

ANN ARBOR PLANNING DEPARTMENT STAFF REPORT

For Planning Commission Meeting of April 5, 2016

**SUBJECT: Kingsley Parkside Site Plan for City Council Approval
(213 West Kingsley Street)
File No. SP15-034**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Kingsley Parkside Site Plan.

STAFF RECOMMENDATION

Staff recommends that the site plan be **approved** because it complies with all local, state and federal laws and regulations; the work would not cause a public or private nuisance and would not have a detrimental effect on public health, safety or welfare. No natural features exist on site and none are proposed to be impacted off-site as a result of this proposal.

LOCATION

The site is located on the south side of West Kingsley Street between North First Street and North Ashley Street (Downtown Planning Area, DDA, Allen Creek Watershed)

DESCRIPTION OF PETITION

The site is currently developed with an unoccupied single-family home, a shed, and a garage. The existing dwelling is in disrepair due to substantial water damage that has rendered it unusable. The proposed development will include three residential units containing 1,540-1,890 square feet of floor area, two enclosed lower level parking spaces for two of the units and one enclosed lower level parking space for the third unit. The units will be condominiums.

The existing curb cut will be expanded to 30 feet at the sidewalk (40 feet at the curb) to allow access to three parking bays at grade. The drive area will be concrete within the right-of-way and brick pavers on-site. In addition to vehicle parking, the lower level garage space will also provide a Class A bicycle parking space for each unit and space for three solid waste containers per unit. A five-foot wide sidewalk is provided along the frontage of the site.

The Allen Creek Drain is located just to the west of the site. The Allen Creek floodplain encompasses the entire property and the floodway runs through the northwest corner of the site. The cover sheet of the plan set states "The proposed building has been located on the site to minimize the impacts of the floodplain. The lower level parking area will be constructed in the floodplain in a manner as to provide a net cut in grading. The residential units are situated on a podium above the base flood elevation. Excavation of material will be required to construct the lower level parking garage and will result in an increase of storage area available in the

floodplain.” In addition, openings are located on the east and west elevations at grade, and through interior garage walls, to allow water to flow through the building in a large rain event.

The owner notified 212 residents and owners within 500 feet by postcard of the proposed project. Abutting neighbors were hand-delivered the same information, and one of those neighbors made inquiries and is receiving project updates from the petitioner.

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	D2 (Downtown Interface)	D2 (Downtown Interface)	D2 (Downtown Interface)
Gross Lot Area	3,186 sq ft	3,186 sq ft	No MIN
Floor Area	913 sq ft	6,372 sq ft	6,372 sq ft MAX
Floor Area in % of Lot Area	28.66%	200%	200% MAX
Character Overlay District	Kerrytown	Kerrytown	Kerrytown
Streetwall Height	n/a	3 stories	3 stories MAX/2 stories MIN
Maximum Building Height	20 ft	58 ft	60 ft MAX/24 ft or 2 stories MIN
Building Frontage	Front Yard	Front Yard	Front Yard
West Kingsley Street	14.61 ft	9.75 ft	15 ft or 6.65 feet if averaged*
Parking	Special Parking District	Special Parking District	Special Parking District
Parking – Auto	1	5	0 MIN
Parking – Bicycle	0	3 Class A	3 Class A

*Table 5:10.20B Additional Requirements and Exceptions #5 allows the average of the established front setback of buildings within 100 feet may be used, if less than 15 feet. **Average setback of buildings within 100 feet = (4.99' + 8.30')/2 = 6.65 feet.**

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Office / Residential	M-1 Limited Industrial R4-C Multiple-Family Dwelling
EAST	Residential	D2 (Downtown Interface) Kerrytown Character Overlay
SOUTH	Residential	D2 (Downtown Interface) Kerrytown Character Overlay
WEST	Park	D2 (Downtown Interface) Kerrytown Character Overlay

HISTORY

The first reference staff could find to the house on the site was when blacksmith John Karberg lived there in 1868 per the Chapin City Directory. At that time the address was listed as “North end of Second”. Ashley Street was previously Second Street. (Two blocks west was West Second Street, which is the Second Street we know today.) By 1874 his address was called “End of North Street at Second”. North Street was so named because it was the north limit of the original Allen and Rumsey plat of Ann Arbor. The lot was later numbered 13 West North Street, then 213 West Kingsley in 1897.

John Karberg was a founding member of the Arbeiter Verein in 1866, the oldest German society in Ann Arbor. The Society was open to any German workingman, and in 1898, the *Ann Arbor Argus Democrat* explained that low annual dues insured a payment of \$4.00 per week for up to six months in case of illness or injury rendering the member unable to work. In case of death, \$75 was paid to the widow, plus \$500 from the umbrella state organization. John’s wife, Mrs. Elizabeth Karberg, was born in Germany in 1838 and occupied the house until 1920.

PLANNING BACKGROUND

The work is in keeping with the goals of the Downtown Plan, including encouraging dense land use and development patterns which foster an active street life, contributing to functioning urban residential neighborhoods, and supporting a sustainable transportation system.

Specifically, the proposed project coincides with a number of goals listed in the Downtown Plan, including:

Land Use

Goal: *Encourage a diversity of new downtown housing opportunities and the expansion of the downtown resident population to strengthen downtown’s role as a neighborhood. Continue to seek to encourage a range of age groups and income levels in the downtown.*

Interface Area

Goal: *Preserve and enhance incremental transitions of land use, density, building scale, and height in the Interface Areas located between downtown's neighborhood edges and Core Areas.*

DEPARTMENT COMMENTS PENDING, DISMISSED OR UNRESOLVED

None.

