

## ANN ARBOR PLANNING DEPARTMENT STAFF REPORT

For Planning Commission Meeting of January 22, 2009

**SUBJECT: 930 Church Street Planned Project Site Plan  
File No. PPSP08-009**

### **PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 930 Church Street Planned Project Site Plan, subject to providing a minimum use of open space of 60 percent, payment of street tree escrow of \$81.60 prior to issuance of permits, and mitigation of sanitary sewer flow equivalent to the disconnection of one footing drain before issuance of the first certificate of occupancy.

### **STAFF RECOMMENDATION**

Staff recommends that the planned project site plan be **approved** because it would comply with 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; would not cause a public or private nuisance; and would not have a detrimental effect on public health, safety or welfare. The requested planned project modification of height and side setbacks is consistent with the standards of Section 5:70 and is a benefit because this proposal is in excess of the minimum amount of required open space and the building location takes advantage of public transit by fronting a bus stop.

### **LOCATION**

The site is located on the west side of Church Street north of Oakland Avenue (Central Area). This site is located in the Allen Creek River Watershed.

### **DESCRIPTION OF PETITION**

The site currently is zoned R4C, Multiple-Family Dwelling District, and is approximately 0.2 acres in size. The site plan proposes demolishing the existing 2,064-square foot house and constructing a four-unit, 7,828-square foot house. There will be six bedrooms in three units and three bedrooms in one unit for a total of 21 bedrooms.

Six parking spaces total are proposed with four of these surface spaces provided off the existing rear alley and two additional spaces below grade. These two spaces will be accessed from a new curb cut on Oakland Avenue. The petitioner indicates two additional parking spaces can be utilized by double parking in the below grade spaces; however, these spaces cannot be counted toward the minimum parking requirements. Public parking is also available on both Oakland Avenue and Church Street. Fourteen bicycle parking spaces are proposed with seven covered bicycle hoops provided along the north side of the house.

Planned project modifications are requested to allow the front setback along Church Street to be reduced from 28.3 feet to 25 feet (the average front setback along Church Street is 28.3

feet). An additional 3.25 feet is required to the side setback due to the length of the proposed building over 50 feet (proposed building is 76 feet long). In exchange for the reduced front yard setbacks, the planned project will increase useable open space by 20 percent, provide an energy conserving design, detention, a green roof and pedestrian orientation with bus and pedestrian routes fronting this site.

One hundred year storm detention will be provided underground on the southern portion of the site. The total amount of impervious surface on site is less than 5,000 square feet, which waives detention requirements. This system allows for infiltration with overflow outletting into the existing storm sewer. Disturbance is proposed to two landmark trees and seven mitigation trees will be provided throughout the site.

### COMPARISON CHART

		EXISTING	PROPOSED	PERMITTED/REQUIRED
Zoning		R4C (Multiple-Family Dwelling District)	R4C	R4C
Gross Lot Area		8,270 sq ft (0.2 acres)	8,270 sq ft (0.2 acres)	8,500 sq ft MIN (0.19 acre)
Minimum Lot Area per Dwelling Unit		8,270 sq ft *	2,558 sq ft	2,175 sq ft MIN
Minimum Usable Open Space in Percentage of Lot Area		NA	5,044 sq ft MIN 61%	3,488 sq ft MIN 40%
Active Open Space		NA	950 sq ft/unit (3,800 sq ft)	300 sq ft/unit (1,200 square feet)
Setbacks	Front	37 ft – Church 26 ft - Oakland	25 ft – Church *** 25 ft – Oakland	28.3 ft MIN – Church **** 25 ft MIN – Oakland
	Side(s)	7 ft – North	15.25 ft	15.25 ft MIN **
	Rear	61 ft	30 ft	30 ft MIN
Building Height		2-story house	30 ft	30 ft MAX
Parking - Automobiles		Gravel Lot – 6 spaces (nonconforming)	6 spaces	6 spaces MIN
Parking – Bicycles		None	14 spaces - Class B	1 spaces MIN - Class A

- \* House is currently vacant.
- \*\* Additional setbacks are required due to length of building.
- \*\*\* Planned project modifications requested.
- \*\*\*\* Additional setback due to averaging.

### SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Multiple-Family Dwellings	R4C (Multiple-Family Dwelling District)
EAST	Multiple-Family Dwellings	R4C
SOUTH	Multiple-Family Dwellings	R4C
WEST	Multiple-Family Dwellings	R4C

## HISTORY

The house on this site has been in the City of Ann Arbor since 1913. This house was previously used as a rental for six occupants and is currently vacant. The petitioner held a neighborhood meeting as required by the Citizen Participation Ordinance on Friday, December 19, 2008. To address comments from this meeting, the petitioner removed the corrugated metal from the façades on both Church Street and Oakland Avenue and replaced it with hardie plank and covered the bicycle spaces. The results of this meeting are attached.

## PLANNING BACKGROUND

The Central Area Plan recommends multiple-family residential use for this site.

### PLANNED PROJECT STANDARD FOR APPROVAL REVISIONS

According to Section 5:70 of the Zoning Ordinance, the City Planning Commission may recommend approval, and City Council may approve modifications of the area, height and placement regulations of the Zoning Chapter in the form of a planned project site plan, based on the following standards (Petitioner's responses in regular type, staff comments in *italic type*).

- (a) The lot or lots included in the planned project must meet the minimum gross lot size requirement of the zoning district in which they are located. In residential zoning districts, the minimum gross lot size shall be the combined total of the minimum gross lot sizes for each dwelling on a parcel. However, the minimum gross lot size and width requirements may be reduced as part of a planned project for a zero lot line duplex or townhouse development which provides affordable housing for lower income households. For purposes of this section, zero lot line duplex or townhouse development shall mean a development containing attached single-family units on individual lots. In no case may the gross lot size be reduced below the minimum lot area per dwelling unit requirement for the dwelling unit type proposed.**

*This lot exceeds the minimum lot size required for R4C zoning.*

- (b) The proposed modifications of zoning requirements must provide one or more of the following:**

- 1. Usable open space in excess of the minimum requirement.**
  - 2. Building or parking setback(s) in excess of the minimum requirement.**
  - 3. Preservation of natural features.**
  - 4. Preservation of historical or architectural features.**
  - 5. Solar orientation or energy conservation design.**
  - 6. An arrangement of buildings that provides a public benefit, such as transit access, pedestrian orientation, or a reduced need for infrastructure.**
  - 7. Affordable housing for lower income households.**
- Usable open space provided is 61%, which is 20% more than the minimum required.
  - Preservation of the Red Oak tree on Church Street and mitigation is provided.
  - Orientation of the building optimal for winter heat gain. Wall, foundation and roof insulation to exceed state recommended values.

- Housing within walking distance to the campus and public transportation.
- Over detaining of storm water for the site.

1. *The petitioner proposes 61% open space on site.*
5. *The petitioner proposes a green roof for this structure.*
6. *Each dwelling unit shall have 1.5 parking spaces, with two spaces located below grade. This parking layout also allows for stacked parking to accommodate two additional spaces. This meets the minimum parking code requirement since the R4C zoning district requires 1.5 parking spaces per unit. The location of 930 Church Street targets university students. This group could take advantage of the location and walk or take public transportation to work and school. Higher density housing with available public transit provides for reduced auto use and less need of new infrastructure. This proposal also provides 100-year storm water detention when detention is not required for this site.*

**(c) The planned project shall be designed in such a manner that traffic to and from the site will not be hazardous to adjacent properties.**

*The traffic from this project should not be hazardous to the adjacent properties. The impact of four dwelling units (21 residents) to traffic should be minimal. A new curb cut is proposed off Oakland to access below grade spaces. The existing alley will access the remainder of parking spaces.*

**(d) The proposed modifications shall be consistent with the proper development and use of adjacent land and buildings.**

This is a student rental project amongst student rental properties. Building is designed in such a way as to facilitate orderly and full use of the outdoors.

*The project is consistent with the surrounding land uses and complies with the Central Area Plan recommendation.*

**(e) Required off-street parking and landscaping must be provided in accordance with the provisions of Chapters 59 and 62.**

Off-street parking for both vehicles and bicycles are provided.

