

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of January 17, 2023

**SUBJECT: Fire Station #4 - Public Project Review
(2415 South Huron Parkway) File No. SP22-2014**

PROPOSED CITY PLANNING COMMISSION MOTION

WHEREAS, the City Administrator is directed to obtain comments and suggestions from the appropriate City departments with regard to certain City projects meeting private development regulations prior to recommending that City Council approve funding for them; and

WHEREAS, such projects are to be reviewed by the City Planning Commission prior to City Council approval;

WHEREAS, the City Administrator shall indicate which private development regulations are not being met for such projects;

RESOLVED, that the Ann Arbor City Planning Commission finds the City of Ann Arbor Fire Station #4 adheres to City private development standards notwithstanding the following:

- The right-of-way screen along S. Huron Parkway would be required to provide 230 lineal feet of landscaping; the project is providing 162 lineal feet.
- A total of 555 square feet of interior landscape islands would be required; the project is providing 540 square feet.
- 35 street trees would be required to be provided; 15 trees are provided.
- A 15 foot wide Conflicting Land Use Buffer would be required; the Conflicting Land Use Buffer has been provided where possible.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **approve** the motion above regarding this public project because it complies with regulations to except those conditions identified.

LOCATION

The site is located on the east (south) side of South Huron Parkway where Platt Road intersects with South Huron Parkway (South Area). This site is in the Mallets Creek Watershed.

DESCRIPTION OF PETITION

This site is zoned PL (Public Land) and requires Planning Commission review as a public project exceeding \$250,000. The purpose of the review is to evaluate the project against private development regulations as specified by a City Council Resolution approved on March 20, 1989.

This proposal consists of removing the existing fire station at this location and replacing it with a new fire station that is larger, better designed for fire personnel and equipment, and environmentally sustainable. The new fire station is proposed to be 12,097 square feet which provides room to accommodate fire apparatus, living quarters, working spaces and storage areas. The building is proposed to be 2 stories tall with a maximum height of 29 feet. Two curb cuts are proposed. Apparatus will drive into the east curb cut and egress from the west curb cut at the signalized intersection of Platt Road and South Huron Parkway. Stormwater detention is proposed to be provided underground on the south side of the site. Eight surface parking spaces are proposed to be constructed in Scheffler Park where an existing concrete basketball pad is currently located. The parking lot will include carports with solar panels on top. Four Class C bicycle parking spaces will be provided. Solid waste is proposed to be handled on the north side of the site. Sidewalks are proposed to connect pedestrians directly to Scheffler Park.

The project is proposing a net zero building which includes: geothermal heating (closed loop ground source geothermal at least 300 feet deep) with heat pumps, rooftop solar panels, a fully electrified building, and a highly efficient building envelope.

The project includes some improvements to Scheffler Park including a new basketball court and a new rain garden.

SURROUNDING LAND USES AND ZONING

LAND USE		ZONING
NORTH	Offices	O (Office)
EAST	Offices	O
SOUTH	Park	PL (Public Land)
WEST	Public Land (Washtenaw County)	PL

PLANNING BACKGROUND

The Comprehensive Plan: Land Use Element recommends Public and Semi Public uses for this site.

DEPARTMENT COMMENTS PENDING, DISMISSED OR UNRESOLVED

City Staff conducted a comprehensive review of the project. No outstanding comments exist.

The project is unable to provide the amount of right-of-way screening because the size of the two access drives need to be large enough to accommodate the largest fire apparatus. A maximum amount of interior landscaping was provided while maintaining as small of footprint as possible of the parking lot. 15 new street trees are proposed which is the maximum number that can be reasonably accommodated on site with two wide curb cuts. The maximum width of the Conflicting Land Use Buffer was provided where possible.

Prepared by Jeff Kahan
Reviewed by Brett Lenart
mg/1/12/23

Attachments:

c: Owner: City of Ann Arbor
301 E. Huron Street
Ann Arbor, MI 48104

Petitioner: Mike Kennedy, Fire Chief
Fire Department
301 E. Huron Street
Ann Arbor, MI 48104

Petitioner's Agent: Jonathan Curry
PEA Group
7927 Nemco Way, Suite 115
Brighton, MI

Building
Systems Planning
File No. SP22-2014