Prepared by Jill Thacher
Reviewed by Ben Carlisle
mg/

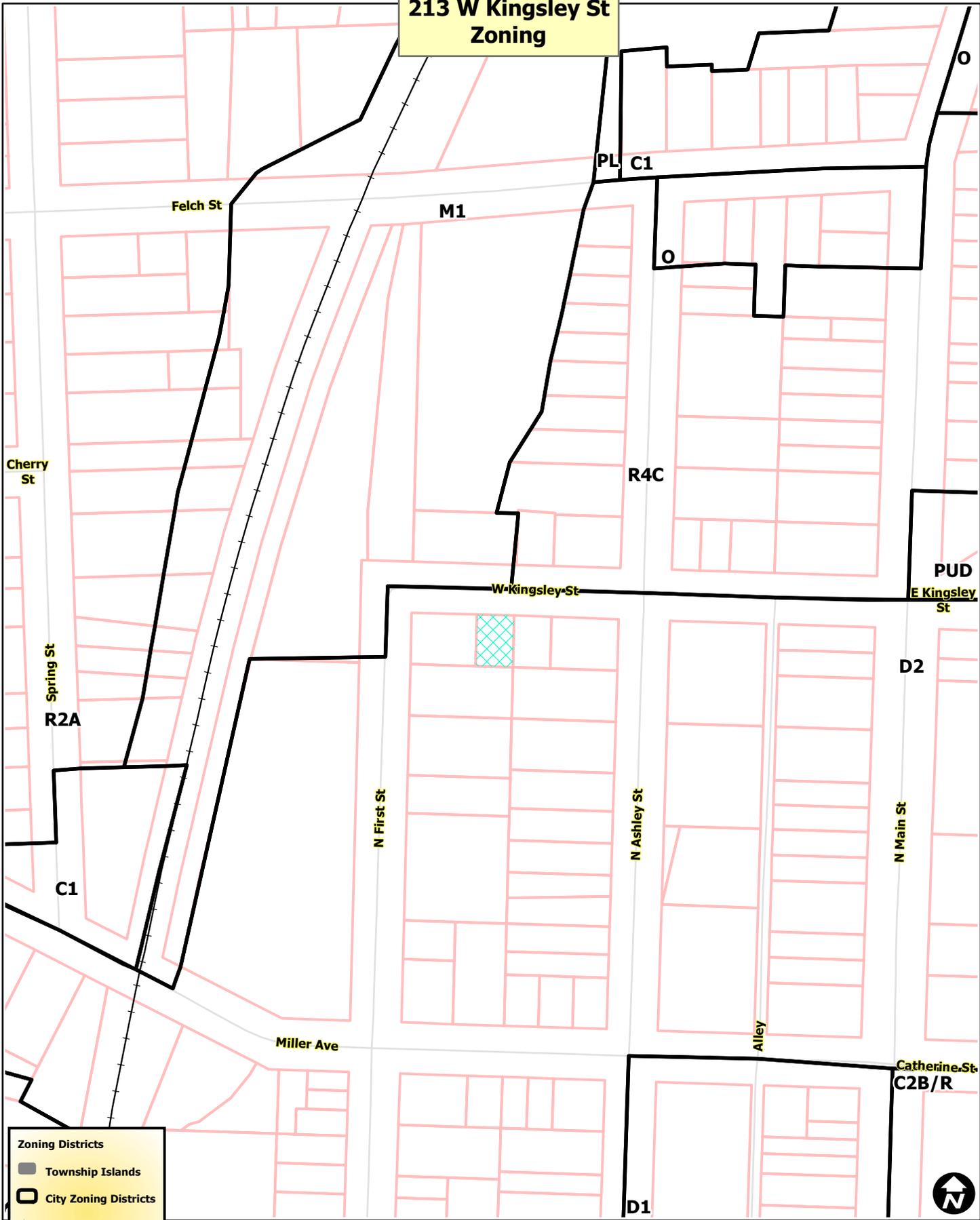
Attachments: Zoning/Parcel Maps
Aerial Photo
S-1 Boundary and Topo Plan
SP-03 Site Plan, Layout and Landscaping
A1-2 Floorplans
A3-5 Elevations
Citizen Participation Report

c: Petitioner/Owner: James + Werner, LLC
William Davis, III
417 N. Maple Road
Ann Arbor, MI 48103

Petitioner's Representative: Perimeter Engineering, LLC
Kathy Keinath, PE
11245 Boyce Street
Chelsea, MI 48118

Planning and Development
File No. SP15-034

**213 W Kingsley St
Zoning**



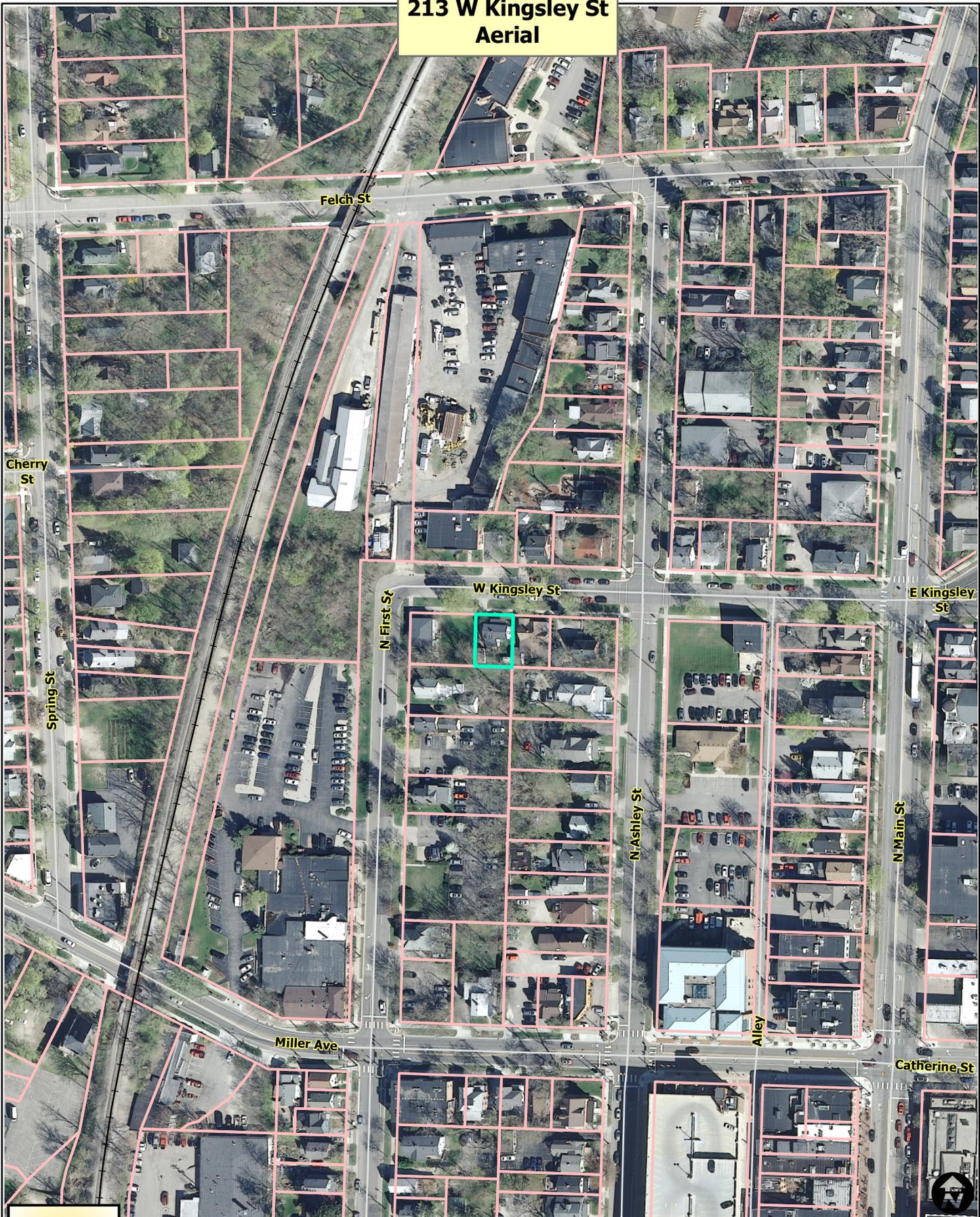
Zoning Districts

- Township Islands
- City Zoning Districts
- Railroads
- Parcels
- Huron River



Map date 6/18/2015
 Any aerial imagery is circa 2012
 unless otherwise noted
 Terms of use: www.a2gov.org/terms

213 W Kingsley St Aerial



- Railroads
- Parcels
- Huron River



Map date 6/18/2015
Any aerial imagery is circa 2012
unless otherwise noted
Terms of use: www.a2gov.org/terms

CLIENT:
DOWNTOWN A2 PROPERTIES

PROJECT:
213 W. KINGSLEY

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THIS DOES NOT GUARANTEE, NOR IMPLY, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THIS DRAWING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE BEEN LOCATED AND SHOWN ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE, BUT IT HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

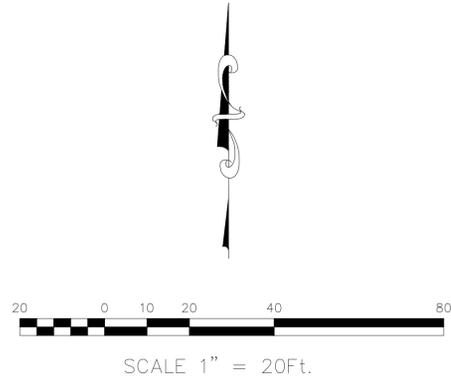


REV #	DATE	DESCRIPTION
1	10/5	BFE INFORMATION
2	12/28	SEC. E-F (FIS)

DRAWING TITLE
BOUNDARY AND TOPOGRAPHICAL PLAN

PROJECT NO.
011-14-1001
DRAWING NO.
S-1

LOCATION MAP
N.T.S.

