

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of December 16, 2008

SUBJECT: 1012 Hill Street Site Plan (File No. SP08-019)

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 1012 Hill Street Site Plan, subject to approval by the Zoning Board of Appeals for permission to alter a nonconforming structure.

STAFF RECOMMENDATION

Staff recommends that the petition be **approved** because it would comply with all 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.

LOCATION

This site is located on the south side of Hill Street west of East University Avenue, in the Central Planning Area and the Allen Creek watershed.

DESCRIPTION OF PETITION

The petitioner requests approval to construct a 1,816-square foot, three-story addition on the rear of an existing 5,654-square foot, three-story multi-family residential building. The site is 0.2 acres (8,712 square feet) in size and in the R4C (Multiple-Family Dwelling District) zoning district. In addition to the existing residential building, the site contains a gravel driveway and extensive informal gravel area for parking for approximately 13 cars in the rear yard.

The existing house contains one nine-bedroom rooming house and two additional units for a total of 16 bedrooms. The boarding house will be eliminated and the total number of bedrooms will be increased from 16 to 24. After the proposed improvements, the house will have four six-bedroom units. The existing drive will be re-paved and two new two-bay carports are proposed in addition to two unenclosed parking spaces for a total of six parking spaces, the minimum allowed by City Code. Storm water detention is being provided under the driveway; currently none exists for the site.

The existing residence is a nonconforming structure because the side yard setbacks are insufficient; east is 9.25 feet and west is 10.27 feet, instead of the required 12 feet/14.5 feet. The required side yard setback is increased six inches on the west side because the building exceeds 50 feet in length by two feet. As a result, the project needs permission to alter a nonconforming structure by the Zoning Board of Appeals (ZBA). The petition is scheduled for the ZBA meeting on December 17, 2008. If Planning Commission tables this proposal, ZBA action will be postponed until after the decision by the Planning Commission.

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The proposed development increases open space from 28% to 36% (3,128 square feet), of which 2,577 square feet is active open space. The active open space is located primarily in the front yard of the site.

COMPARISION CHART

		EXISTING	PROPOSED	REQUIRED/ PERMITTED
Zoning		R4C	R4C	R4C
Gross Lot Area		8,712 sq ft	8,712 sq ft	8,500 sq ft MIN
Min. Lot Area per Dwelling Unit		2,904 sq ft	2,178 sq ft	2,175 sq ft MIN
Setbacks	Front	37.5 ft	37.5 ft	25 ft MIN
	Sides	9.25 ft east, 10.27 ft west 19.5 ft total of two	9.25 ft east, 10.27 ft west 19.5 ft total of two	12 ft MIN one side, 26.5 ft MIN total of two*
	Rear	54 ft	43 ft	30 ft MIN
Height		27 ft	27 ft	30 ft MAX
Min. Open Space, Active Open Space		2,411 sq ft (28%) open space**, 2,376 sq ft active open space	3,128 sq ft (36%) open space**, 2,577 sq ft active open space	40% MIN open space, 300 sq ft per unit MIN active space (1,200 sq ft total)
Vehicle Parking		13 spaces (nonconforming)	6 spaces (inc. 1 handicap)	6 spaces MIN
Bicycle Parking		None	2 Class A spaces, 4 Class C spaces	1 Class A space MIN

* An additional six inches of setback is required because the building length exceeds 50 feet by two feet.

** Existing nonconforming; petitioner is increasing required open space by 8%; petition exceeds active open space requirement.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single-Family Residential	PL (Public Land)
EAST	Single-Family Residential	R4C (Multiple-Family Dwelling District) and PL
SOUTH	Single-Family Residential	R4C
WEST	Multiple-Family Residential	R4C

HISTORY and PLANNING BACKGROUND

City Assessor records indicate the existing multiple-family dwelling was built in 1910. The site is located in the central planning area, and the *Central Area Plan* recommends multiple-family residential uses for this site as well as areas to the south, east, and west. To the north, future land uses are Institutional (public and semi-public) for the University of Michigan.

SERVICE UNIT COMMENTS

Land Development: All issues have been addressed.

Public Services – Systems Planning: Verification of footing drains must be performed before approval of petition by City Council. Disconnection of existing footing drains to the sanitary sewer system is required. Footing drains removed from existing buildings may offset required mitigation.

Planning: Staff is supportive of upgrading an existing student rental facility as recommended in the Central Area Plan. The project will bring the structure into compliance with current development standards, including storm water detention. The site plan proposes 36% open space instead of the required 40%; however, the plans exceed the minimum required active open space. Staff acknowledges that the site is still deficient on open space, but feels that the increase from the current 28% open space, along with storm water improvements and the overhaul of the rear yard parking areas, make this proposal acceptable and a great improvement over the existing conditions.

