

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of October 18, 2011

**SUBJECT: University of Michigan Credit Union Landscape Modification Request
(340 East Huron Street)
File No. SP11-027**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby approves the proposed landscape modifications in order to maintain the previously approved landscape plan according to Chapter 62 (Landscape and Screening Ordinance), Section 5:608(2)(c)(i) and (vii).

STAFF RECOMMENDATION

Staff recommends that this petition be **approved** because the modifications are consistent with the intent of the ordinance and are associated with a previously approved site plan.

DESCRIPTION OF PETITION

An Administrative Amendment to the University of Michigan Credit Union Site Plan is currently being reviewed by city staff to allow a 3,231 square foot third floor addition to the existing building. This office space addition does not increase the building footprint or impervious area on site and is less than 10 percent of the total floor area of this building. An Administrative Amendment requires the project to be brought into compliance with all existing City codes. A recent change to Chapter 62, Landscaping and Screening, requires a Planning Commission motion in order for the petitioner to continue non-conforming elements of the landscape plan. Previously this required no action from Planning Commission and was approved on the staff level.

The most recent site plan on file was approved on October 7, 1994, for the Ann Arbor News building. The site currently matches the approved site plan. The non-conforming landscaping in the existing parking lot includes:

- 630 square feet of landscaping along the western building does not extend into the vehicular use area and cannot be counted toward interior landscaping requirements.
- The 124 and 150 square foot landscape islands do not meet the minimum 165 square feet for interior landscape islands.
- The southern 303 square foot landscape island is right-of-way buffer screening and cannot be counted toward interior landscaping requirements.

- The right-of-way buffer screening along Huron Street is less than the required 10 feet in width.
- The required right-of-way buffer screening along East Washington Street cannot be provided without removing the loading dock.

While the intent of the landscape code is to screen the vehicles from the right of way and to break up the expanse of pavement, existing interior and right-of-way screening landscaping exists and met the landscaping code when the previous site plan was approved.

Under the new provision in the Landscape and Screening Ordinance, the Planning Commission (or City Council, whichever is the approving body) has the authority to approve a modification to allow landscape elements which are part of a previously approved site plan to be maintained and continued as nonconforming provided no alterations of the existing landscape elements are proposed. The petitioners are requesting a modification to allow all existing landscape islands to remain as previously approved. With approval of the modification request, staff may be able to approve the administrative amendment under review.

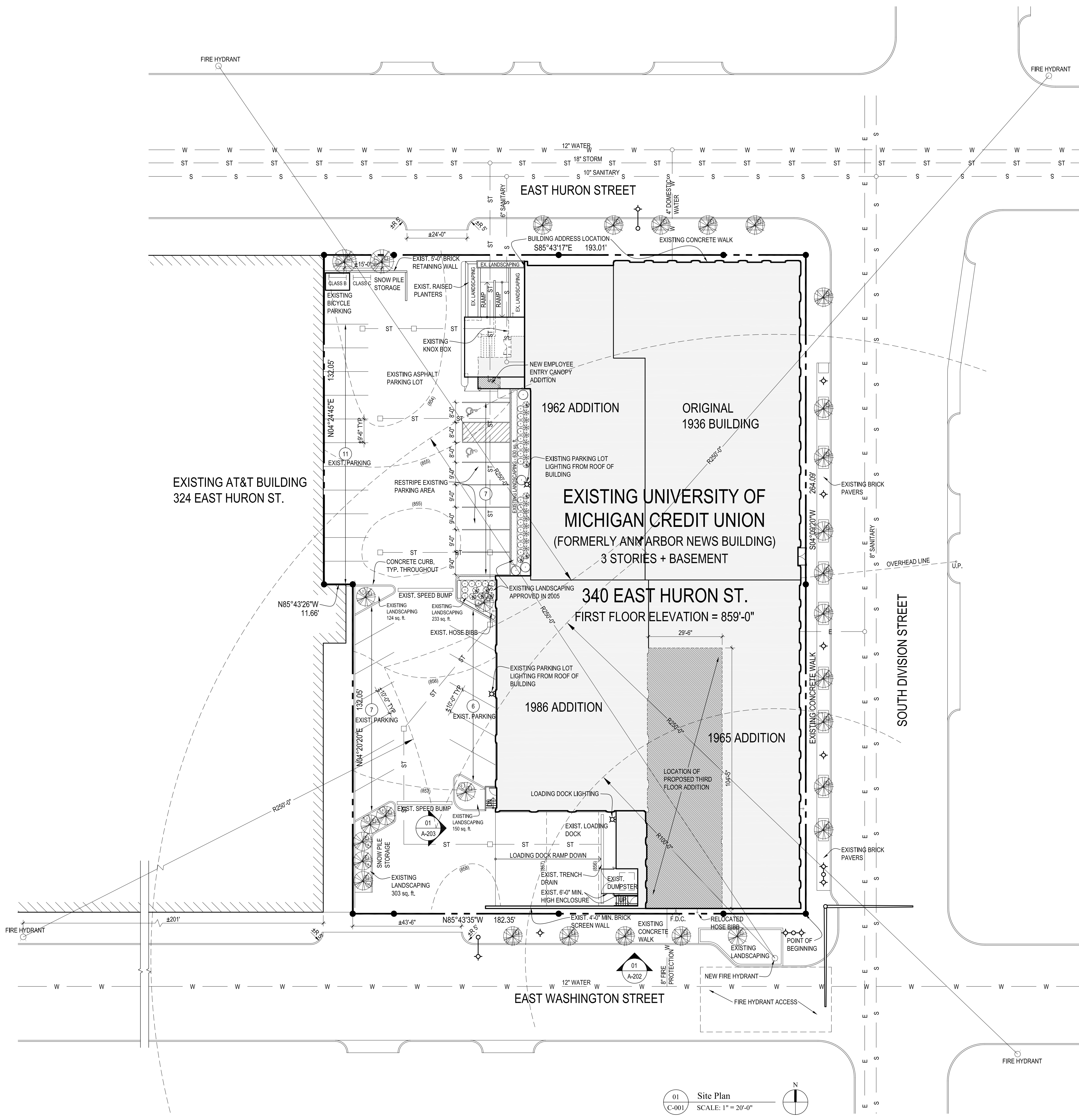
Prepared by Chris Cheng
Reviewed by Wendy Rampson