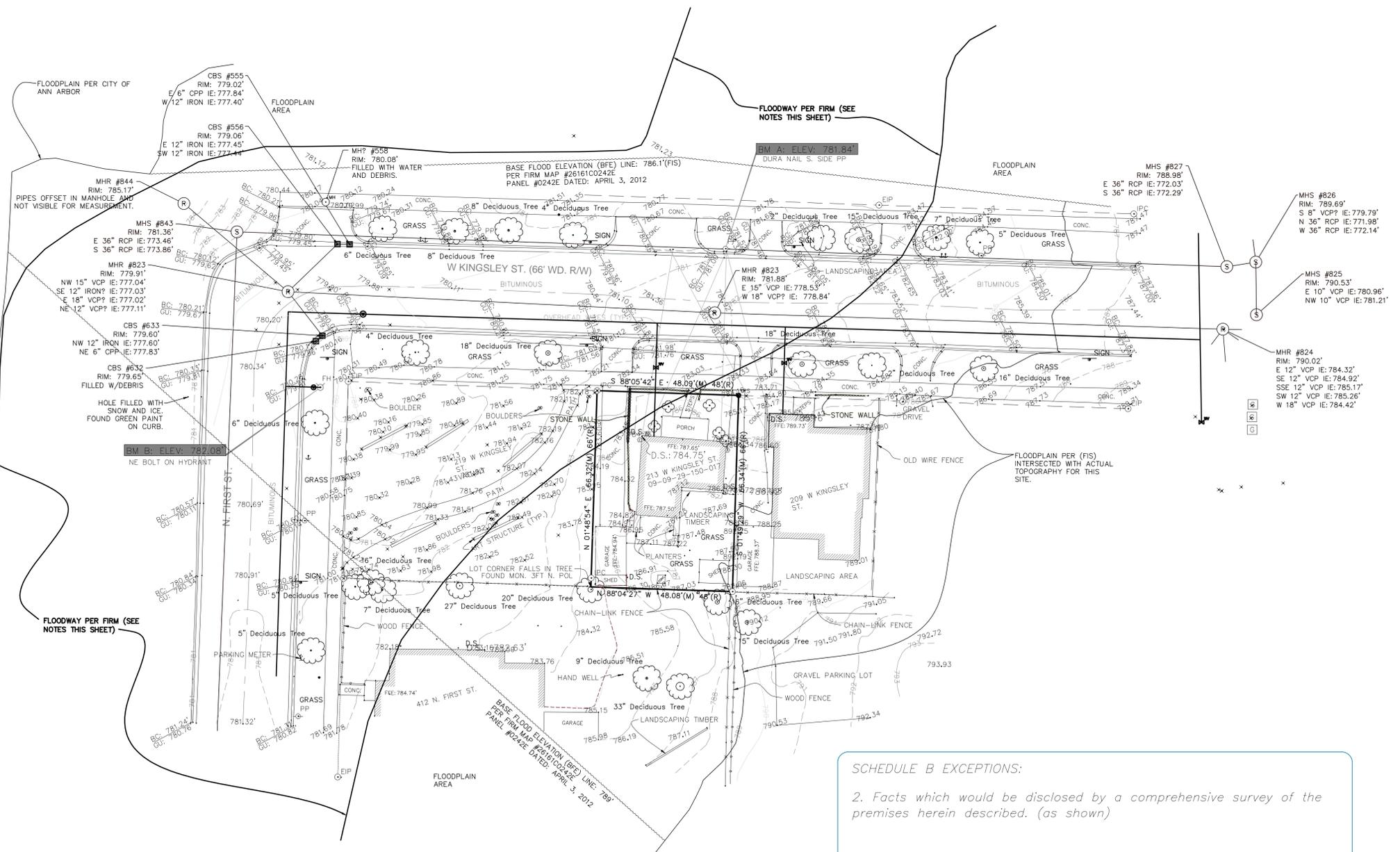


LEGEND

- DECIDUOUS TREE
- OVERHEAD LINES
- BOULDER
- STONE WALL
- LOT LINES
- FENCE WOOD
- FENCE CHAIN LINK
- HYDRANT
- UTILITY POLE
- SPOT GRADE
- EX. IRON PIN
- SET CAPPED IRON
- SIGN
- GAS VALVE
- PARKING METER
- GUY WIRE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- MANHOLE UNKNOWN
- WATER VALVE
- CATCH BASIN
- SHRUB
- GAS METER
- DOWN SPOUT DRAIN
- ELECTRIC BOX
- COMM. BOX

-Bearings and Coordinates are relative to NAD83, according to the Ann Arbor Geodetic Reference System.
-Elevations are relative to NAVD83, according to the Ann Arbor Geodetic Reference System

FLOOD INSURANCE RATE MAP (FIRM)
-Base Flood Elevation (BFE) Lines per FIRM Map No. 26161C0242E Panel No. 0242E Dated April 3, 2012.
-Floodway per FIRM Map No. 26161C0242E.
-Floodplain lines per Flood Insurance Study (FIS) intersected with actual topography of the site.



SCHEDULE B EXCEPTIONS:
2. Facts which would be disclosed by a comprehensive survey of the premises herein described. (as shown)

PARCEL DESCRIPTION:
(PER ABSOLUTE TITLE, INC., COMMITMENT No. 78176 Rev. 1, DATED MAY 26, 2015)
The East 48 feet of Lot 8, Block 3 North, Range 2 East, Original Plot of Ann Arbor, as recorded in the transcripts, Page 152 of Washtenaw County Records.



