

## PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of February 17, 2016

**SUBJECT: Bais Jewish Resource Center Site Plan for City Council Approval  
(1335 Hill Street)  
File No. SP15-050**

### **PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Bais Jewish Resource Center Planned Unit Development (PUD) Zoning District and Supplemental Regulations, and PUD Site Plan, on the condition that a variance is obtained to retain the existing width of the drive approach before the PUD Site Plan is considered by City Council.

### **STAFF RECOMMENDATION**

Staff recommends that the Bais Jewish Resource Center PUD Zoning District site and Supplemental Regulations be **approved** because the uses, physical characteristics, design features, and amenities proposed provide a beneficial effect for the City, could not be achieved under any other zoning classification, will not have a detrimental effect on public utilities or surrounding properties, provide adequate justification for deviation from the master plan, provide sufficient analysis and justification in the supplemental regulations, and provide acceptable vehicular and pedestrian circulation.

Staff recommends that the Bais Jewish Resource Center PUD Site Plan be **approved** because the development would comply with the PUD Zoning District and Supplemental Regulations as well as all applicable local, state and federal laws, ordinances, standards and regulations, would limit the disturbance of natural features to the minimum necessary to allow reasonable use of the land, and would not cause a nuisance or a detrimental effect on the public health, safety and welfare.

### **LOCATION**

The site is located on the north side of Hill Street, opposite Olivia Avenue. It is in the Washtenaw Hill Historic District, the Central Planning Area, the Allen Creek Watershed, and Ward 3.

### **DESCRIPTION OF PROJECT**

General: This elaborate Queen Ann, the Wilson-Johnson House, was built in 1894 for Farwell Wilson, a lumber dealer. It features irregular roof gables, a conical-roofed tower, fish-scale shingles, and an elaborate porch with turned posts and unusual Chinese Chippendale railings. Mrs. Wilson held meetings here in 1912 to promote women's suffrage. Widowed in 1914, she sold the home to Clarence and Bessie Johnson who

lived here for more than 50 years. From 1970 to 1994 it was the Delta Upsilon fraternity annex, then was sold to Congregation Machon L'Torah, which educates Jewish college students about their heritage and values. The Jewish Resource Center grew out of Machon L'Torah, and last summer purchased the building from them.

The site is currently zoned PUD which allows a religious education center with a maximum capacity of 31 people, and two dwelling units (a four bedroom and a two bedroom unit).

PUD Site Plan – The building is currently 3,793 square feet on three floors with an uninhabitable basement. The petition proposes to demolish a modern rear addition to the house and replace it with a larger rear addition with three floors and a habitable basement. The work will result in a 6,400 square foot structure.

The ground floor and basement will continue to be used by the Bais Jewish Resource Center, with two rental apartments and one apartment dedicated for use by a Rabbi on the upper floors. Three rooms in the basement may be used as guest rooms for overnight visitors observing the Sabbath or other religious observances.

The number of parking spaces will remain at eight, though two will be relocated along the driveway to make room for the addition. There has been very little demand for bicycle parking on the site, so the petitioner would like to provide fewer spaces but of a higher quality, with 10 class B and 8 class C instead of 25 class C.

Right-of-way screening is provided for the parking spaces not located behind the building. Landscaping, fences, and buffers are not proposed to change from the previous site plan. A small sign in a planting bed have been added to the front yard.

PUD Zoning District Petition – The proposed Supplemental Regulations were drafted to allow the following changes to the current uses and configuration of the site: three dwelling units instead of two; first floor capacity of 96 people instead of 31; and a new basement with a maximum capacity of 34. The front setback would be corrected to read 54 feet instead of 61 feet, which is assumed to be a measuring error in the original PUD Supplemental Regulations.

## **PLANNING HISTORY**

The original PUD was approved by City Council on September 6, 1996. On July 9, 2015 the Historic District Commission issued a certificate of appropriateness for the rear addition, planting bed and sign, relocated parking, and other site work.