Attachments: Landscape Plan

c: Petitioner: University of Michigan Credit Union
340 E. Huron Street
Ann Arbor, MI 48104

Petitioner's Representative: Theresa Angelini, Angelini & Associates
113 East Ann Street
Ann Arbor, MI 48104

City Attorney
Systems Planning
File No. SP11-027



PROJECT TEAM

CLIENT
University of Michigan Credit Union
340 East Huron St.
Ann Arbor, MI 48104

Owner's Representatives:
Augustine, Alan alana@umcu.org
Nicholas, Michael mnicholas@umcu.org

ARCHITECT
Angelini & Associates Architects
113 E. Ann Street
Ann Arbor, Michigan 48104

Angelini, Theresa tangelini@angeliniarchitects.com
MacDonald, Don dmacdonald@angeliniarchitects.com

D1 ZONING REQUIREMENTS

ITEM	EXISTING	PROPOSED	REQUIRED/PERMITTED
ZONING	D1	D1	D1
USE	Office, Business	Office, Business	Office, Business
LOT AREA	1.13 Acres 49,434 sq. ft.	1.13 Acres 49,434 sq. ft.	No Minimum
FLOOR AREA	85,943 sq. ft.	89,174 sq. ft.	197,736 sq. ft. Maximum
LOT COVERAGE	56.7%	56.8%	No Maximum
FLOOR AREA RATIO	173.9%	180.4%	400%
HEIGHT	46 Feet 3 Stories	46 Feet 3 Stories	24 Feet Minimum 2 Stories Minimum
PARKING	31 Spaces 9 B, 9 C	31 Spaces 9 B, 9 C	None required 110,000 sq. ft., Class C (9 Class C Required)
SETBACKS	HURON 2.16' to 2.24' 1.93' to 2.21' 1.73' to 2.68'	2.16' to 2.24' 1.93' to 2.21' 1.73' to 2.68'	0'-0" 0'-0" 0'-0"
WASHINGTON SIDE	±57'-0"	±57'-0"	0'-0"

LEGAL DESCRIPTION

The east 28 feet of Lot 5, all of Lots 6 and 7, the west 33 feet of Lots 8 and 9, all of Lots 10 and 11, and the east 16.5 feet of Lot 12, B1S, R1E, original plat of Ann Arbor.

LIGHTING Minimum 1 footcandle per square foot

R.O.W. BUFFER 10' Landscape Buffer
30" Wall
1 Tree every 30'

VEHICULAR USE AREA 14,772 sq. ft.

INTERIOR LANDSCAPING Required Areas: 738.6 sq. ft. (1 sq. ft. per 20 sq. ft. V.U.A.)
Provided Areas: 233 sq. ft. 1 Exist. tree, bushes & grasses

INTERIOR TREES Non-conforming Areas: 150 sq. ft. 1 Existing tree
Required Areas: 124 sq. ft. 1 Existing tree

UTILITIES Water: As Existing
Storm: As Existing
Sanitary: As Existing
Electrical: As Existing
Gas: As Existing
Telephone: As Existing
Refuse Disposal: Existing Dumpster, Private Service
Recycling: Shredding company removes all paper on site

STORM RETENTION No change in impervious area, retention to remain as existing

EXISTING TREE SCHEDULE

1	11"	BRADFORD PEAR
2	9"	BRADFORD PEAR
3	7"	BRADFORD PEAR
4	6"	BRADFORD PEAR
5	6"	BRADFORD PEAR
6	5"	HONEY LOCUST
7	5"	HONEY LOCUST
8	6"	HONEY LOCUST
9	11"	BRADFORD PEAR
10	6"	BRADFORD PEAR