Fredd R. Ziobron

FREDD R. ZIOBRON
PROFESSIONAL SURVEYOR #49352
DATE: 12/28/2015

LEGEND

- SET 1/2" REBAR WITH CAP P.S. 47976
- ⊙ FOUND MONUMENT (AS NOTED)
- (R&M) RECORD AND MEASURED DIMENSION
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- ⊕ GROUND POINT
- ⊕ ELECTRIC METER
- ⊕ UTILITY POLE
- ⊕ GAS METER
- ⊕ ROUND CATCH BASIN
- ⊕ WATER VALVE
- ⊕ AIR CONDITIONING UNIT
- ⊕ LIGHTPOST/LAMP POST
- ⊕ PARKING METER
- ⊕ SINGLE POST SIGN
- ⊕ TREE
- PARCEL BOUNDARY LINE
- PLATTED LOT LINE
- EASEMENT (AS NOTED)
- BUILDING
- BUILDING OVERHANG
- CONCRETE CURB
- EDGE OF CONCRETE (CONC.)
- EDGE OF ASPHALT (ASPH.)
- EDGE OF BRICK
- EDGE OF GRAVEL
- FENCE (AS NOTED)
- WALL (AS NOTED)
- OVERHEAD UTILITY LINE
- GAS LINE
- SANITARY LINE
- STORM LINE
- WATER LINE
- CONTOUR MAJOR
- CONTOUR MINOR
- PROP WATER MAIN
- PROP STORM LINE
- PROP SANITARY LINE
- PROP MANHOLE
- ▨ PROP CONC
- ▨ PROP PERMEABLE PAVER

NOTES:

1. PER CHAPTER 49, SECTION 4:58 OF THE CITY CODE, ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

LANDSCAPING NOTES:

1. THIS PLAN IS FOR APPROXIMATE PLANTING LOCATIONS ONLY.
2. ANY DISCREPANCY WITH THE PLAN AND PLANT LIST THE NUMBER OF SYMBOLS ON THE PLAN SHALL TAKE PRECEDENCE.
3. SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
4. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIAL IS TO BE REPLACED WITHIN ONE YEAR, OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER COMES FIRST.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. PLANT MATERIAL IS TO BE LOCATED SUCH THAT IT WILL NOT INTERFERE WITH ANY UNDERGROUND OR OVERHEAD UTILITIES. CANOPY AND EVERGREEN TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND OR OVERHEAD UTILITIES.
6. PRIOR TO ANY LAND CLEARING OR CONSTRUCTION, TREE PROTECTION FENCING IS TO BE INSTALLED BY THE CONTRACTOR. THIS FENCING IS TO BE INSTALLED AT THE DRIPLINE OF ALL TREES AND SHRUBS TO BE SAVED AS SHOWN IN THE TREE PROTECTION FENCE DETAIL. SUCH FENCING SHALL BE MAINTAINED AS APPROVED FOR THE DURATION OF THE PROJECT. NO CUTTING, DUMPING, FILLING OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREA.
7. NO PLANT MATERIAL IS TO BE PLANTED CLOSER THAN 4 FEET FROM ANY PROPERTY LINE.
8. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APPROXIMATELY 1/3 OF THE ROOT BALL ABOVE THE GRADE.
9. REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS.
10. PEEL BACK THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE ANY BURLAP AROUND TREE TRUNKS.
11. ALL LANDSCAPE AREAS SHALL BE EXCAVATED OF ALL BUILDING/CONSTRUCTION MATERIAL AND POOR SOILS TO A DEPTH OF 18"-24" AND BACKFILLED WITH GOOD, MEDIUM TEXTURED PLANTING SOIL.
12. BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTling.
13. ALL DISTURBED UNPAVED AREAS ARE TO BE HYDRO-SEED OR SODDED AS NOTED ON THE PLAN. AREAS OF INDIVIDUAL TREES AND LANDSCAPE BEDS ARE TO BE MULCHED WITH A MINIMUM OF 4 INCHES SHREDDED HARDWOOD BARK. LAWN TREES ARE TO BE MULCHED WITH A 4" DIAMETER SHREDDED BARK RING. BARK IS TO BE PULLED AWAY FROM THE TRUNK OF TREES LEAVING A 3" CLEAR AREA AROUND THE TRUNK.
14. ANY PLANT SUBSTITUTIONS SHALL HAVE PRIOR CITY APPROVAL.
15. APPLICATIONS OF FERTILIZER BEYOND THE INITIAL TOPSOIL AND SEEDING SHALL BE A FERTILIZER WITH NO PHOSPHORUS.

PARK CONTRIBUTION WITH NO ON-SITE AMENITIES:
2 UNITS X .0124 ACRES X \$50,000 PER ACRE = \$1,240.00

LANDSCAPE REQUIREMENT CHART

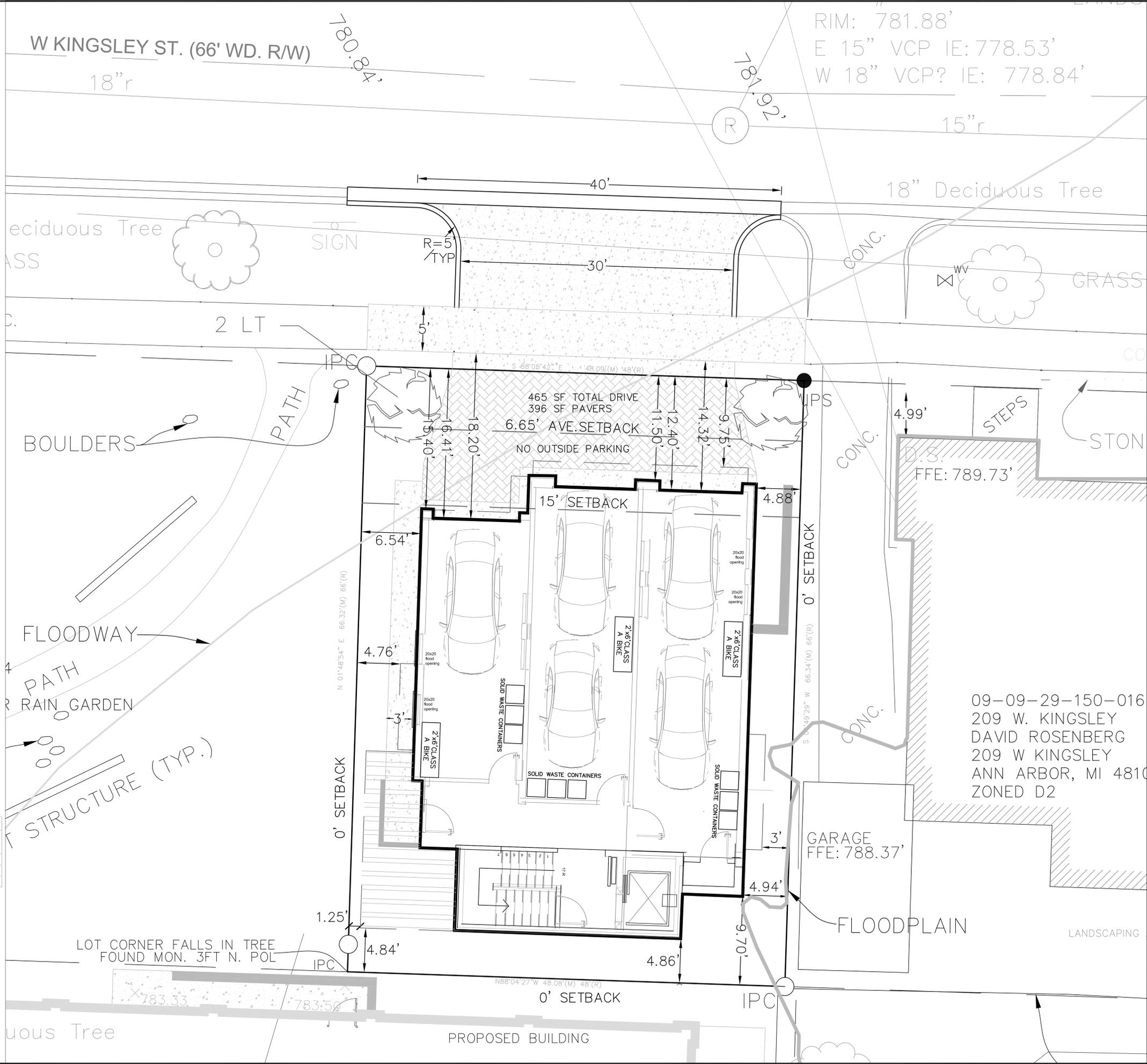
		Required	Provided	Existing	
STREET TREE REQUIREMENTS					
Street frontage		48			
Rate is 1 tree per 30'		1.6	2	0	
KEY	QTY	SPECIES	SIZE	SPECS	NATIVES
LT	2	Liriodendron tulipifera Tulip Poplar	2.5" cal	B&B	Native