**SURROUNDING LAND USES AND ZONING**

	LAND USE	ZONING
<b>NORTH</b>	Multiple-Family Residential	R4C (Multiple-Family Dwelling District)
<b>EAST</b>	Sorority	R2B (Two-Family Dwelling District)
<b>SOUTH</b>	University, Single Family Residential	PL (Public Land) R2A (Two-Family Dwelling District)
<b>WEST</b>	Fraternity	R2B (Two-Family Dwelling District)

**ZONING COMPARISON CHART**

	EXISTING	PROPOSED	REQUIRED BY CURRENT PUD SUPPLEMENTAL REGULATIONS	REQUIRED BY PROPOSED PUD SUPPLEMENTAL REGULATIONS
Zoning	PUD (Planned Unit Development)	PUD (Planned Unit Development)		
Gross Lot Area	13,264 square feet	13,264 square feet	13,264 square feet	13,264 square feet
Floor Area	3,793 square feet	6,400 square feet		
Dwelling Units	Two total: (1) 4-bedroom unit (1) 2-bedroom unit	Three total: (1) 3-bedroom unit (1) 2-bedroom unit (1) 4-bedroom unit	Two total: (1) 4-bedroom unit (1) 2-bedroom unit	Three total: (1) 3-bedroom unit (1) 2-bedroom unit (1) 4-bedroom unit
Maximum Building Height	36 ft to midpoint of turret	36 ft to midpoint of turret	37 ft MAX	37 ft MAX
<i>Setbacks:</i>				
Front	54.4 ft	54.4 ft	61 ft	54 ft
Rear	53.6 ft	42.6 ft	30 ft	30 ft MIN
Side (west)	17.6 ft	17.6 ft	8 ft one side/19.5 ft total of two	8 ft one side/19.5 ft total of two
Side (east)	28.1 ft	20.8 ft	8 ft one side/19.5 ft total of two	8 ft one side/19.5 ft total of two
Parking – Automobiles	8	8	8 (5 for religious center, 3 for dwelling units)	8 (5 for religious center, 3 for dwelling units)
Parking – Bicycles	10 Class C	10 Class B 8 Class C	25 Class C	10 Class B 8 Class C

## PLANNING BACKGROUND

The Master Plan: Land Use Element recommends single- and two-family housing and group housing for this site.

Some of the applicable goals and objectives for 1335 Hill Street from the Land Use Element include:

**Goal A. To promote sound and attractive residential neighborhoods which meet the housing needs of the current and future population, which are adequately served by urban services, infrastructure and facilities and which conserve environmental quality.**

Objective 1: To protect, preserve, and enhance the character, scale and integrity of existing housing in established residential areas, recognizing the distinctive qualities of each neighborhood.

Objective 3: To minimize the displacement of residential uses by commercial and institutional uses.

Objective 4: To encourage the development of new architecture, and modifications to existing architecture, that compliments the scale and character of the neighborhood.

**Goal B: To encourage sensitive, attractive, and innovative development and renovation in downtown Ann Arbor and in adjacent neighborhoods.**

Objective 7: To encourage the construction of buildings whose scale and detailing is appropriate to their surroundings.

**Historic Preservation Goal: To encourage the preservation, restoration or rehabilitation of historically and culturally significant properties, as well as contributing or complimentary structures, streetscapes, groups of buildings and neighborhoods.**

Non-Motorized Plan – There are convenient bus stops and routes along Hill Street and Washtenaw Avenue to the east of the site. There is a crosswalk two blocks east at Washtenaw Avenue, and another one block west at South Forest. The Plan classifies Hill Street as a collector.

## STAFF COMMENTS

Engineering -- The existing drive opening (the portion of the driveway that is within the right of way) is not wide enough to meet the minimum required by code. A variance from the Zoning Board of Appeals will be necessary to allow the condition to remain.

Planning – Only chapters 55, 59, and 62 may be modified by a PUD. Drive openings are specified in Chapter 47 Streets.

This review and recommendation are based on the plan set dated 2/12/16.

