

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of June 3, 2014

**SUBJECT: Dusty's Collision Site Plan for City Council Approval
(2310 South Industrial Highway)
File No. SP14-020**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Dusty's Collision Site Plan, subject to providing one footing drain disconnect prior to issuance of a certificate of occupancy.

STAFF RECOMMENDATION

Staff recommends that this petition be **approved**, because, if the proposed conditions are met, the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; comply with local, state and federal laws and regulations; would not cause a public or private nuisance; and would not have a detrimental effect on public health, safety or welfare.

LOCATION

The site is located on west side of South Industrial Highway, north of E. Eisenhower Parkway (South Area, Malletts Creek Watershed).

DESCRIPTION OF PETITION

The petitioner seeks to construct a 30,537 square foot, one-story auto collision repair facility on a vacant parcel. The new building will contain 5,285 square feet for office use; 5,227 square feet for waiting area/vestibule; and 20,025 square feet of repair/garage uses. The estimated cost of construction will be \$2.0 million.

Parking will be provided in an exterior parking lot containing 106 spaces, including 24 parking spaces that will be deferred until needed. There will be one bicycle hoop providing 2 bicycle parking spaces near the front of the building.

There are currently two curb cuts providing access to the site. While the petitioner will adjust the locations slightly, the two curbs cuts will remain in approximately the same location as existing. The building is designed for customers to pull into a garage located in the front of the building. This area will be used for estimating vehicle repair costs and consultations with customers. Customers will drive in through the north drive and exit using the south drive directly to South Industrial Highway. The north drive will be used for both access to the garage and rear parking area and vehicle storage. The south drive will only be used as a customer exit from the garage.

The previous building on the site was demolished in 2013. The site currently contains the remains of a vehicle parking lot and two driveways leading to South Industrial Highway. South Industrial is an AAATA bus route and bus stops are located on both sides of the street in close proximity to the site.

There is an existing storm water facility on the site that was constructed for the previous development on the site. Based on the total of impervious surface proposed on the site, the petitioner is required to upgrade and enlarge the existing facility. The amount of impervious surface of the proposed project requires first flush, bankfull and 100 year storm detention capacity. The storm water facility is a detention pond system with a connection to the City storm sewer.

There are four landmark trees located on the site, and all will be preserved. There are no other natural features on the site.

As required by the Citizen Participation Ordinance, the petitioner mailed out postcard notification. There were no comments submitted by the public in response to the mailing. Staff has not received any feedback from the public in regards to this petition.

COMPARISON CHART

		EXISTING	PROPOSED	REQUIRED
Zoning		M1 (Limited Industrial)	M1 (Limited Industrial)	M1 (Limited Industrial)
Gross Lot Area		137,534 sq ft	137,534 sq ft	13,000 sq ft MIN
Floor Area in % of Lot Area		N/A	22% (30,537 sf)	75% MAX
Setbacks	Front	N/A	22 ft	15 ft MIN
	Side(s)	N/A	40 ft (north) 59 ft (south)	0 ft MIN
	Rear	N/A	228 ft	0 ft MIN
Height		N/A	20 ft	None
Parking – Vehicle		17 spaces – cars 13 spaces - bus	82 spaces 24 spaces – deferred	82 spaces MIN*
Parking – Bicycle		None	2 Class C	2 Class C

* No requirements listed in Chapter 59 (Off-Street Parking) for this unique use. Chapter 59, Section 5:167 states that, "Parking and bicycle spaces for uses not specified shall be determined by the planning and development services manager, based upon requirements for similar uses." For this petition, parking counts were based on information for two other collision shops operated by the owner.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Warehouse	M1 (Limited Industrial)
EAST	Business Industrial	M1 (Limited Industrial)
SOUTH	Auto Repair	M1 (Limited Industrial)
WEST	Railroad	M1 (Limited Industrial)

HISTORY

In 1962, a 3,640-square foot building was constructed onsite, and a 3,530-square foot addition was completed in 1963. In 1978, a site plan for a 1,375-square foot addition to the existing building was approved and the addition was constructed. A site plan waiver (now called Site Plan for Planning Commission Approval) for a 960-square foot office building for this site was approved in 1980. This office building was never built. An administrative amendment to allow two 7-foot by 7-foot concrete pads for mechanical equipment was approved in 1995. In 2003, a site plan was approved to increase the paved area on the site, add a driveway, and install storm water detention facility. The building was used as a staging and maintenance facility for a charter bus company from 2003 to 2012. The building was demolished in 2013.