*Parking and landscaping requirements are being met per City standards.*

**(f) The standards of density, allowable floor area and required usable open space for the zoning district(s) in which the project is located must be met.**

No additional density is requested. The project is consistent with the zoning district, R4C.

*The proposed project provides a density that meets the R4C zoning district, which is 20 dwelling units/acre. This would allow four units; four are proposed. This proposal also exceeds the minimum allowable useable open space and active open space.*

**(g) There shall be no uses within the proposed project which are not permitted uses in the zoning district(s) in which the proposed project is to be located.**

All proposed uses meet the zoning districts requirements.

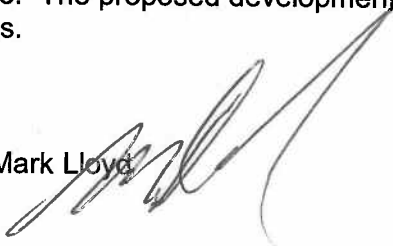
**COMMENTS PENDING, DISMISSED OR UNRESOLVED**

Public Services - Engineering - One footing drain disconnection will be required for this project.

Parks and Recreation - The street tree escrow fee will be changed to reflect the three street trees that will be retained on the site. The street tree escrow of \$81.90 is based on 63 linear feet of street frontage. This amount must be paid prior to issuing building permits.

Planning - Staff supports this proposal as it meets the multiple-family recommendation as supported in the Central Area Plan. Approval of the planned project would allow for the reduction of 3.2 feet in the Church Street front setback in exchange for storm water detention, a green roof and increased open space. The proposed development will be compatible with surrounding residential developments.

Prepared by Christopher Cheng  
Reviewed by Connie Pulcipher and Mark Lloyd  
jsj/1/15/09



Attachments: Zoning/Parcel Maps  
Aerial Photo  
Site/Landscape Plan  
Elevations  
Neighborhood Meeting Postcard Notice, Sign-In Sheet & Summary Report

c: Petitioner/Owner: It Hardly Matters, LLC  
612 Church Street  
Ann Arbor, MI 48104

Petitioners Representative: Panos Tharouniatis  
901 Galanis Construction, Inc  
514 N. 7<sup>th</sup> Street  
Ann Arbor, MI 48103

Parks and Recreation  
Systems Planning  
File No. PPSP08-009

# 930 Church Street -Zoning Map-



0 50 100 200 Feet



**Map Legend**  
— Railroads



Maps available online:  
<http://gisweb.ewashtenaw.org/website/mapwashtenaw/>

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# 930 Church Street -Aerial Map-