Prepared by Jill Thacher  
Reviewed by Ben Carlisle

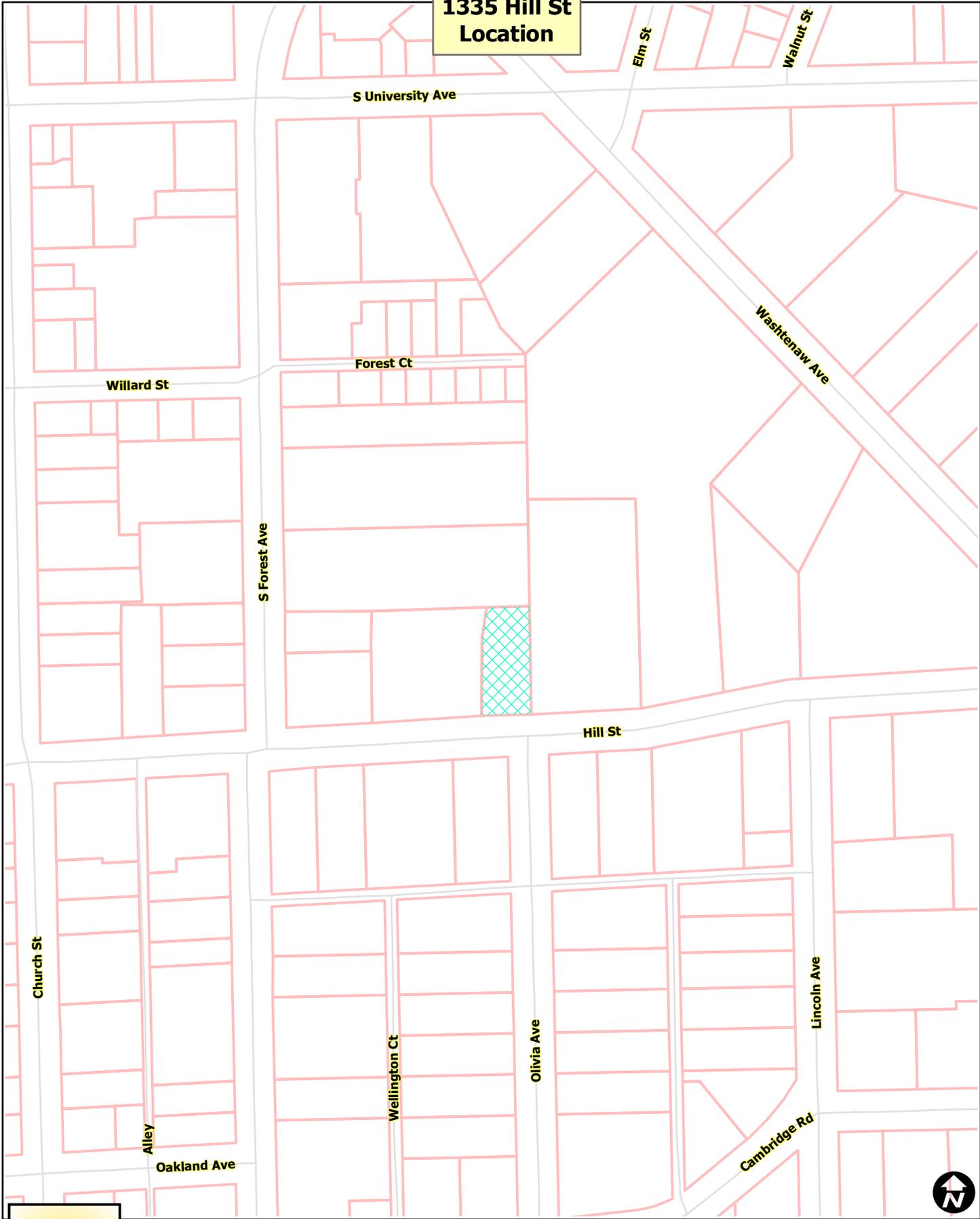
Attachments: Location Map  
Zoning Map  
Aerial Map  
CSP-1.1 Topographic Detail  
A-102 Site Plan  
LA-1.0 Landscape Plan & Details  
A300 and A301: Building Elevations  
2/12/16 PUD Supplemental Regulations  
Citizen Participation Report

c: Owner: Bais Jewish Resource Center  
1335 Hill Street  
Ann Arbor, MI 48104

Petitioner: Design Team Plus, LLC  
975 East Maple Road Suite 210  
Birmingham, MI