PLANNING BACKGROUND

The City of Ann Arbor Master Plan: Land Use Element identifies this parcel as part of the South Area and recommends research and Industrial uses.

The Non-Motorized Plan recommends the addition of bicycle lanes to South Industrial Highway.

STAFF COMMENTS

Systems Planning (Engineering) – Adequate utilities exist to serve the site. One footing drain disconnect or equivalent will be required. Petitioner must follow the recommendations contained within the July 26, 2013 report prepared by CDM Smith. Petitioner shall work with CDM Smith regarding the proposed method of footing drain disconnection. CDM Smith will provide approval of the disconnection method.

Mallets Creek Coordinating Committee (MCCC) – The MCCC recommended that the petitioner consider conducting soil borings from the detention basin in order to increase infiltration design of the storm water basin. It is also recommended that the property owner take special care to monitor and contain any dripping fluids from damaged vehicles.

Planning – The site plan and construction of the new building will be a significant investment to a vacant property. The proposed use for a collision repair facility is consistent with surrounding uses and the overall Master Plan for the South Industrial corridor. While architectural details are limited, the exterior design of the building is consistent with the many of the industrial warehouse buildings in the vicinity.

Planning staff had concerns regarding the number of parking spaces provided on site and recommended that the petitioner defer some parking for installation at a later time, and the petitioner did agree to defer 24 spaces. The total number of parking spaces provided is based on the owner's experience operating two other collision shops in the Ann Arbor Area.

Regarding the drive-in estimating use of the building, staff has determined it is not a "drive-thru facility" as recently defined in the Zoning Code. That definition states that a drive-thru facility is, "Any building or structure, or portion thereof, that is constructed or operated for the purpose of providing goods or services to customers who remain in their vehicle during the course of the transaction." The main purpose of the drive-in estimating portion of the building is not to provide goods or services to customers who remain in the car but to provide convenience to customers to drive up and park inside while discussing repair with an employee. There are no goods or services issued directly to the customer while they remain in the car.

Prepared by Matt Kowalski
Reviewed by Wendy Rampson
5/30/14

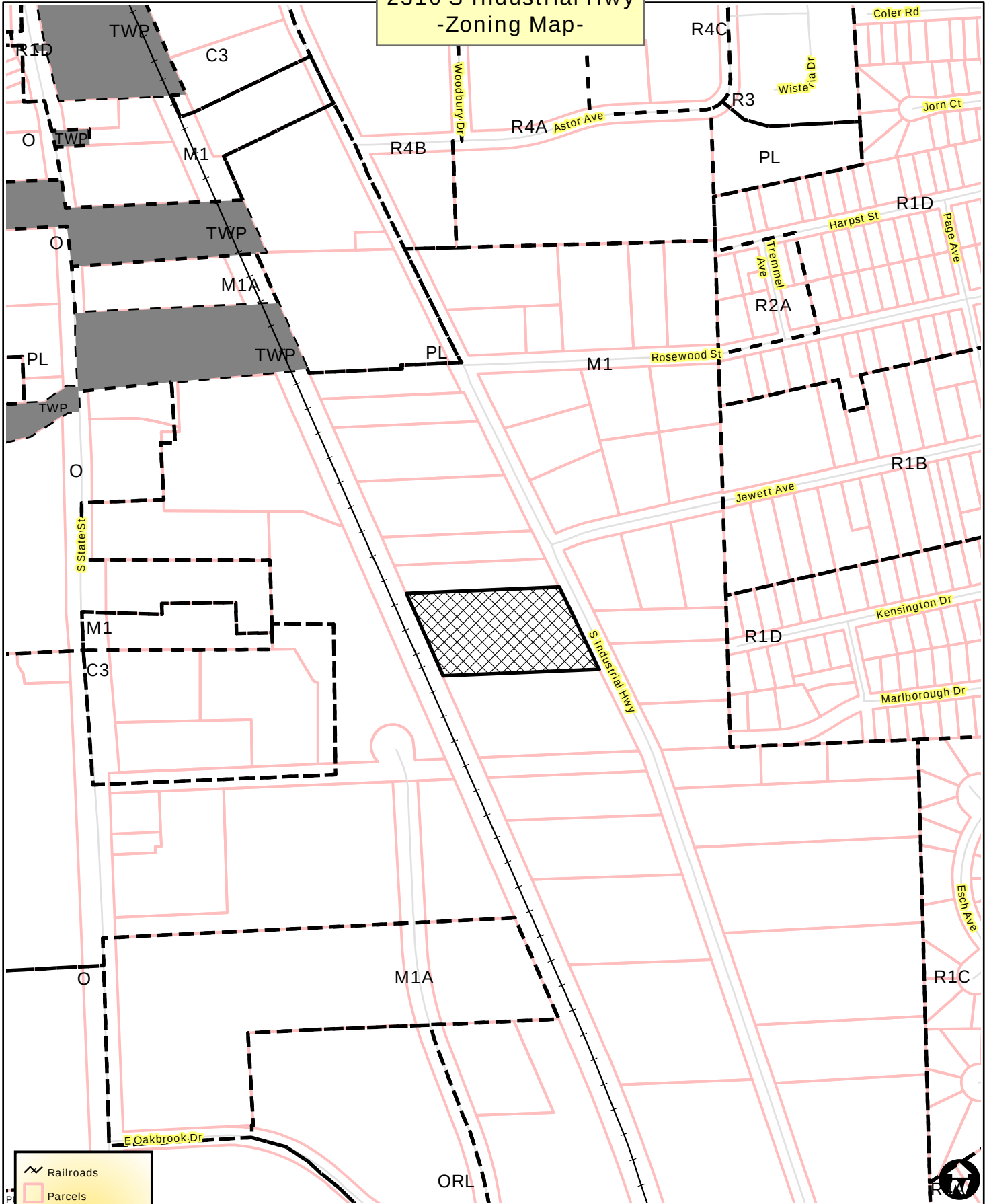
Attachments: Parcel/Zoning Map
Aerial Photo
Site Plan
Landscape Plan
Elevations