STREET TREE ESCROW: BASE FLOOD ELEVATION = 789.00
\$1.30 X 48.09 FT = \$62.52



Know what's below.
Call before you dig.

PRELIMINARY
NOT FOR CONSTRUCTION



PERIMETER ENGINEERING LLC
11245 BOYCE ROAD
CHELSEA, MI 48118
734-216-9941

PERIMETER

Notice: The safety is the sole responsibility of the CONTRACTOR. Neither the engineer nor the engineer shall be responsible for the work of any persons engaged in the work of any nearby structures, or of any other persons.

SECTION: 29
TOWN 2 NORTH, RANGE 2 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY

CLIENT: JAMES + WERNER, LLC
KINGSLEY PARKSIDE
SITE PLAN
LAYOUT AND LANDSCAPE

DATE: 3-9-16
2-24-16
1-4-16
12-22-15
10-12-15
8-31-15
SCALE: 1"=5'
DR. K.K. CH. K.K.
SHEET NO. SP-03

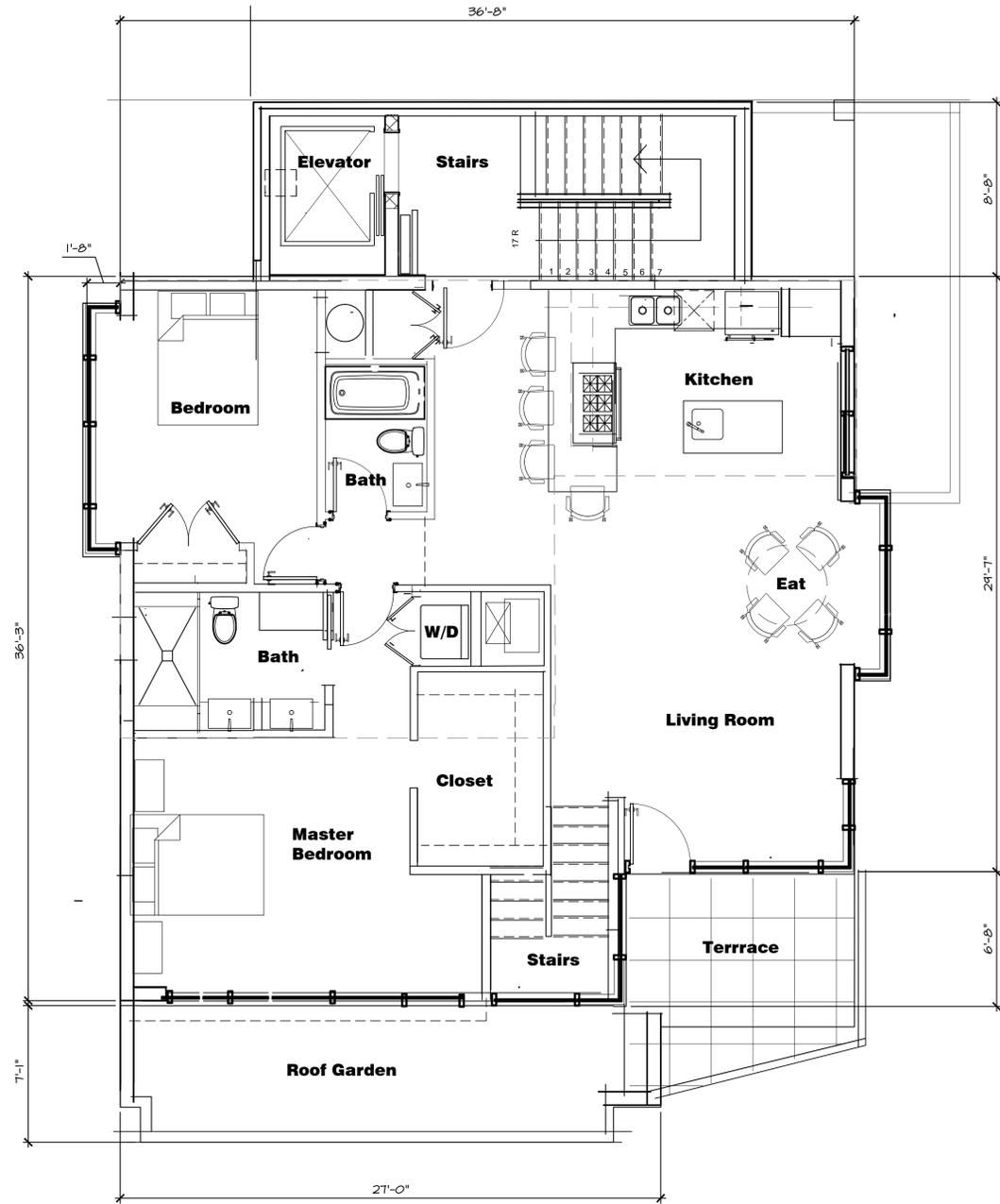
09-09-29-150-016
209 W. KINGSLEY
DAVID ROSENBERG
209 W KINGSLEY
ANN ARBOR, MI 4810
ZONED D2