City Attorney  
Systems Planning

**1335 Hill St  
Location**

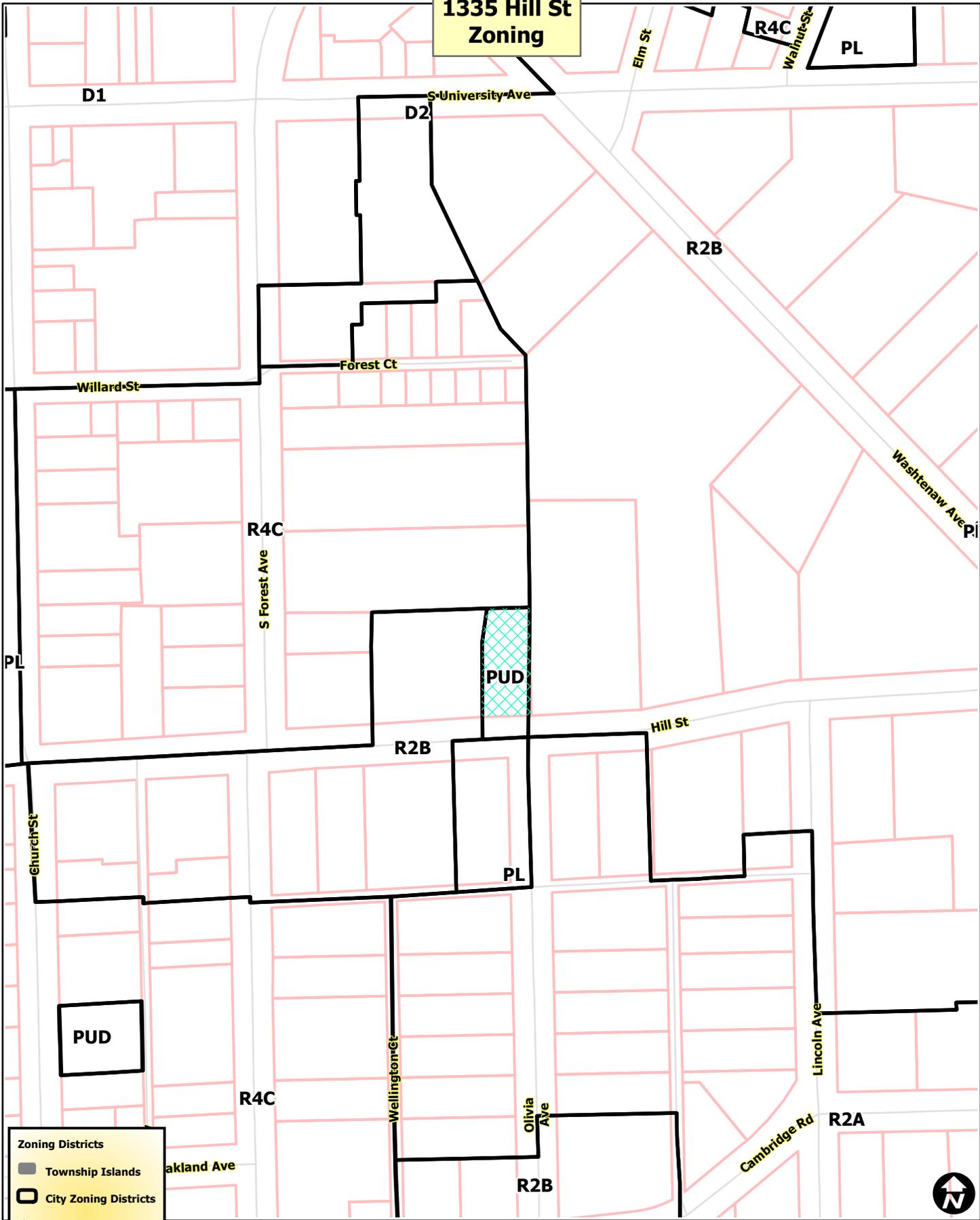


- Railroads
- Parcels
- Huron River



Map date 7/15/2015  
Any aerial imagery is circa 2012  
unless otherwise noted  
Terms of use: [www.a2gov.org/terms](http://www.a2gov.org/terms)

