

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of March 6, 2012**

**SUBJECT: AAA Ann Arbor Branch Site Plan and Rezoning  
(1100 and 1200 South Main Street)  
Project No. SP11-036 and Z11-014**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the AAA Ann Arbor Branch Site Plan (1100 South Main Street), subject to the combination of parcels prior to issuance of building permits.

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the AAA Ann Arbor Branch Rezoning (1200 South Main Street) to P Parking District.

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the AAA Ann Arbor Branch Site Plan (1200 South Main Street), subject to approval of the P zoning designation by City Council.

**STAFF RECOMMENDATION**

Staff recommends that the site plan petitions for both 1100 and 1200 South Main Streets be **approved** because, if the rezoning petition is approved, the contemplated development would comply with all applicable state, local and federal law, 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; the development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety or welfare.

Staff recommends that the rezoning petition be **approved** because sufficient justification has been presented to deviate from the future land use recommendation in the Master Plan: Land Use Element for the site and vicinity, is compatible with the surrounding area, and supports land use requirements for the adjacent site plan development.

## STAFF REPORT

This petition was rescheduled from the February 23, 2012 meeting, which was adjourned until March 6, 2012. Staff recommended the petitions be postponed to allow additional time for the petitioner to consider staff comments as well as staff to review revised plans. The proposed site plan has since been slightly modified, and staff has completed their review.

Additional and Revised Information – The petitioner is now requesting to construct a one-story new branch office up to 7,673-square feet in two phases. Phase 1 will be 5,443 square feet (as described in the 2/23/12 staff report) and Phase 2 will add 2,230 square feet to the south side of the building, for a total of 7,673 square feet (noted as shown for illustrative purposes only in 2/23/12 staff report).

Between 23 and 31 parking spaces are required to support the total building size, and the petitioner is proposing to construct the full amount of required parking for the total building size in Phase 1, as well as a few extra. Including the 21 parking spaces proposed on the 1100 South Main site and the 14 parking spaces proposed in the satellite lot on the 1200 South Main site, the 35 proposed parking spaces are four more than the maximum required for the proposed total building size.

The proposed Phase 1 floor area ratio (FAR) remains 16% and the total building has an FAR of 22%. With the Phase 2 addition, the Potter Avenue front setback for 1100 South Main will decrease from 126 feet to 88 feet. The Phase 2 addition will be set slightly farther back from South Main Street than the Phase 1 portion of the building.

Two bicycle lockers have been added to the proposed site plan for the 1200 South Main parking lot.

Service Unit Comments – All outstanding comments and unresolved issues from other service units have been confirmed or satisfactorily addressed.

Planning Comments – As a general rule, staff does not support rezoning any land to P Parking District, nor does staff support surface parking as a principal land use. In almost every case, staff feels that parking lots do not further the land use goals of the city's Master Plan. Parking should only be an accessory use and parking lots should be situated so they are not the most prominent feature on the site.

However, in this particular case for the AAA Ann Arbor Branch, all but four spaces in the 1200 South Main Street parking lot would supply required parking for the full building. It is somewhat unusual for two entire blocks, adjacent but not contiguous land, to be owned by the same property owner to even make the proposed situation possible. The proposed area for rezoning matches the boundaries of the parking lot and its required landscape buffers, rather than the entire site. Overall, the rezoning petition has been reduced to almost the minimum necessary to support the whole development. It will also result in less prominent parking on these two blocks than currently existing and, while not ideal, an overall improvement for this corridor and the neighborhood. For these specific reasons, staff supports the AAA Ann Arbor Branch rezoning petition.

Prepared by Alexis DiLeo  
Reviewed by Wendy Rampson

Attachment: February 23, 2012 Planning Staff Report

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Systems Planning  
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