BUILDER

Kingsley Parkside
213 West Kingsley - Ann Arbor, MI

OWNER

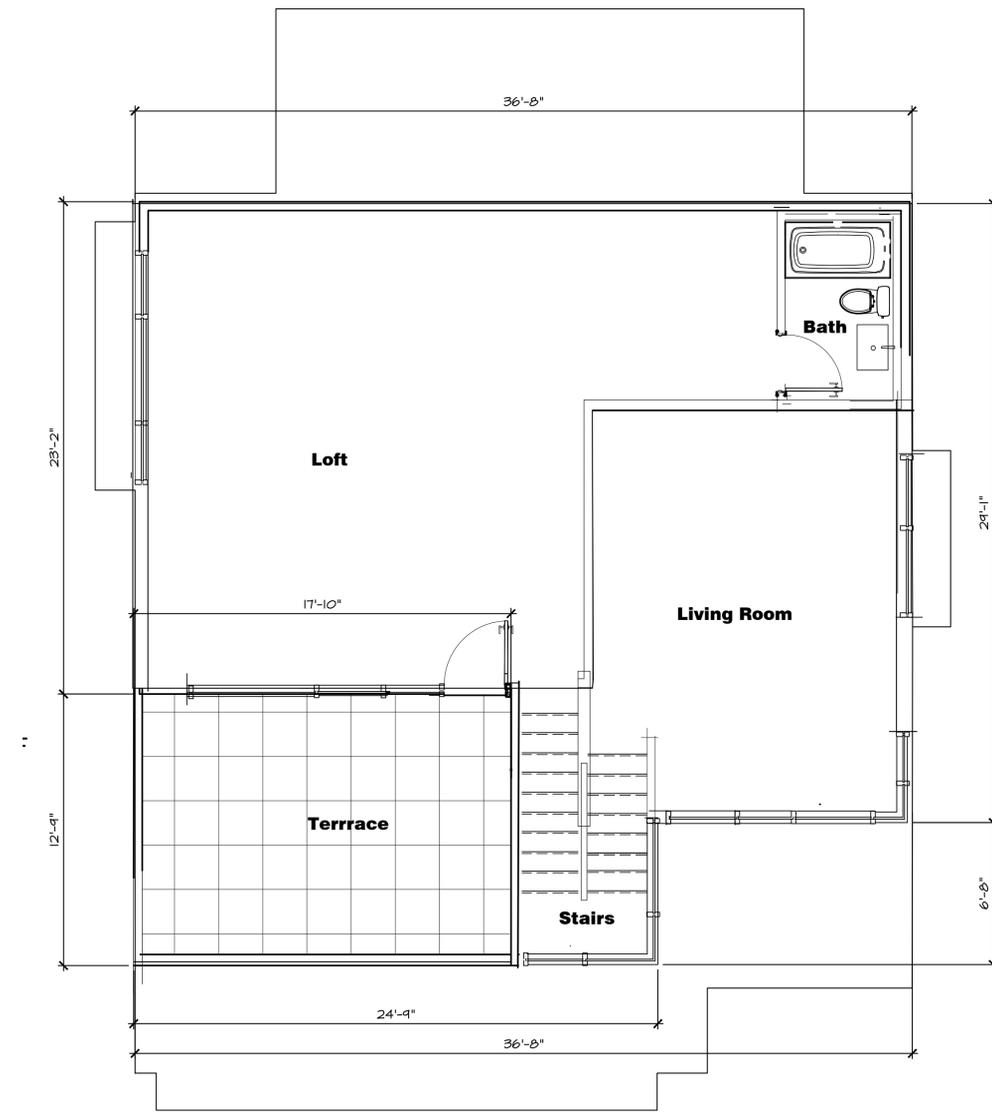
CONTACT



FOURTH FLOOR PLAN

SCALE: 1/4" = 1' - 0"

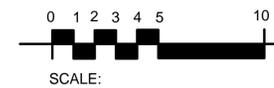
1279 SF NET
1514 SF GROSS



FIFTH FLOOR PLAN

SCALE: 1/4" = 1' - 0"

614 SF NET
614 SF GROSS



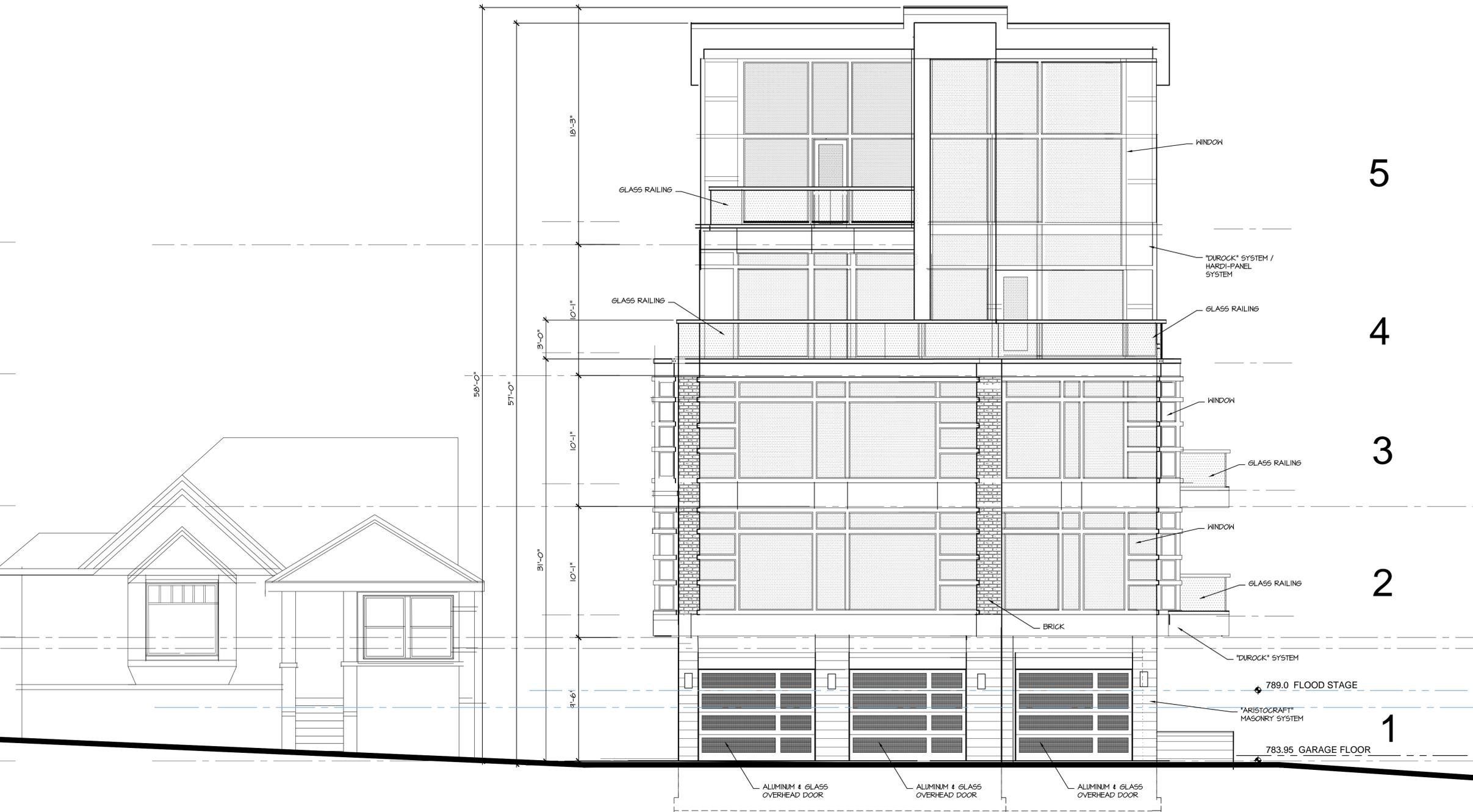
REVISIONS	DATE
FLOOD COMMENTS	01-28-2016
SITE PLAN APPROVAL	01-05-2016
SITE PLAN APPROVAL	10-06-2015
SITE PLAN APPROVAL	08-28-2015
DESIGN REVIEW	06-16-2015

ISSUED FOR: DATE:

FLOOR PLANS

A2

PROJECT NUMBER:
350 - 2015



NORTH ELEVATION

SCALE: 1/4" = 1' - 0"