c: Petitioner: Earl Ophoff
Midwestern Consulting
3815 Plaza Drive
Ann Arbor, MI. 48108

Owner: Whitney's Collision West
5984 Jackson Road
Ann Arbor, MI 48103

Systems Planning
File No. SP14-020

2310 S Industrial Hwy -Zoning Map-



Railroads

Parcels

Huron River

Zoning

Township Islands

Zoning Districts



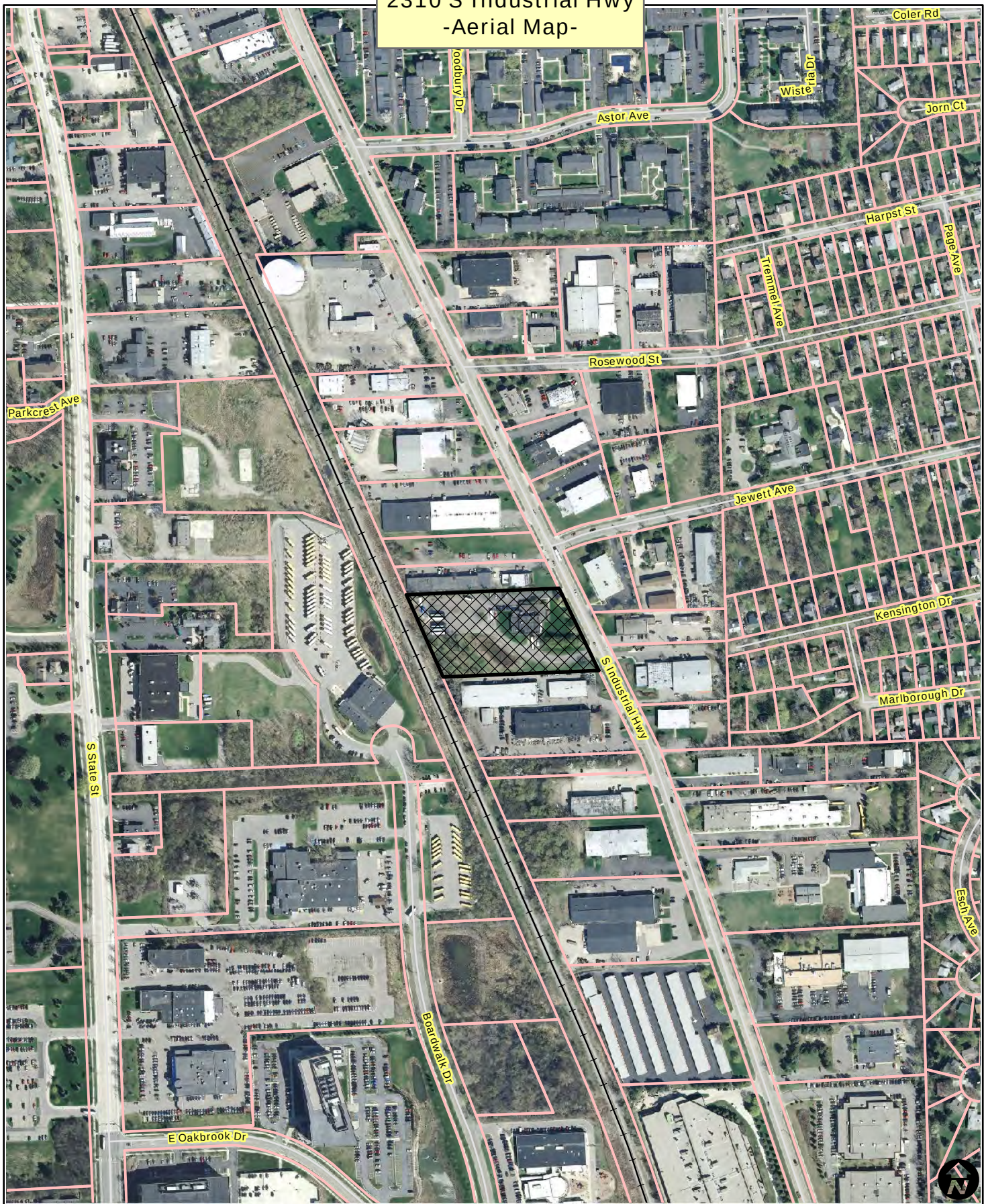
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Map Created: 3/26/2014