0 40 80 160 Feet



**Map Legend**  
→ Railroads

Maps available online:  
<http://gisweb.ewashtenaw.org/website/mapwashtenaw/>

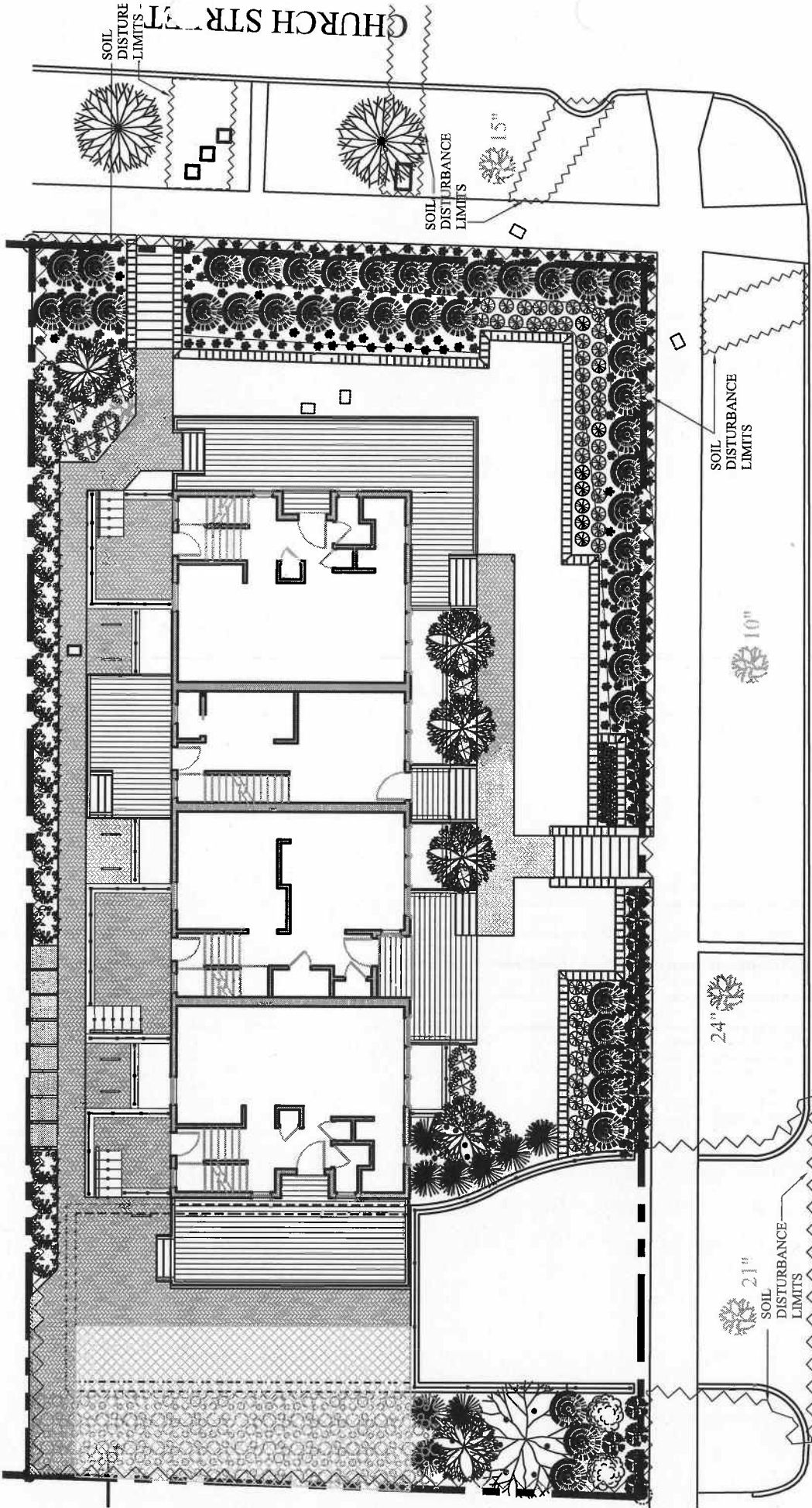
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# 930 CHURCH STREET