REVISIONS	02-01-2016
FLOOD COMMENTS	01-28-2016
SITE PLAN APPROVAL	01-05-2016
SITE PLAN APPROVAL	10-08-2015
SITE PLAN APPROVAL	08-28-2015
DESIGN REVIEW	06-16-2015

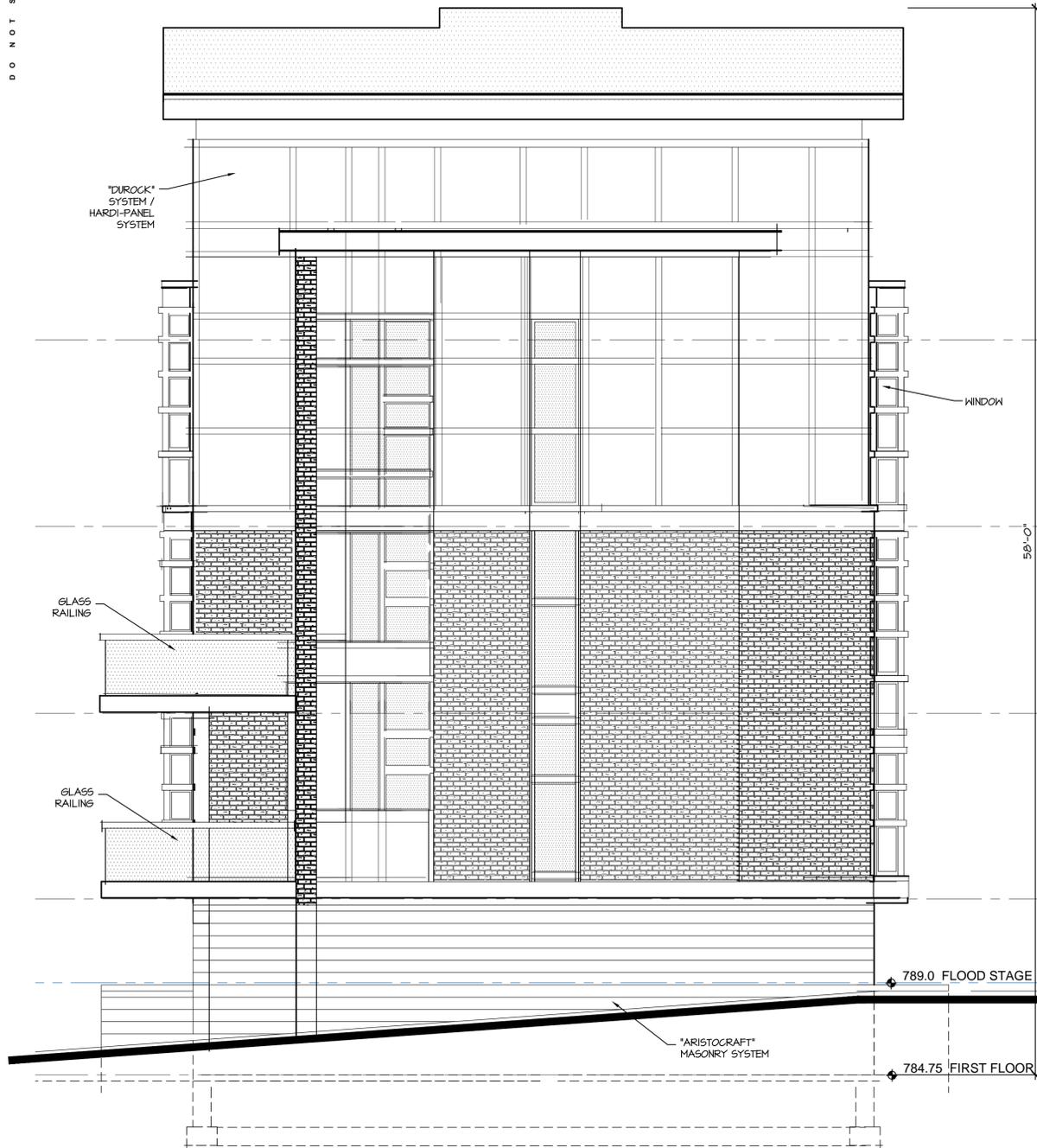
ISSUED FOR: DATE:

ELEVATIONS

A3

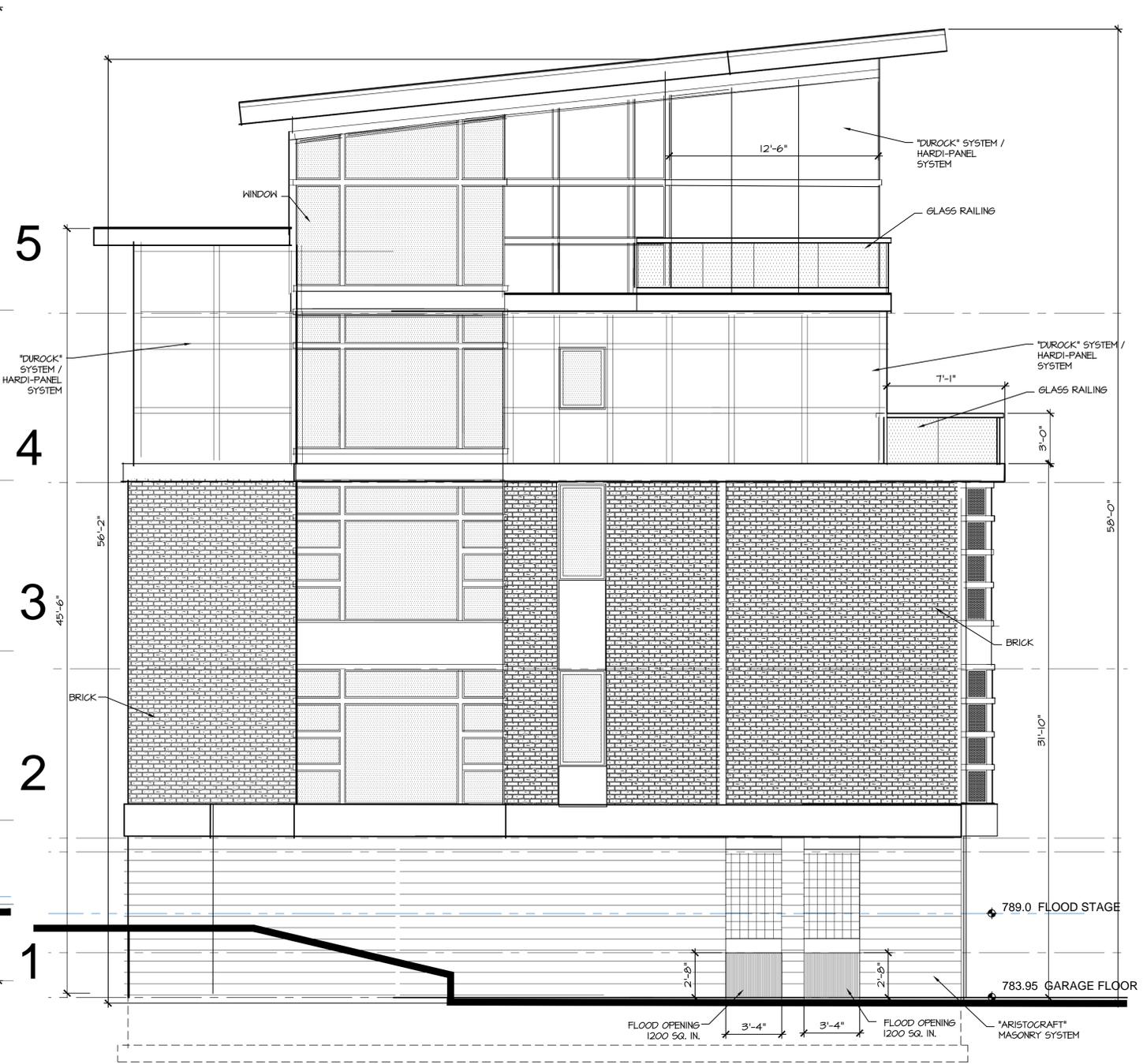
PROJECT NUMBER:
350 - 2015





SOUTH ELEVATION

SCALE: 1/4" = 1' - 0"



