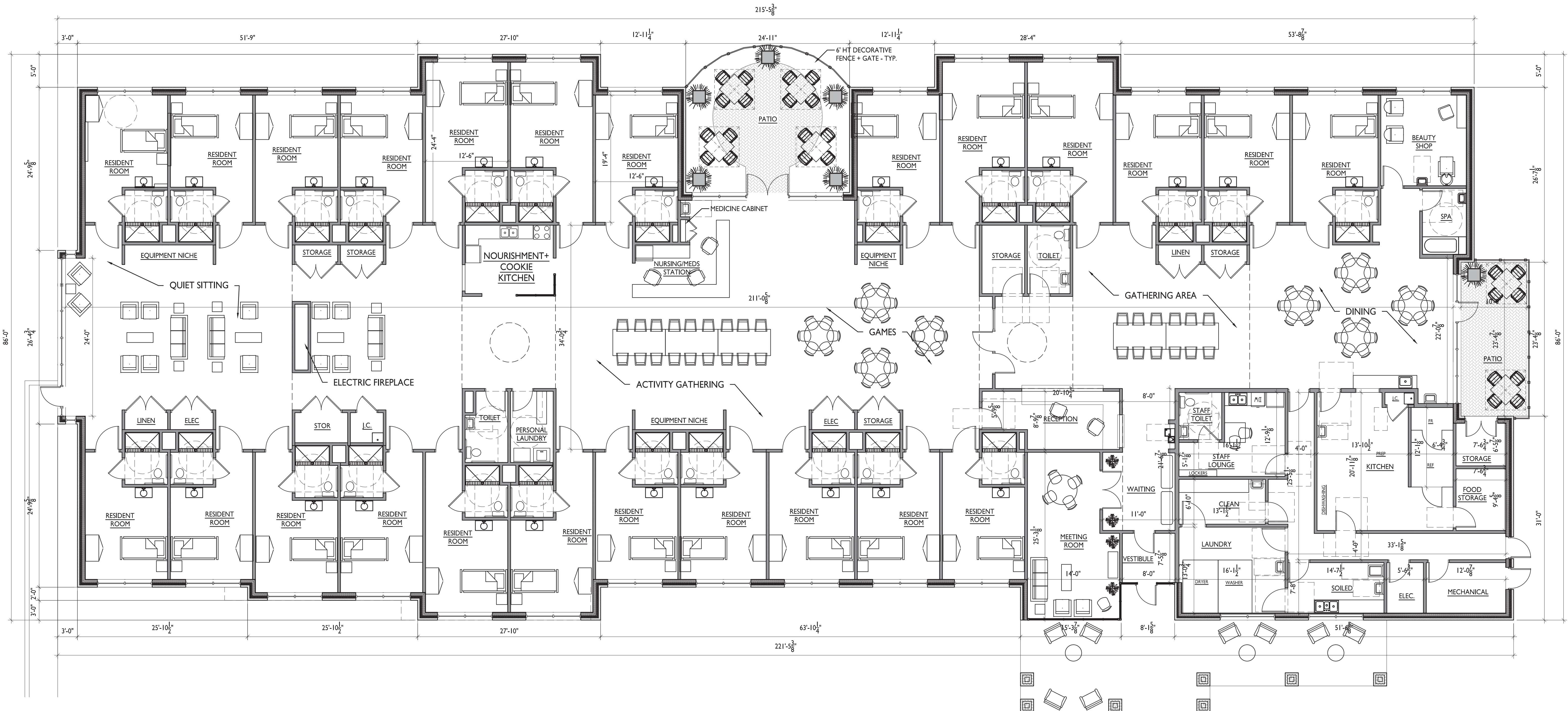
PROJECT + NUMBER
15-701

ISSUE + DATE
12 OCT 2015 REVIEW
9 FEB 2016 REVIEW
18 MAR 2016 ENG
20 JUNE 2016 SITE PLAN
10 AUG 2016

SHEET + TITLE
SCHEMATIC
EXTERIOR ELEVATIONS
15701A500.dwg

SHEET + NUMBER
A5.00

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FLOOR PLAN
 SCALE: 1/8" = 1'-0"