ANN ARBOR, MICHIGAN



NOTE:  
\*Per Chapter 49, Section 4.58 of the City Code, all

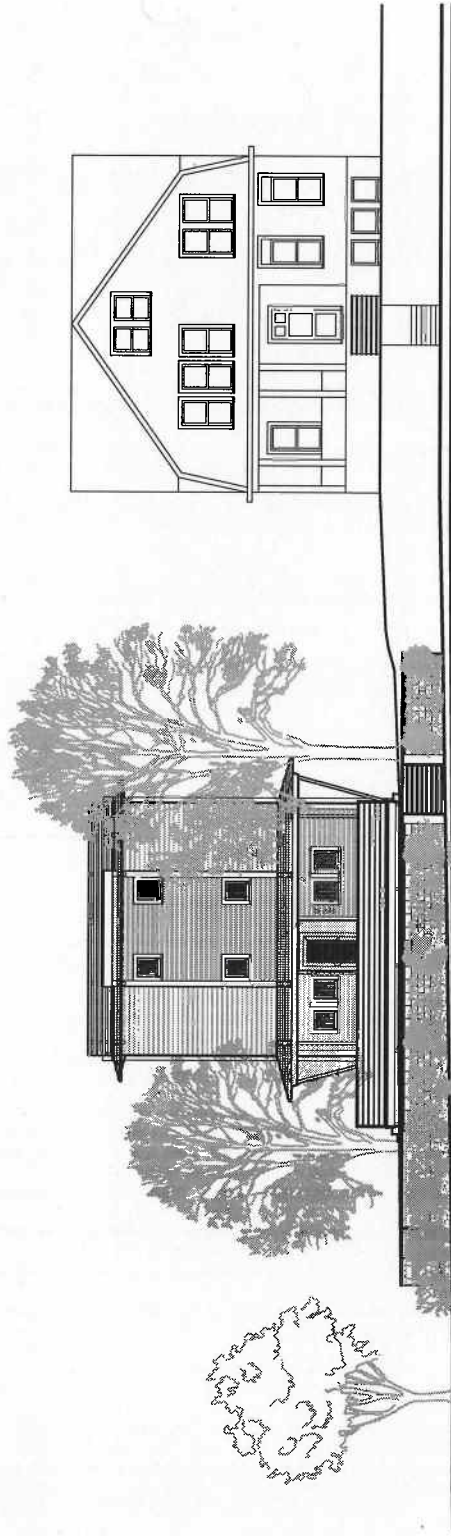
OAKLAND AVENUE

## 1 SITE PLAN N.T.S.



# 930 CHURCH STREET

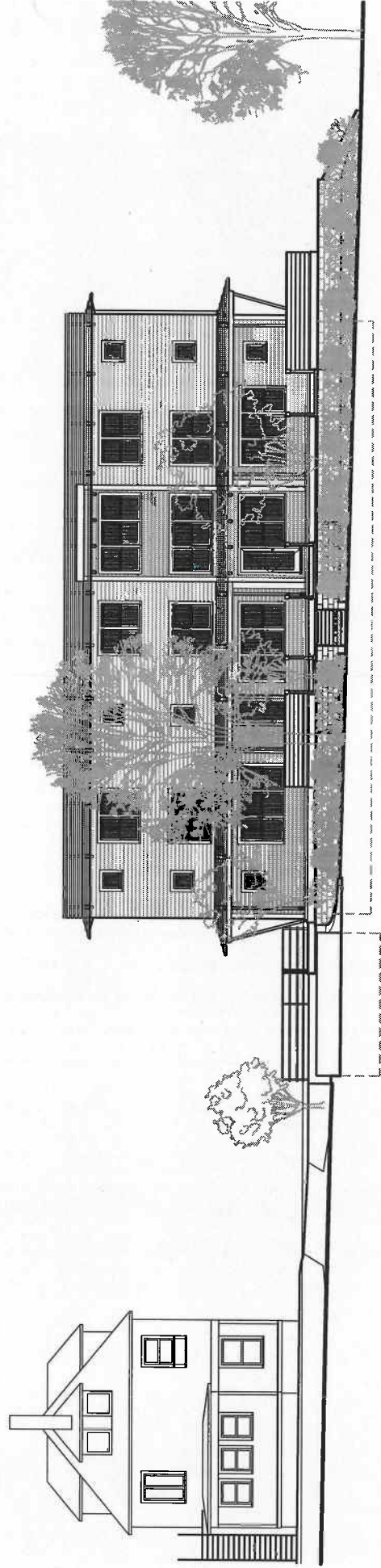
ANN ARBOR, MICHIGAN



**ELEVATION - EAST**

2

N.T.S.