Prepared by Jill Thacher and Matt Kowalski
Reviewed by Connie Pulcifer and Mark Lloyd
jsj/12/11/08



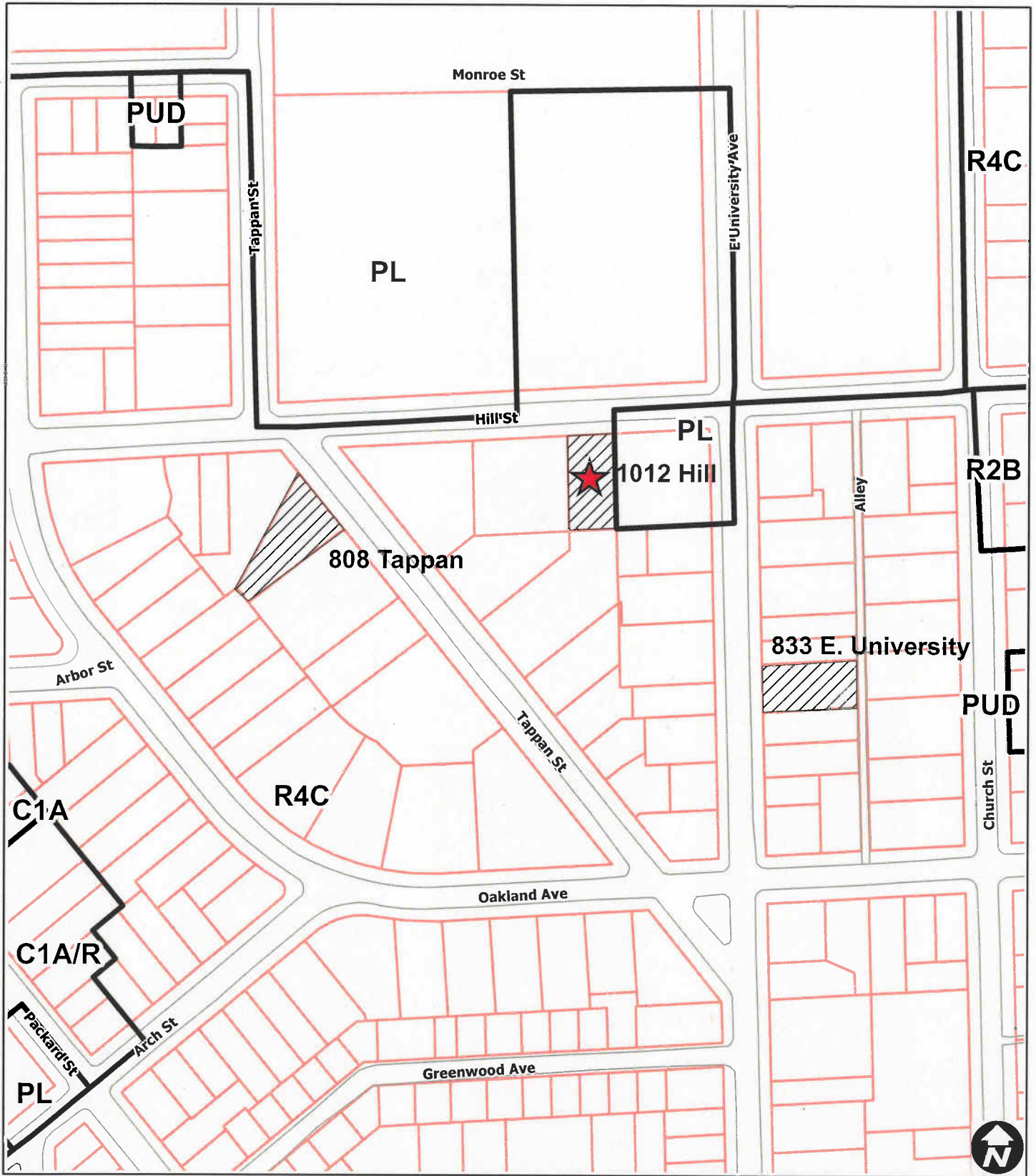
Attachments: Parcel and Zoning Map
Aerial Photo
Site Plan
Elevations

c: Petitioner: Michael Van Goor
Van Goor Architects, Inc.
118 North Fourth Avenue, Suite A
Ann Arbor, MI 48104