CONSULTANT + NAME
 PROJECT + INFORMATION
 PROJECT
 1
 ISS
 12 OCT 2
 9 FEB 21
 18 MAR 2
 13 JUNE
 20 JUNE
 10 AUG 2
 SHE
 S
 F
 157

Citizen Participation Meeting Report

Proposed Hillside Memory Care
312 Glendale Drive
Ann Arbor, MI 48103

Prepared by:
Bowers + Associates, Inc.
2400 S. Huron Parkway
Ann Arbor, MI 48104
Ph: 734-975-2400
Fax: 734-975-2410

Date: June 8, 2016
Time: 7:00 pm – 8:15 pm
Location: Haisley Elementary

Citizen Participants/Attendees:

Diane Robins	1900 Old Orchard Ct 48103	drobins@umich.edu
Priscilla Kim	1906 Old Orchard Ct. 48103	who.a.u.s@gmail.com
Sarah Chamberlain	402 Glendale Drive 48103	
Ian Hubert	1916 Old Orchard Ct. 48103	ihube@hotmail.com
Fred & Sally Knight	305 Glendale Dr.48103	frsaknight@aol.com
Kathy Boris	1726 Chamberlain 48103	kathyboris@gmail.com
Mary Bentley	1806 Charlton 48103	briarrose1806@gmail.com
Ruthann M. Wild	1727 Charlton 48103	
Lisa Hirsch/Tom McDonough	303 Glendale Dr 48103	mcdfam5@sbcglobal.net
Aron Lozo	408 Glendale Dr 48103	ARONLOZO@gmail.com
Chip Smith	517 Krause 48103	chsmith@a2gov.org
Susan Agler	405 S. Revena Blvd. 48103	susanagler@gmail.com
Cathy Krasny	1715 Orchard 48103	cathykrasny@earthlink.net
Thomas O'Connell	1805 Orchard 48103	
Erik Austin	205 Glendale Dr 48103	erik.ewa@gmail.com
Kathryn O'Brien	1405 Charlton 48103	katescabin@aol.com
Chuck Warpehoski	2020Winewood	cwarpehoski@gmail.com
Andrea Stevenson	1812 Abbott Ave 48103	andrest@umich.edu
Lynn Borset/Charles Compton	322 Virginia Ave 48103	LMBorset@umich.edu
David Friedman	1912 Old Orchard Ct 48103	davidfri@umich.edu
Margaret Erickson	1910 Old Orchard Ct. 48103	merick@umich.edu
Rita & Vincent Caruso	556 Glendale Circle 48103	vrcaruso@comcast.net
		upe@acwg.org

Citizen participation Meeting Report

There were 26 attendees at the meeting. Scott Bowers opened the meeting at 7:00 pm with a brief summary of the proposed development. Then Scott took comments and questions.

Citizen Concerns:

- 1) New Use is too much for the site
 - a. Per request from last project submitted the use is now linked to Hillside Terrace.
- 2) Storm water management concerns(run off to road is currently causing flooding).
 - a. Scott Bowers responded with meeting Washtenaw County's requirements for pre-post development.
- 3) Asked if Steep Slopes were being graded
 - a. Not grading in steep slopes
- 4) Concern about above grade retention pond on site as an attractive nuisance for children
 - a. We have eliminated the attractive nuisance.
- 5) Questioned amount of parking required verses parking provided. Neighbors felt it was too many spaces – more impervious surface.
 - a. We removed 2 parking spaces. We have provided parking based on the required staff and visitors for the facility.
- 6) Rear- East Elevation wanted more variance.
 - a. We have added peaked roofs and material relief
- 7) Wanted site to be purchased by the city for a park and storm water relief.
- 8) Neighbors stated that zoning was wrong and that the city changed it without notifying the neighbors
 - a. Current zoning is correct
- 9) Neighbors questioned the sidewalk and retaining wall along Glendale.
 - a. Sidewalk is required by the City of Ann Arbor
- 10) Concerned about the Landmark Butternut Tree
 - a. Tree is being saved and protected.
- 11) Timeline for Construction.
 - a. Project will begin construction as we receive all government approvals.

Meeting ended.

Bowers + told citizens they would be receiving the report via email again. For those signed in.