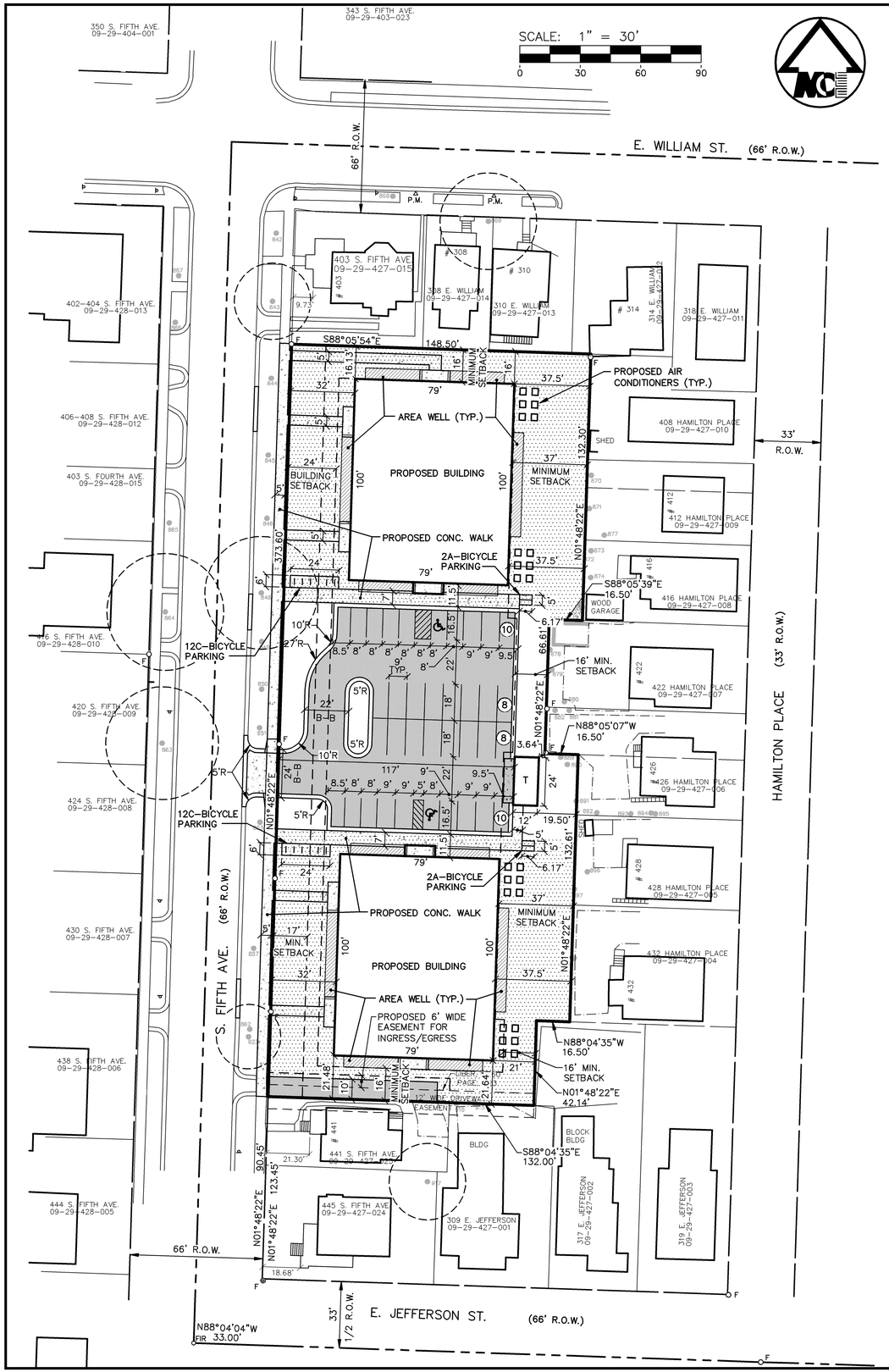