Owner: 1012 Hill, LLC
820 Hill Street
Ann Arbor, MI 48104

Systems Planning
File No. SP08-019

1012 Hill -Zoning Map-



Map Legend
 □ City Boundary
 → Railroads



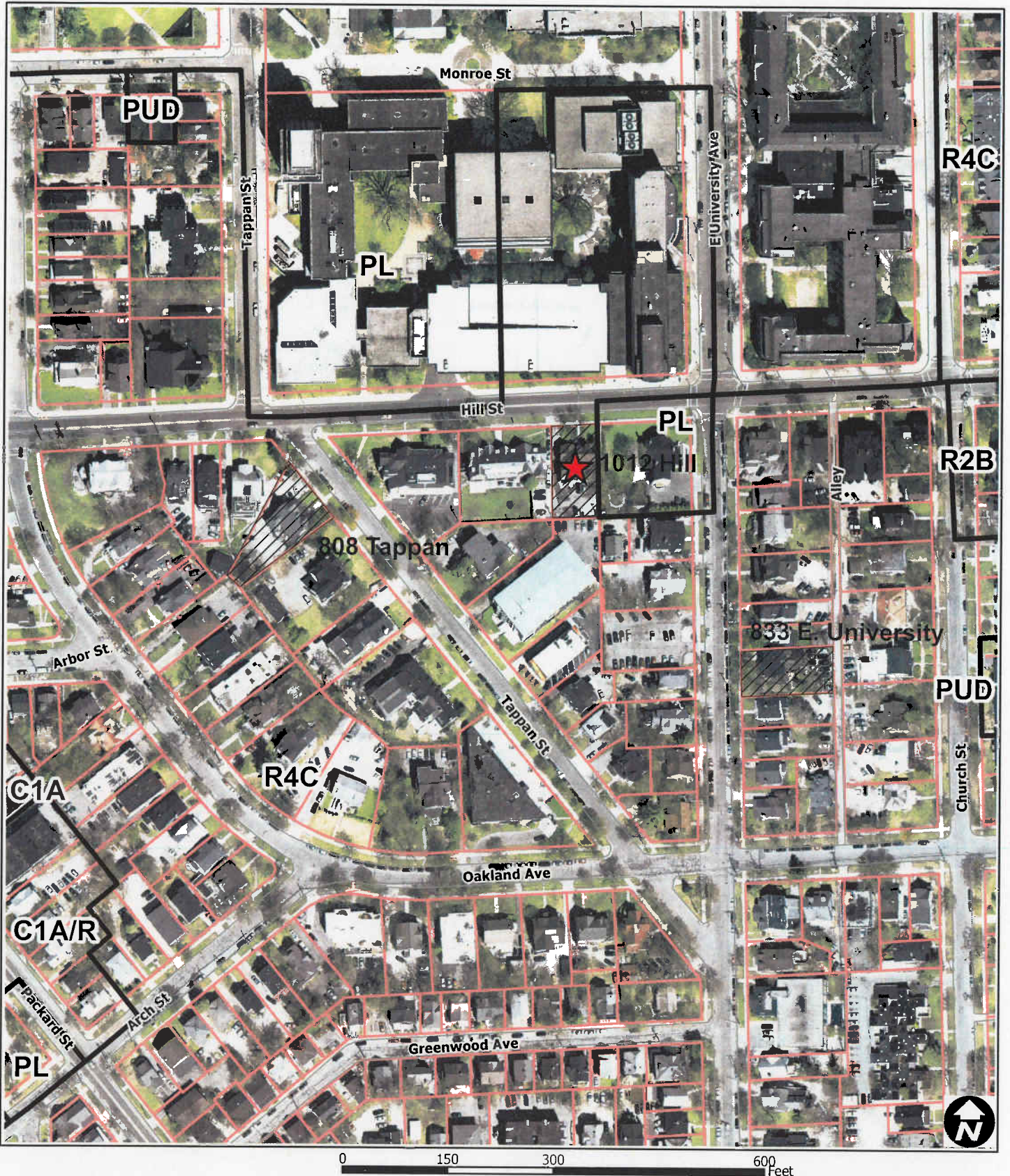
Maps available online:
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1012 Hill -Aerial Map-