EAST ELEVATION

SCALE: 1/4" = 1' - 0"

BUILDER

Kingsley Parkside
213 West Kingsley - Ann Arbor, MI

OWNER

CONTACT

REVISIONS	02-01-2016
FLOOD COMMENTS	01-28-2016
SITE PLAN APPROVAL	01-05-2016
SITE PLAN APPROVAL	10-06-2015
SITE PLAN APPROVAL	08-28-2015
DESIGN REVIEW	06-16-2015

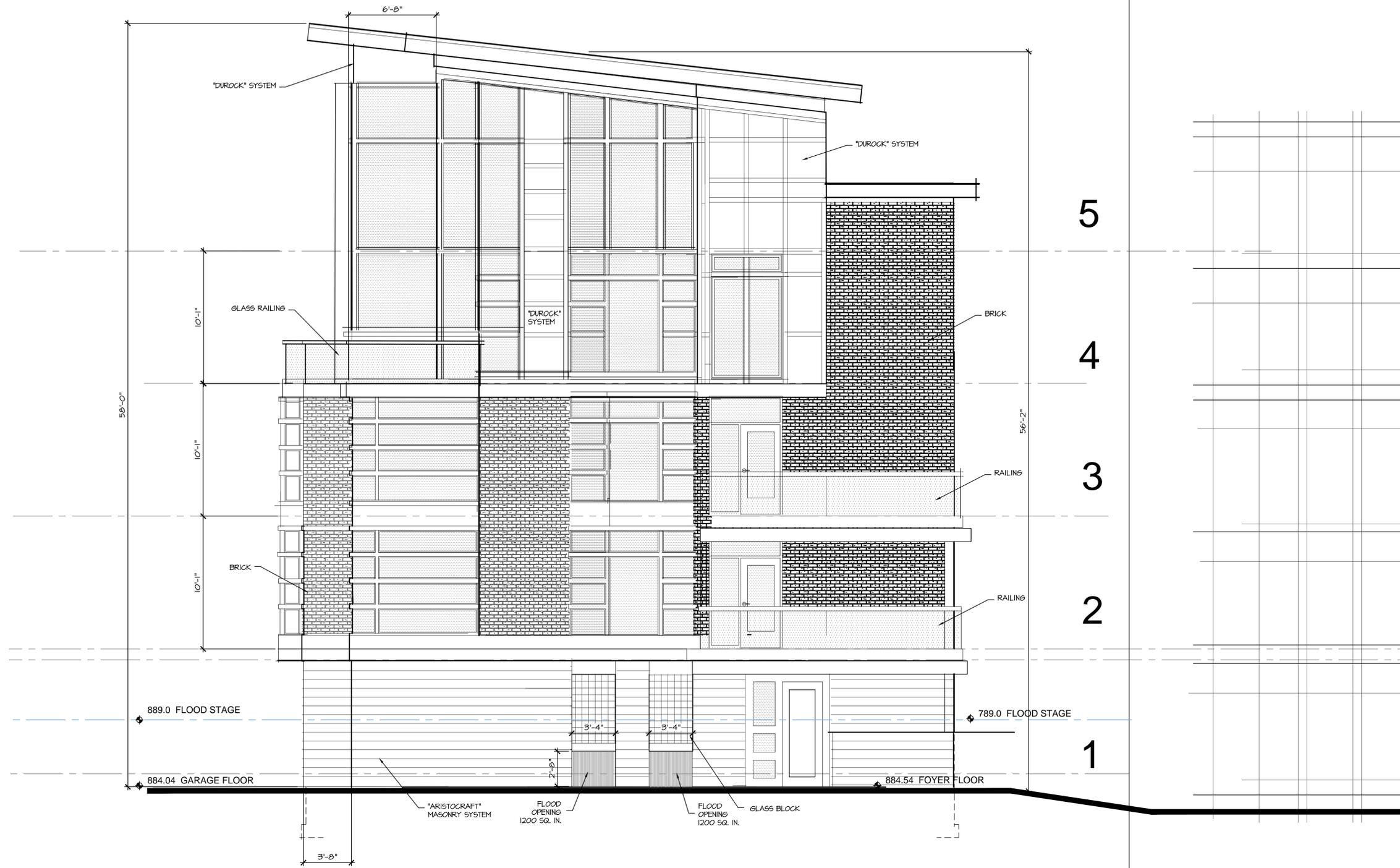
ISSUED FOR: DATE:

ELEVATIONS



A4

PROJECT NUMBER:
350 - 2015



WEST ELEVATION
SCALE: 1/4" = 1' - 0"

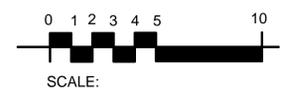
REVISIONS	DATE
FLOOD COMMENTS	02-01-2016
SITE PLAN APPROVAL	01-28-2016
SITE PLAN APPROVAL	01-05-2016
SITE PLAN APPROVAL	10-06-2015
SITE PLAN APPROVAL	08-28-2015
DESIGN REVIEW	06-16-2015

ISSUED FOR: DATE:

ELEVATIONS

A5

PROJECT NUMBER: 250-2015



James & Werner, LLC
417 N Maple Rd
Ann Arbor, MI 48103

February 2, 2016

City of Ann Arbor Planning Department
Attn: Jill Thacher
301 E Huron St
Ann Arbor, MI 48107

Re: Kingsley Parkside Citizen Participation Ordinance Compliance Report

Dear Ms Thacher,

On June 26, 2015 approximately 212 postcards were sent by the Developer to neighbors within a 500 foot radius of the project to addresses provided by the Planning Department. Per the Ordinance, the postcards contained the following:

1. A notice that a petition has been submitted with a written description of the proposal and a conceptual sketch of the development and site plan.
2. How those sent notices will be provided an opportunity to discuss the application with the petitioner and express any concerns, issues, or problems they may have with the proposed project.

The postcards gave a project description, a visual rendering of the proposed building and contact information (phone number and email) for the Developer in order for neighbors to express concerns or ask questions. As a result of the postcards there were zero inquiries from neighbors.

In addition to the postcards, for neighbors with adjoining property lines, the Developer hand-delivered a flyer with the same information contained in the postcard on or about June 18, 2015. One neighbor, at 209 W Kingsley, responded with questions related to scheduling and construction fencing. A dialog was initiated and information continues to be updated and given to our neighbor as the project progresses.

Sincerely,

/W. Davis/

William Davis
Managing Member