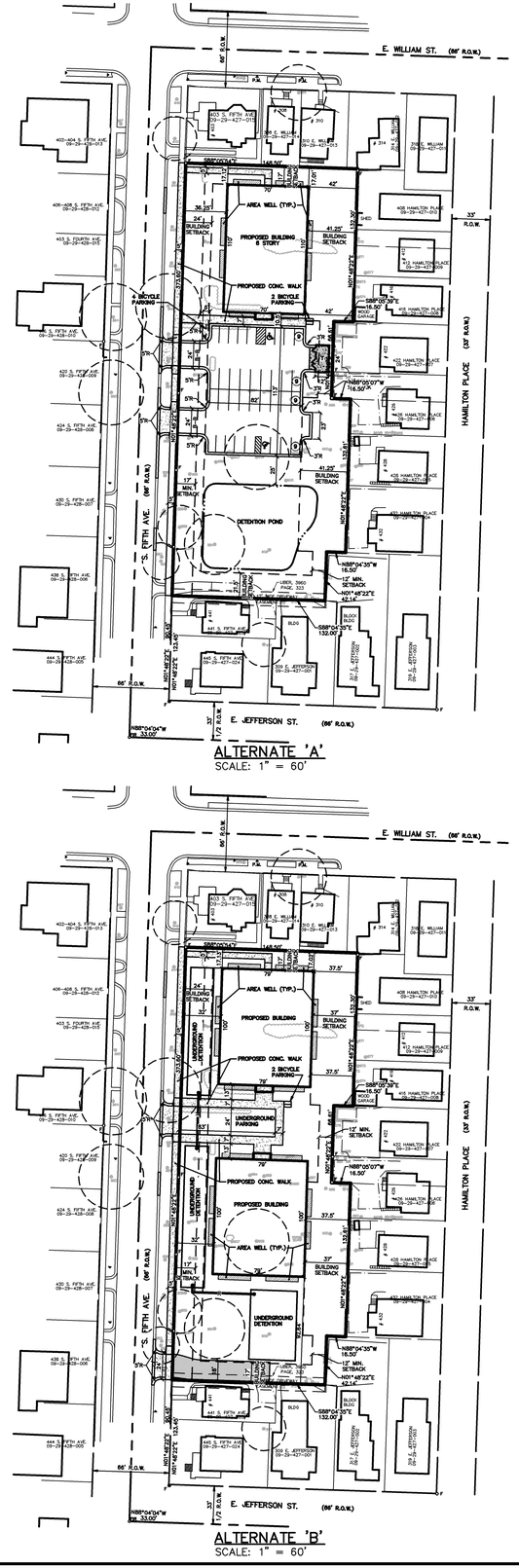