SANITARY SEWER FLOW RATE

Per Guidelines for Completion of Footing Drain Disconnections, Table A

	EXISTING	PROPOSED
GALLONS PER DAY 0.06 gpd/sq. ft. gross floor area	85,943 x 0.06 = 5,157 GPD	89,147 x 0.06 = 5,349 GPD
PEAK FLOW gpd x 4 (peaking factor) x 1.2 (system recovery factor)	5,157 x 4 = 20,628 GPD	5,349 x 4 x 1.2 = 25,675 GPD
PEAK FLOW RATE peak flow x 1 day/24 hours x 1 hour/60 min	20,628 / 24 / 60 = 14.4 GPM	25,675 / 24 / 60 = 17.8 GPM
Using 4 GPM home footing drain flow...		
FOOTING DRAINS TO DISCONNECT (Proposed GPM - Existing GPM) / 4 GPM	(17.8 - 14.4) / 4 = 0.85 FDD	* Round to 1 FDD

FIRE SUPPRESSION FLOW REQUIREMENTS

Construction Type	Floor Area	Fire Flow	Flow Duration
IIB	89,174 sq. ft. (total area)	6250 gpm	4 hours

GENERAL

The proposed 3231 sq. ft. addition to the third floor of the University of Michigan Credit Union will be constructed above the existing one story (double height) portion of the original press bay. This addition does not increase the building footprint or impervious surface area.

This site has had numerous changes and additions in the past 75 years starting with the construction of the original building in 1936. There have been three major additions to the original building and site in 1962, 1965 and 1986. There are no existing natural features.

The proposed addition is for the "core & shell" only. There are no restrooms as part of this project and no plans to finish the interior space at this time. The usage will eventually be "B" Business office space.

There will be no traffic impact as a result of this addition. The previous occupancy of this building (when it was the Ann Arbor News) was 275. The current occupancy is only 148, but with space for a future total of 206. Even with the maximum number of occupants in the addition (33, for a total of 239) the occupancy is still well below what it was previously.

The majority of the Ann Arbor News employees left the building on July 23rd, 2009. Arbor Research Collaborative for Health, the third floor tenant, moved into its space May 10, 2011. UMCU employees started occupying the building on August 5, 2011.

- NOTES**
- Utilities as shown were obtained from existing records from 1994. No guarantee can be made as to the completeness or accuracy of the utilities shown.
 - Per Chapter 49, Section 4-58 of the City Code, "All sidewalks area to be kept and maintained in good repair by the owner of the land adjacent to and abutting the same." Prior to the issuance of the Certificate of Occupancy for this site, all existing sidewalks in need of repair must be repaired in accordance with city standards.
 - Snow pile storage will occur in designated areas and shall not be pushed onto interior landscape islands unless designed for snow storage.
 - Applications of fertilizer beyond the initial topsoil and seeding shall be a fertilizer containing no phosphorus.
 - The existing building is partially sprinkled as follows:
Basement 100% sprinkled
First Floor 77% sprinkled
Second Floor 6% sprinkled
Third Floor 15% sprinkled
 - There are no fire walls dividing the structure into separate buildings.

SHEET INDEX

C-001	SITE PLAN
A-202	EXTERIOR ELEVATION
A-203	EXTERIOR ELEVATION

LEGEND

UTILITIES	
---	EXISTING WATER MAIN
---	EXISTING SANITARY SEWER
---	EXISTING STORM SEWER
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING CATCH BASIN
---	EXISTING MANHOLE
---	EXISTING LIGHT POLE
---	FIRE DEPARTMENT SIAMESE CONNECTION
---	FIRE HYDRANT

SITE	
---	EXISTING CONTOUR LINE
---	PROPERTY LINE
---	EXISTING TREE
---	EXISTING CUT-LEAF SUMAC
---	EXISTING BAYBERRY
---	EXISTING PANIC GRASS
---	EXISTING RUROSA ROSE
---	EXISTING DAFFODILS / BALLOON FLOWERS
---	EXISTING HOSE BIBB



06.14.11	Revised Construction Set	12.21.10	Bid Set	PREPARED FOR	UNIVERSITY OF MICHIGAN CREDIT UNION
07.06.11	For Construction	01.11.11	Addendum #6		University of Michigan Credit Union
09.09.11	Admin. Amendment	02.01.11	SDI Review		Third Floor Addition
10.13.11	Landscape Review	03.02.11	Owner Review		340 East Huron St. Ann Arbor, MI 48104
		03.03.11	Permit Set	PROJECT #	1119-08
		03.28.11	Construction Set		

CONSULTANT: Angelini & Associates Architects
113 East Ann Street
Ann Arbor, MI 48104
(734) 998-0735

ARCHITECT / ENGINEER SEAL: [Signature]

SHEET TITLE: Site Plan

SHEET #: C-001