2310 S Industrial Hwy -Aerial Map-



-  Railroads
-  Parcels
-  Huron River



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2310 S Industrial Hwy -Aerial Map-



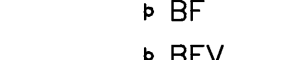
-  Railroads
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Map Created: 3/26/2014

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LEGEND

- | | |
|---|---------------------------------------|
|  | EXIST. UTILITY POLE |
|  | ELEC. TRANSFORMER |
|  | EXIST. OVERHEAD UTILITY LINE |
|  | EXIST. LIGHT POLE |
|  | EDGE OF WATER |
|  | MAILBOX |
|  | POST |
|  | FENCE |
|  | TREE OR BRUSH LIMIT |
|  | SINGLE TREE |
|  | BARRIER FREE |
|  | BARRIER FREE VAN |
|  | BITUMINOUS PAVEMENT |
|  | 4" CONCRETE |
|  | HEAVY DUTY CONCRETE |
|  | EDGE OF METAL |
|  | NUMBER OF STANDARD PARKING SPACES |
|  | NUMBER OF BARRIER FREE PARKING SPACES |

M1 SETBACK REQUIREMENTS

FRONT: 15' MIN, NO MAX; 22' MIN. PROPOSED.

SIDE: NONE; 40' NORTH, 59.18' SOUTH PROPOSED.

REAR: NONE; 228.16' PROPOSED.

CLIENT
O'NEAL CONSTRUCTION
525 W. WILLIAM ST.
ANN ARBOR, MI 48103
PH: (734) 769-0770

DUSTY'S COLLISION

SITE PLAN

DIMENSIONAL SITE PLAN

769-0770 (734)

13049

JOB No.	13049		DATE: 3/31/14
	REV. PER CITY	REV. DATE	SHEET 3 OF
PREVISIONS:	REV. PER CITY	5/6/14	CADD: DAG, WAJ
	REV. PER CITY	5/28/14	ENG: JAF
			PM: EFO
			TECH:
			SITE\13049SP1

LANDSCAPE REQUIREMENTS:

1. PARKING LOT LANDSCAPING

Vehicle Use Area = 36,740 SF
Interior Landscape Area required 1:20 = 1,837 SF
Interior Landscape Area proposed = 5,230 SF

50% bio-retention area required = 918.5 SF minimum

Bio-retention area provided = 4,582 SF

Total Trees Required = 8

Total Trees Provided = 8

2. RIGHT-OF-WAY SCREENING

Buffer Strip 10' avg. required / 5' min.; 33' minimum provided
Trees 1:30 LF, 2" cal. 6" above root ball, 2 trees proposed
Hedge 24" height req.; 12 evergreen shrubs proposed

3. STREET TREE ESCROW

300 linear feet street frontage = 300 LF x \$1.30/LF of street

frontage = \$390.00 to be provided.

PLANT MATERIALS LIST

Quantity	Symbol	Botanical Name	Common Name	Size	Root	Remarks
3	CO	Celtis occidentalis	Hackberry	2" cal.	BB	6' branch ht.
3	LT	Liriodendron tulipifera	Tulip Tree	2" cal.	BB	6' branch ht.
4	TA	Tilia americana 'Redmond'	Redmond American Basswood	2" cal.	BB	6' branch ht.
12	JCH	Juniperus c. 'Sea Green'	Sea Green Juniper	24" ht	BB/Cont	4' o.c.