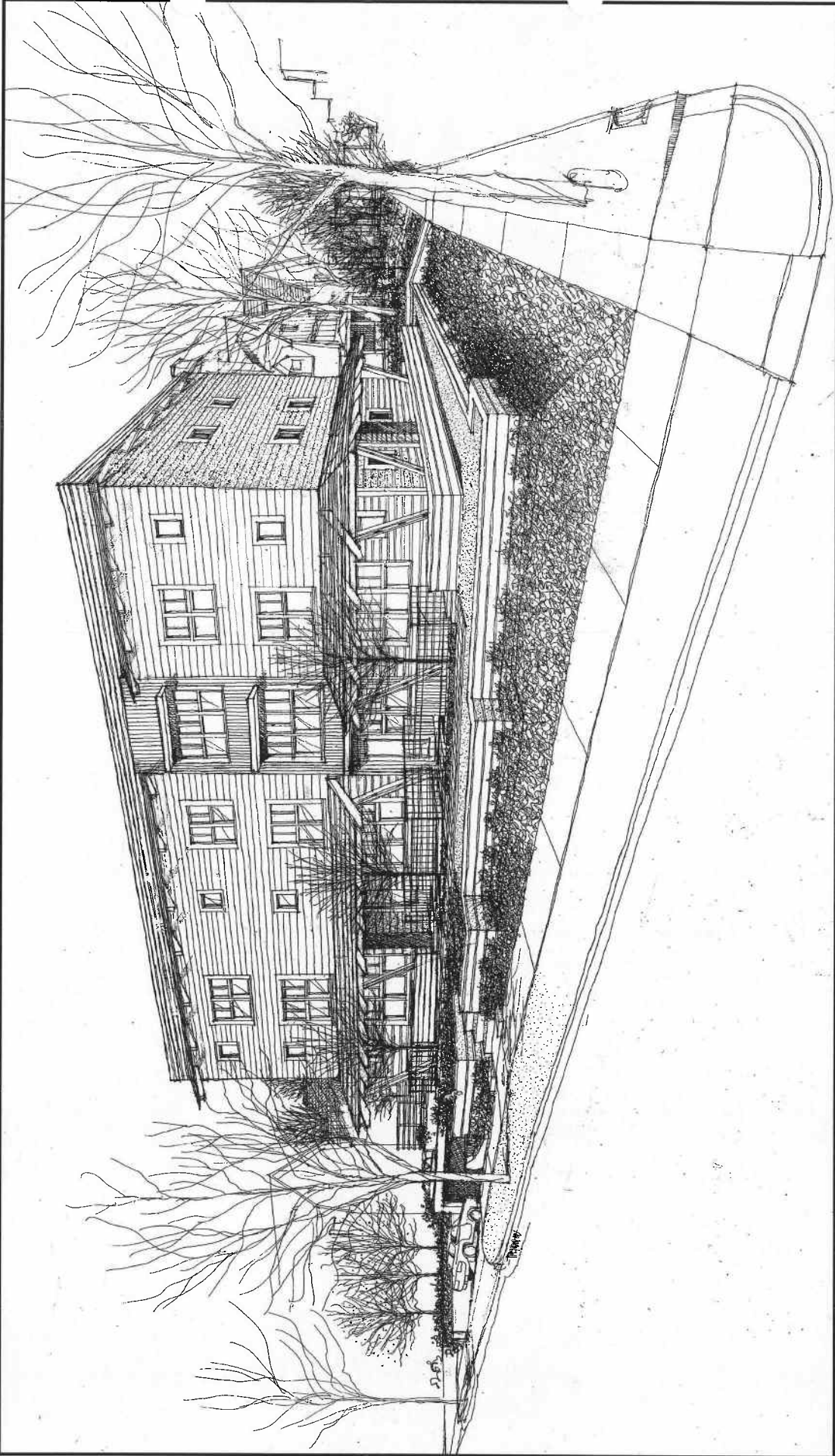
**ELEVATION - SOUTH**

1

N.T.S.

930 CHURCH STREET

ANN ARBOR, MICHIGAN



**Owner**

Galanis Investments, LLC  
514 North Seventh Street  
Ann Arbor, MI 48103  
734-945-6154  
panos@galanis.com

**Architect**

Al Weisz Architecture, LLC  
93 Hudson Street  
Somerville, MA 02144  
617-970-4840  
al.weisz@gmail.com

**Contractor**

Galanis Construction, Inc.  
514 North Seventh Street  
Ann Arbor, MI 48103  
734-945-6154  
panos@galanis.com

**Landscape Architect**

Mike McGinnis and Associates, Inc.  
P.O. Box 5448  
Plymouth, MI 48170  
734-323-3335  
mike@mjmcmginnig.com

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**Summary of Meeting Logistics**

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Date/Time: December 19, 2008, 6:00 p.m.

Location: 930 Church Street, Ann Arbor, MI 48104

1200 announcements about the project were mailed to neighbors within a 1000 ft. radius.

**PUBLIC MEETING**  
for the  
**PLANNED PROJECT SITE PLAN**

**930 CHURCH STREET**  
Ann Arbor, Michigan

Friday December 19<sup>th</sup>, 6:00 p.m.

