

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of December 16, 2008

SUBJECT: 833 East University Site Plan (File No. SP08-018)

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 833 East University 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 east side of East University between Hill Street and Oakland Avenue, in the Central Planning Area and the Allen Creek watershed.

DESCRIPTION OF PETITION

The petitioner requests approval to construct a 2,955-square foot, three-story addition on the rear of an existing 6,608-square foot, three-story multiple-family residential building. The site is 0.2 acres (8,712 square feet) and in the R4C (Multiple-Family Dwelling District) zoning district. In addition to the existing residential building, the site contains a large informal gravel area for parking in the rear yard that is accessed off an alley. The existing house contains five units and a total of 15 bedrooms. The number of units will be reduced in the house from five to four; the total number of bedrooms will be increased from 15 to 24. After the proposed improvements, the house will have four six-bedroom units.

Six asphalt parking spaces directly off the alley are proposed, the minimum allowed by City Code. A concrete patio will be added between the parking and the new addition, to replace a patio located where the addition will be. No storm water detention currently exists for the site, and none is proposed.

The existing residence is a nonconforming structure because the north side yard setback is 6.3 feet; 12 feet is required by Code. Also, the existing and proposed structures are 60 feet in length, which require an additional 30 inches of side yard setbacks because they exceed 50 feet. The existing and proposed total of two side yard setbacks is 24 feet 4 inches, and the required total of two is 28 feet 6 inches. As a result, the project needs permission to alter a nonconforming structure by the Zoning Board of Appeals (ZBA). The petition is scheduled for

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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.

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		1,742 sq ft	2,178 sq ft	2,175 sq ft MIN
Setbacks	Front	29 ft	29 ft	25 ft MIN
	Sides	6.3 ft north, 18 ft south 24.3 ft total of two	6.3 ft north, 18 ft south 24.3 ft total of two	12 ft MIN one side, 28.5 ft MIN total of two *
	Rear	70 ft	42 ft	30 ft MIN
Height		29 ft	29 ft	30 ft MAX
Min. Open Space, Active Open Space		4,137 sq ft (47%) open space, 3,913 sq ft active open space	4,521 sq ft (52%) open space, 4,172 sq ft active open space	40% MIN open space (3,485 sq ft total) 300 sq ft per unit MIN active space (1,200 sq ft total)
Vehicle Parking		10 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 30 inches of setback is required because the building length exceeds 50 feet by ten feet.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single-Family Residential	R4C (Multiple-Family Dwelling District)
EAST	Single-Family Residential	R4C
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 1920. 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 north, south, east, and west.

SERVICE UNIT COMMENTS

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 existing student housing as recommended in the Central Area Plan.

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



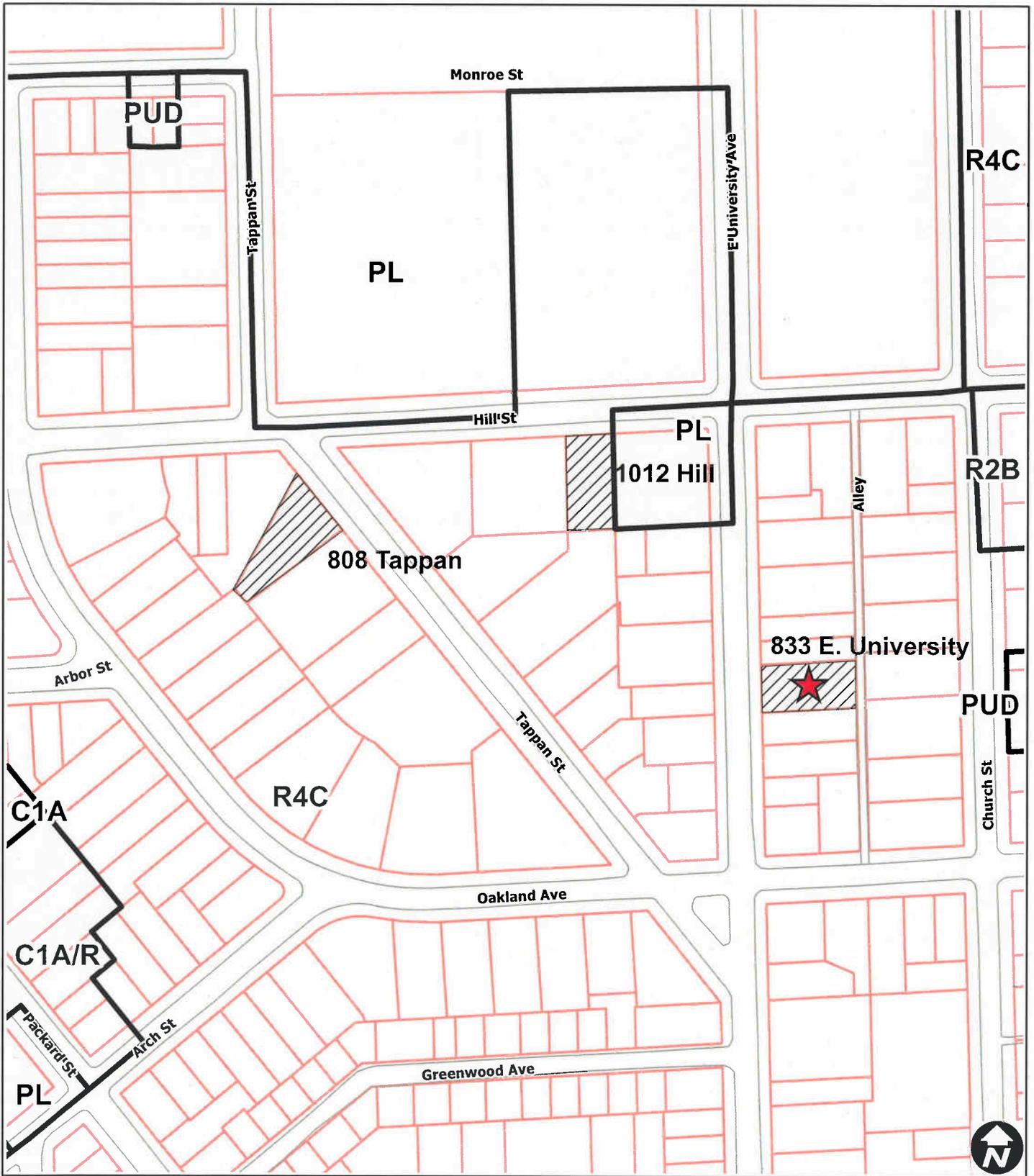
Attachments: Parcel and Zoning Map
Aerial Photo
Site Plan
Elevations

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

Owner: 833 East University, LLC
820 Hill Street
Ann Arbor, MI 48104

Systems Planning
File No. SP08-018

833 East University -Zoning Map-



Map Legend	
	City Boundary
	Railroads



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

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833 East University -Aerial Map-



Map Legend	
	City Boundary
	Railroads



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833 East University -Zoning Map-



Map Legend
 □ City Boundary
 — Railroads



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 City Boundary
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