LANDSCAPE NOTES

- Water outlets will be provided within one hundred and fifty (150) feet of all required plantings.
- Plant materials shall be selected and installed as detailed. Street trees shall be installed in accordance with standards established by the City of Ann Arbor Parks and Recreation Department and as shown on the Street Tree Planting Detail.
- All diseased, damaged or dead material shown on the site plan as proposed plantings shall be replaced by the end of the following growing season as a continuing obligation for the duration of the site plan.
- All compacted subgrade soils in proposed landscape areas shall be tilled to a minimum 12-inch depth prior to placement of topsoil, geotextile fabric, or other planting media as specified.
- Restore all disturbed and proposed landscape areas except bio-retention islands with a minimum of three (3) inches of topsoil and then sod or seed/fertilize/mulch per the plan. Provide sod or seed and erosion control blankets on all slopes 3:1 or steeper.
- Provide minimum twelve (12) inches of un-compacted topsoil over tilled, un-compacted subgrade in bio-retention islands.
- Seed mixes and fertilizer:

A. Lawns:

Lawn seed mix shall be as follows:
15% Rugby Kentucky Bluegrass
10% Park Kentucky Bluegrass
40% Ruby Creeping Red Fescue
15% Pennine Perennial Ryegrass
20% Scalds Hard Fescue

Seed shall be applied at the rate of five pounds (5 lbs) per 1000 square feet.
Fertilizer for the initial installation of lawns shall provide not less than one (1) pound of actual nitrogen per 1,000 square feet of lawn area and shall contain not less than two percent (2%) potassium and four percent (4%) phosphoric acid.

After the first growing season, only fertilizers that contain no phosphorus shall be used on the site.

B. No Mowing/Natural Areas

Natural area seed mix shall be as follows:

MDOT Standard Specifications for THM (turf loamy to heavy).
Seed shall be applied at the rate of two hundred and twenty pounds (220 lbs) per acre.
Fertilizer shall be MDOT Class B applied at the rate of one hundred and twenty pounds (120 lbs) per acre.

Mulch within twenty four (24) hours with two (2) tons of straw per acre, or seventy one (71) bales of excelsior mulch per acre. Anchor straw mulch with spray coating of adhesive material applied at the rate of one hundred and fifty (150) gallons per acre.
C. Detention Basin Bottom and Side Slopes/Bio-retention island seed mix:

WETLAND SEED MIX "B"

(If New Wetland Edge & Annual/Perennial Forbs Mixes, or equal)

For Use in Bioswale/Rain Gardens

Scientific Name	Common Name
Carex lurida	Bottlebrush Sedge
Carex sp.	Sedge
Carex vulpinoidea	Brown Fox Sedge
Eleocharis palustris	Great Spike Rush
Elymus canadensis	Canada Wild Rye
Glyceria striata	Fowl Manna Grass
Leersia oryzoides	Rice Cut Grass
Scirpus atrovirens	Dark Green Rush
Scirpus pungens	Chairmaker's Rush
Scirpus validus creber	Great Bulrush (softstem)
Avena sativa	Seed Oats
Lolium multiflorum	Annual Rye
Actinomeria alternifolia	Wingstem
Agalinis tenuifolia	Slender False Foxglove
Alisma subcordatum	Common Water Plantain
Asclepias incarnata	Swamp Milkweed
Aster simplex	Panicle Aster
Bidens sp.	Bidens
Cassia hebecarpa	Wild Senna
Eupatorium perfoliatum	Common Boneset
Helenium autumnale	Sneezeweed
His virginica shrevel	Blue Flag Iris
Lobelia siphilitica	Great Blue Lobelia
Mimulus ringens	Monkey Flower
Rudbeckia laciniata	Wild Golden Glow
Verbena hastata	Blue Vervain
Vernonia sp.	Ironweed
Cassia fasciculata	Partridge Pea
Coreopsis lanceolata	Sand Coreopsis
Lupinus perennis	Flowerwild Lupine
Monarda fistulosa	Wild Bergamot
Ratibida pinnata	Yellow Coneflower
Rudbeckia hirta	Black-eyed Susan
Cosmos bipinnatus	Annual Cosmos
Gaillardia pulchella	Blanket Flower
Papaver rhoeas	Annual Corn Poppy