Meeting will be held by Galanis Construction inside the existing building at 930 Church Street

This is a citizen participation meeting for the purpose of reviewing the proposed site plan recently submitted to the City of Ann Arbor's Planning Department and receiving feedback from community members.

Plans can be requested via email.  
please contact [info@galanis.com](mailto:info@galanis.com)



planned project site plan  
930 Church Street Ann Arbor, MI

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## Neighbor Comments and Responses

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To field responses from the neighbors, 1200 announcements about the project were mailed. A community meeting was held at the proposed job site. An information packet was distributed (see attached) and posted in large format. Below are comments from the 5 neighbors (see attached sign-in sheet) in attendance and our responses:

1. Not enough parking.

The city requires 1.5 spots per unit, and thus 6 spots for 4 units. This project has 6 parking spots, 2 of the parking spots can be double parked for a total of 8 parking places.

2. The attendees feel that the city's efforts to make Ann Arbor a walking city vs. a driving city is a fantasy.

We reiterated that parking is provided for 8 cars, the University is 2 blocks away as is a retail district.

3. Attendees commented that the look of building is that of a wooden box, not very appealing and related the building to the wooden home that Dorothy landed on in "The Wizard of Oz"

A subjective concern. We consider this to be an attractive building with greenery growing up the side on wire and on trellis.

4. Attendees thought that the materials used were not top end like the accommodations the building will provide

The materials in question are selected not only for appearance but for environmental sensitivity, durability, and life cycle cost.

5. Attendees mentioned that accommodating the students with designed outdoor space will provide more opportunities for garbage to accumulate

The management company will remind students of their obligation to keep the building yard neat and clean in appearance

6. Attendees were opposed to the idea of galvanized steel.

The material and design for that portion of the façade has been redesigned.

7. One attendee mentioned that articulating the roofline with gables would accentuate the row house feel.

Refer to items 11, 12 and 13.

8. Attendees asked if we could articulate the windows and add to the façade on the Church Street.

The design of the Church Street façade has been revised.

9. Attendees stated that we need 7 spaces for bins rather than the six shown.

Seven garbage bins will be provided.

10. Attendees requested that we put a wall behind the garbage cans.

The garbage bins will have a wall behind them.

11. The attendees could, under consideration, agree with the flat rooftop but they would rather see a gable, mansard etc

A flat roof is the easiest way to have a green roof.

12. The attendees pushed for the row house feel and said that even though this is what they are inside they do not show it on the outside.

An interesting point, to accommodate the feel of the neighborhood and respect the city zoning, the building shape and look have evolved to where they are now. And though not traditional row houses, the project provides a codified building with each unit having its own identity.

13. Attendees liked the Ashley Mews Project at the intersection of Packard and Main, and they agreed that even though the row house porches look good they are too small and not functional.

Here we are aiming to have a stronger connection with the residents and the outdoors. The concept is to have a friendly setting where the tenants feel comfortable both inside and out and take pride in their place of residence. If something is not used it tends to be forgotten about. Here we want the connection to the outside so it will be maintained and taken care of.

# Al Weisz LEED AP

93 hudson st • somerville, MA • 617.970.4840 • al.weisz@gmail.com

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## 19 December 2009 Meeting Attendees

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<b>name</b>	<b>title</b>	<b>address</b>	<b>phone</b>	<b>email</b>
Betsy Price	homeowner	905 Olivia	734 994 0131	<a href="mailto:cottonbets@gmail.com">cottonbets@gmail.com</a>
Marc Gerstein	homeowner	1321 Forest Ct	734 665 9230	<a href="mailto:marc.gerstein@utoledo.edu">marc.gerstein@utoledo.edu</a>
Eleanor Linn	homeowner	neighbor		<a href="mailto:elinn@umich.edu">elinn@umich.edu</a>
Peter Nagourney	homeowner	914 Lincoln	734 668 7424	<a href="mailto:pjn@umich.edu">pnj@umich.edu</a>
Lisa Jevens	homeowner	1312 Cambridge	773 816 7926	<a href="mailto:ljevans@yahoo.com">ljevens@yahoo.com</a>