ALTERNATE 'A'
SCALE: 1" = 60'



ALTERNATE 'B'
SCALE: 1" = 60'

LEGEND

- CURB & GUTTER
- 4" CONCRETE PAVEMENT
- 6" HEAVY DUTY CONCRETE PAVEMENT
- BITUMINOUS PAVEMENT
- ACTIVE OPEN SPACE
- T — TRASH AREA
- BARRIER FREE PARKING SPACES
- B–B — BACK OF CURB TO BACK OF CURB
- (0) — NUMBER OF PARKING SPACES

DEVELOPMENT SUMMARY

	Permitted	Proposed
Zoning	R4C	R4C
Minimum Gross Lot Size:		
Area:	8,500 sf	1.23 acres / 53,579 s.f.
Width:	60 ft	374 ft
Minimum Lot Area/Dwelling Unit:	2,175 sf/unit	2,232 sf/unit
Residential Units:	24 permitted	24 units*
		144 bedrooms
Minimum Open Space:	40%	40%
Minimum Active Open Space:	300 sf/unit (7,200 sf required)	17,995 sf
Maximum Floor Area:	none	118% FAR
Setbacks:		
North Building:		
Average Front Yard:**	17 ft min (24 ft required)	32 ft
Side Yard:		
Least of one	12 ft min (16 ft required)	16 ft
Rear Yard:***	30 ft min (37 ft required)	37 ft
South Building:		
Average Front Yard:**	17 ft min (24 ft required)	32 ft
Side Yard:		
Least of one	12 ft min (16 ft required)	22.5 ft
Rear Yard:***	30 ft min (37 ft required)	37 ft
Accessory Building:		
Average Front Yard:	17 ft min	117 ft
Side Yard:	3 ft min	3.64 ft
Rear Yard:	3 ft min	19.5 ft
Building Height:		
Feet:	30 ft max	30 ft
Stories		3 stories
Parking:	1.5 cars/dwelling unit (36 required)	36 spaces
Bicycle Parking:	1 space/5 units (5 required) 50% A, 50% C	4 A spaces 24 C guest spaces

* See unit type breakdown on architectural plans.
** 50 ft (over 50) x .125 ft = 7 ft additional req
Front setback averaging: 9.73' (403) + 21.30' (441) + 18.68' (445) = 49.71' / 3 = 16.57'
*** 50 ft (over 50) x .125 ft = 7 ft additional req

ALTERNATIVE ANALYSIS NOTES

1) The removal of the three (3) landmark trees for the proposed site plan is unavoidable with the location of the proposed buildings, required onsite parking, and required underground utilities and storm water detention. Tree 906 is not considered a natural feature because it only has a tree health score of 15, and therefore does not require mitigation as a landmark tree. The only remaining natural features on the site that are subject to the alternatives analysis are trees 859 and 861.

2) In order for redevelopment of the site to occur, the existing structures and improvements would need to be removed. Due to its proximity to existing buildings, driveways and utilities, the critical root zones of trees 859 and 861 will be severely compromised, especially during the removal of underground utilities and building foundations.

3) Alternative A to the proposed layout would be to reduce the building footprint and increase the building height in order to avoid conflict with landmark tree 859. Landmark tree 861 would be removed for construction of the detention pond. In order to accomplish the same development program, this alternative would need to increase the building height of 60 feet to accommodate the same number of residential units. To offset the increased building costs, surface storm water detention would be utilized as opposed to underground detention. This alternative would require a deviation from area, height, and placements limitations to allow greater height. This would be subject to Council approval. This is not likely to occur since they have denied similar requests in the past.

4) Alternative B would require onsite parking to be placed underground, push the buildings closer together, and cluster both buildings on the north end of the site. This would eliminate the building/parking conflict with trees 859 and 861. Since surface water detention is not feasible per the regulations of the Washtenaw County Water Resources Commissioner, underground detention would be required. In the proposed site plan, detention is provided under the parking lot. With parking provided underground in Alternate B, the detention would need to be located elsewhere on the site. The west and south side of the property could be utilized for this. Underground storm water detention could be constructed in a way to avoid conflict with the critical root zones of trees 859 and 861. This alternative would allow the same development program, but is financially infeasible due to the high costs to construct underground parking for such a small number of spaces.

ALTERNATIVES ANALYSIS SUMMARY

	Proposed	Alternative A	Alternative B
Zoning	R4C	Planned Project	R4C
Dwelling Units	24	24	24
Parking Spaces	36	36	36
Parking Location	Surface	Surface	Underground
Height	30 ft	60 ft	30 ft
Landmarks Removed	3	3	2
Detention	Underground	Surface	Underground

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CITY PLACE
SITE PLAN
DIMENSIONAL SITE PLAN & ALTERNATE ANALYSIS

4

DATE: 3-2-09
SHEET 4 OF 16
CADD: WAJ
ENG: JCA
PM: RJG
SITE-WORK/07075SP1
FB#

JOB No. 07075

REVISIONS:	REV. DATE
PER CITY COMMENTS	3-25-09
REMAND BACK TO P.C.	6-19-09

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