Planting Soil: Existing, in-place or stockpiled topsoil. Supplement with imported topsoil as needed. Verify suitability of existing surface soil to produce viable planting soil.
Remove stones, roots, plants, sod, clods, clay lumps, pockets of coarse sand, concrete slurry, concrete layers or chunks, cement, plaster, building debris, and other extraneous materials harmful to plant growth. Mix surface soil with the following soil amendments to produce planting soil:

- Ratio of Loose Compost to Topsoil by Volume: 1:4.
- Weight of Lime per 1,000 square feet: Amend with lime only on recommendation of soil test to adjust soil pH.
- Weight of sulfur or aluminum sulfate per 1,000 square feet: amend with sulfur or aluminum sulfate only on recommendation of soil test to adjust soil pH.
- Volume of Sand: amend with sand only on recommendation of the Landscape Architect to adjust soil texture.
- Weight of Slow-release Fertilizer per 1,000 square feet: amend with fertilizer only on recommendation of soil test to adjust soil fertility.

Deciduous plants shall be planted between March 1 and May 15 and from October 1 until the prepared soil becomes frozen. Evergreen plants shall be planted between March 1 and June 1 and from August 15 and September 15.

All plants except ground cover are to receive four (4) inches of shredded bark mulch. Ground cover areas are to receive two (2) inches of Canadian peat mulch. All mulch beds to have landscape fabric beneath mulch and planting soil.

All trees to be located a minimum of ten (10) feet from public utilities.

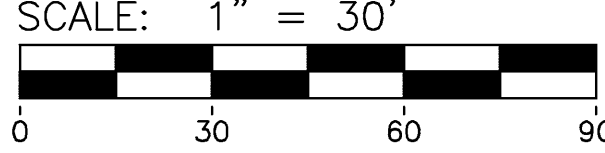
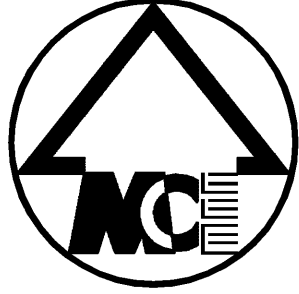
All single trunk, deciduous trees shall have a straight and a symmetrical crown with a central leader. One sided trees or those with thin or open crowns shall not be accepted.

All evergreen trees shall be branched fully to the ground, symmetrical in shape and have not been sheared in the last three (3) growing seasons.

Shade trees are to be a minimum of fifteen (15) feet on center. Evergreen trees are to be a minimum of twelve (12) feet on center.

Snow cannot be pushed onto interior islands unless they are designated on the plan for snow storage. Bio-retention islands are also snow storage islands.

Shrubs and trees are to be a minimum of five (5) feet from hydrants.