Map Legend

- City Boundary
- Railroads

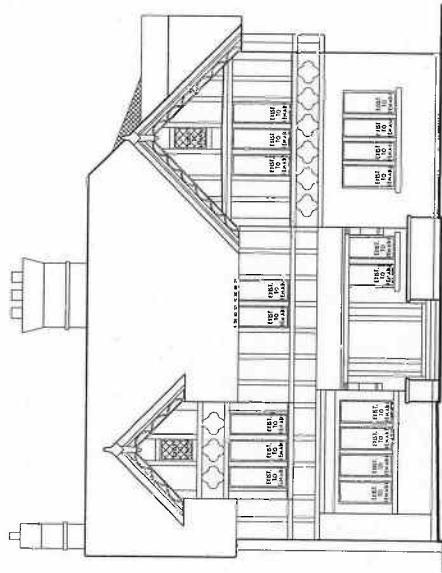


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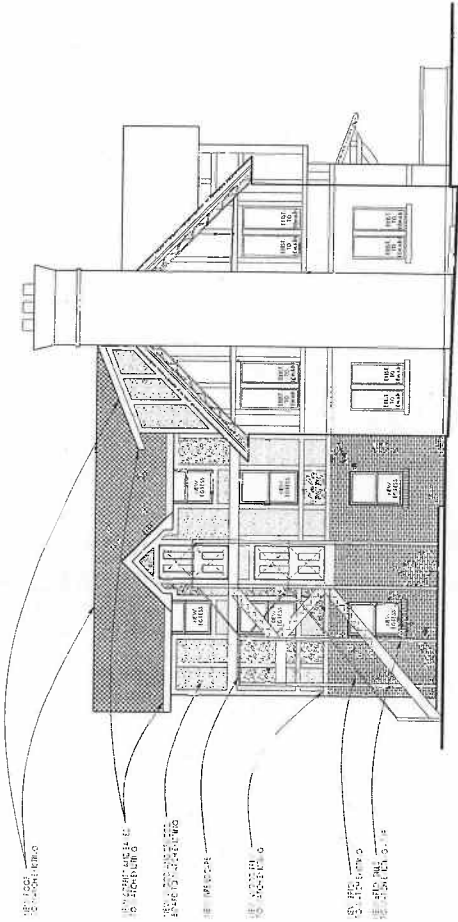
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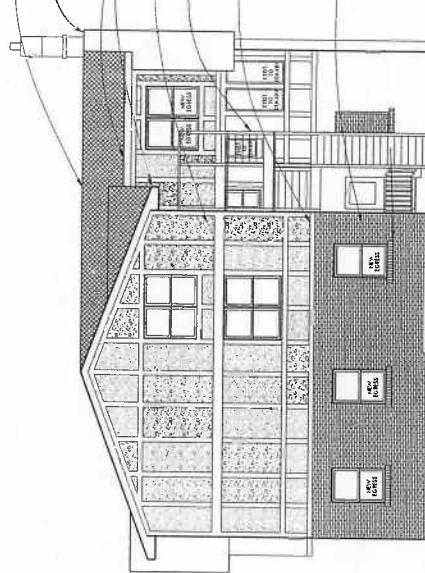
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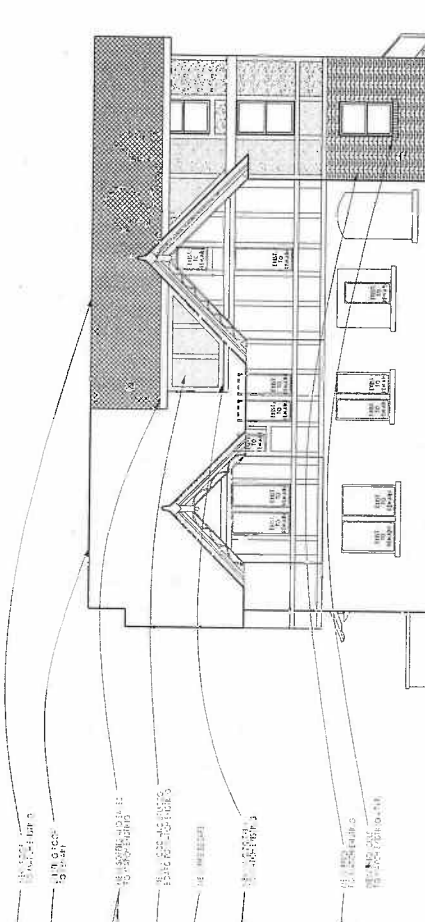
FRONT ELEVATION
3/16" = 1'-0"



SIDE ELEVATION
3/16" = 1'-0"



BACK ELEVATION
3/16" = 1'-0"



SIDE ELEVATION
3/16" = 1'-0"

NOTES: ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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1012 HILL ST.

1012 HILL ST.
ANN ARBOR, MI 48104
PROJECT 0812

PLANNING 1 09/25/08
PLANNING 2 11/19/08
PLANNING 3 11/19/08
PLANNING 4 12/02/08

BUILDING ELEVATIONS
SP-7