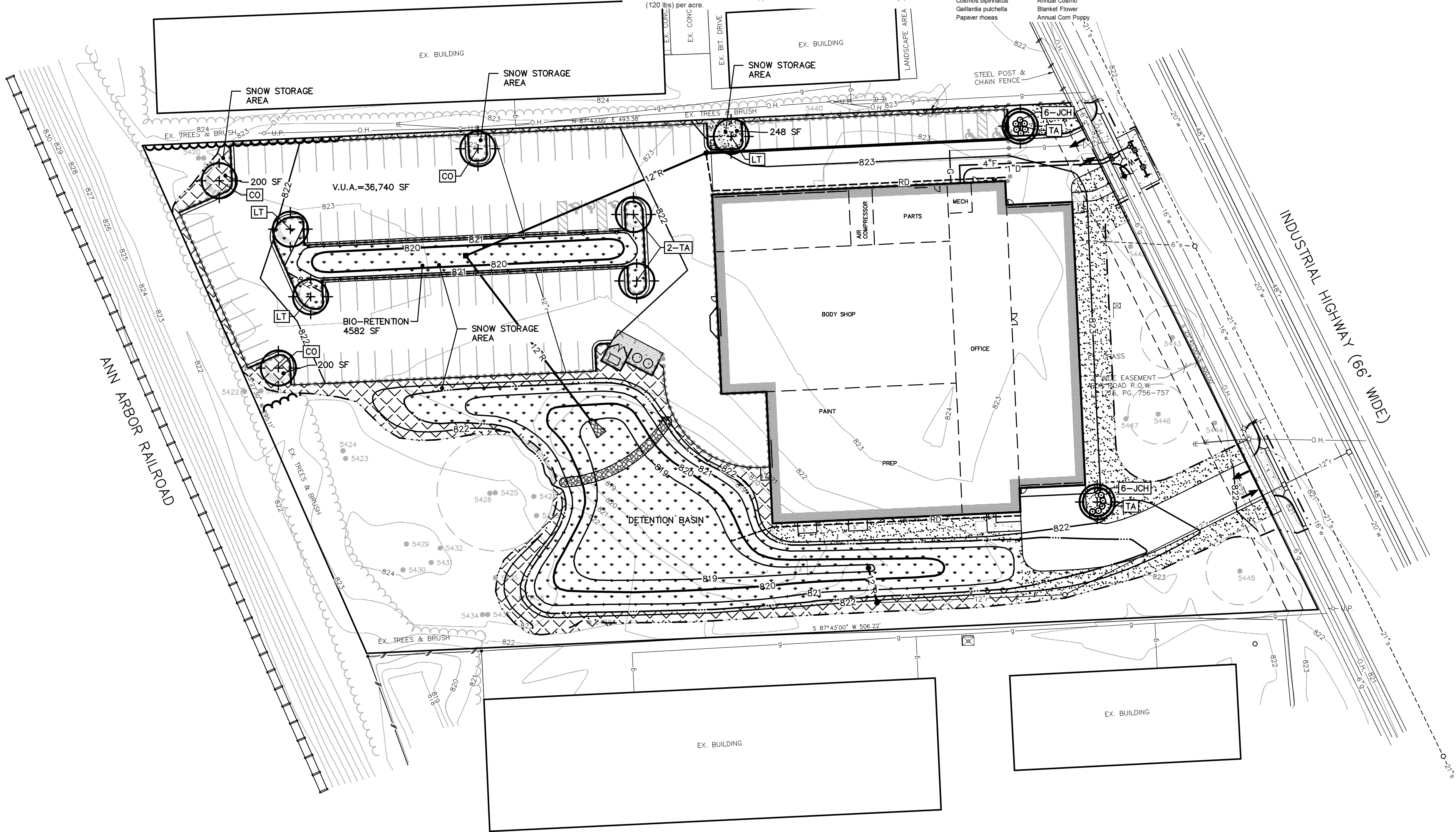
Know what's below.
Call before you dig.

LEGEND

- 8.38 EXIST. CONTOUR
- 8.38 PROP. CONTOUR
- U.P. EXIST. UTILITY POLE
- ELEC. TRANSFORMER
- O.H. EXIST. OVERHEAD UTILITY LINE
- EXIST. LIGHT POLE
- g EXIST. GAS LINE
- w EXIST. WATER MAIN
- HYDRANT EXIST. HYDRANT
- SEWER EXIST. STORM SEWER
- CATCH BASIN OR INLET EXIST. CATCH BASIN OR INLET
- SANITARY SEWER EXIST. SANITARY SEWER
- EDGE OF WATER
- MAILBOX
- POST
- FENCE
- TREE OR BRUSH LIMIT
- SINGLE TREE
- LIMIT OF VEHICULAR USE AREA

LANDSCAPE LEGEND

- PROPOSED CANOPY TREE (INTERIOR VUA)
- PROPOSED CANOPY TREE (R.O.W. SCREEN)
- PROPOSED EVERGREEN SHRUBS
- EXISTING TREE TO REMAIN
- PROPOSED LAWN AREA SEED MIX
- MDOT STANDARD SPECIFICATION SEED MIX THM
- PROPOSED DETENTION BASIN & BIO-RETENTION ISLAND SEED MIX



The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

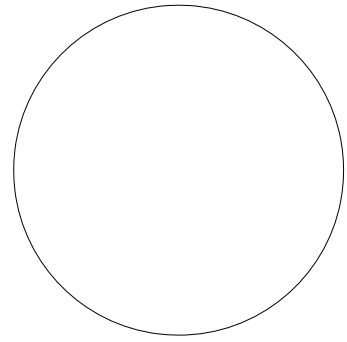
3815 Plaza Drive
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CLIENT
O'NEAL CONSTRUCTION
525 W. WILLIAM ST.
ANN ARBOR, MI 48103

PH: (734) 768-0770

JOB No.	13049	DATE: 3/31/14	SHEET 7 OF 10
REVISIONS:		REV. DATE	REV. DATE
REV. PER CITY		5/6/14	CADD: DAG
REV. PER CITY		5/28/14	ENG: EGO
REV. PER CITY			TECH: PFF
REV. PER CITY			SITE: 13049LPI



Owner/Client:

2310 South
Industrial
Highway,
LLC

5984 Jackson Road
Ann Arbor, MI 48103

Project:

Dusty's
Collision

2310 S. Industrial
Ann Arbor, MI 48104

Revisions:
Window Arrow 5/27/14
Elev. Only 5/29/14

Date: 5/5/14
Drawn: RLH
Project No.: 201234
Scale: AS SHOWN

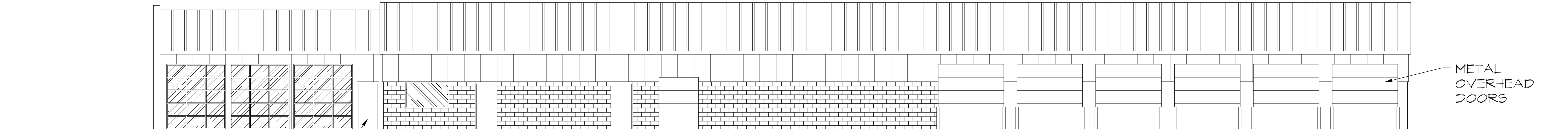
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Drawing Title:

Elevations

Sheet No.:

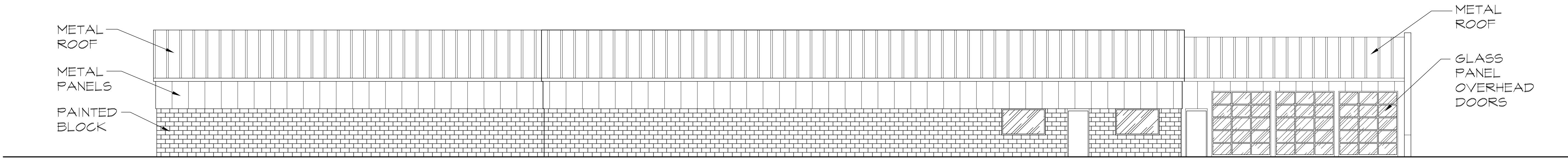
SP-1



HOLLOW METAL
DOOR AND FRAME

METAL
OVERHEAD
DOORS

NORTH ELEVATION



METAL
ROOF

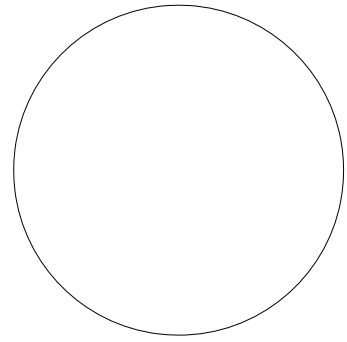
METAL
PANELS

PAINTED
BLOCK

METAL
ROOF

GLASS
PANEL
OVERHEAD
DOORS

SOUTH ELEVATION



Owner/Client:

2310 South
Industrial
Highway,
LLC

5984 Jackson Road
Ann Arbor, MI 48103

Project:

Dusty's
Collision

2310 S. Industrial
Ann Arbor, MI 48104

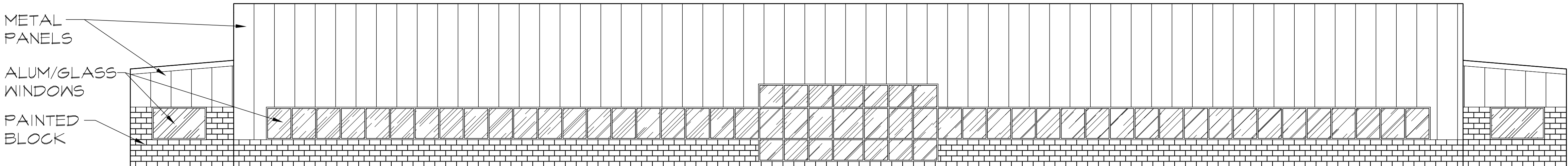
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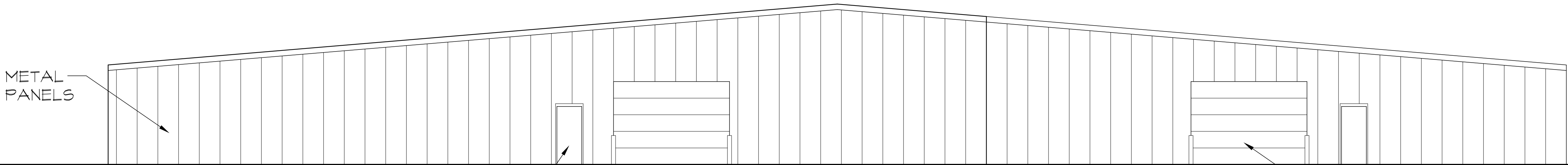
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Drawing Title:

Elevations



EAST ELEVATION



WEST ELEVATION