1335 Hill St  
Zoning



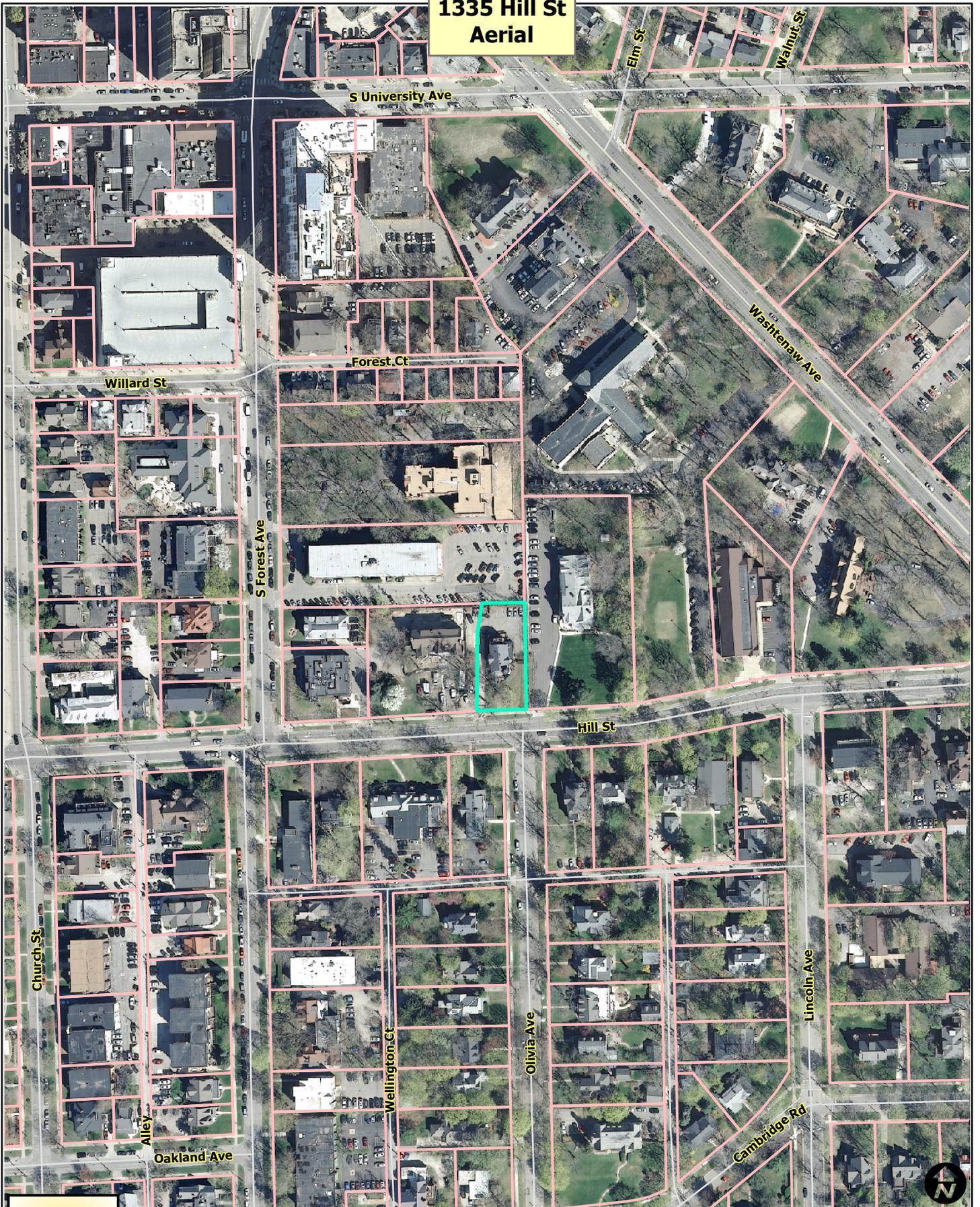
**Zoning Districts**

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



Map date 7/15/2015  
Any aerial imagery is circa 2012  
unless otherwise noted  
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# 1335 Hill St Aerial



- Railroads
- Parcels
- Huron River



Map date 7/15/2015  
Any aerial imagery is circa 2012 unless otherwise noted  
Terms of use: [www.a2gov.org/terms](http://www.a2gov.org/terms)

**LEGAL DESCRIPTION (AS PROVIDED)**

Per Tax ID: 09-09-28-309-036

LAND SITUATED IN THE CITY OF ANN ARBOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN, DESCRIBED AS LOT 6 AND PART OF LOT 5, BLOCK 6, R.S. SMITH'S 2ND ADDITION, AS RECORDED IN LIBER 48, PAGES 40 AND 41 OF PLATS, WASHTENAW COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 6, R.S. SMITH'S 2ND ADDITION TO THE CITY OF ANN ARBOR, AS RECORDED IN LIBER 48, PAGES 40 AND 41 OF PLATS, WASHTENAW COUNTY RECORDS; THENCE S90°00'00"W, 78.00 FEET ALONG THE NORTH LINE OF HILL STREET; THENCE N02°26'40"E, 128.07 FEET; THENCE N12°17'21"E, 33.64 FEET; THENCE N02°26'40"E, 13.00 FEET; THENCE S88°09'00"E, 71.00 FEET ALONG THE NORTH LINE OF LOTS 5 AND 6 OF SAID ADDITION; THENCE S02°03'00"W, 171.63 FEET ALONG THE EAST LINE OF LOT 6 OF SAID ADDITION TO THE POINT OF BEGINNING, BEING LOT 6 AND PART OF LOT 5 OF SAID ADDITION, INCLUDING AN EASEMENT FOR INGRESS AND EGRESS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 6 OF SAID ADDITION; THENCE S90°00'00"W, 69.99 FEET ALONG THE NORTH LINE OF HILL STREET FOR A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE S90°00'00"W, 19.02 FEET; THENCE N02°26'40"E, 129.49 FEET; THENCE N12°17'21"E, 32.56 FEET; THENCE S88°09'00"E, 19.32 FEET; THENCE S12°17'21"W, 34.42 FEET; THENCE S02°26'40"W, 127.04 FEET TO THE PLACE OF BEGINNING.

**BENCHMARKS**

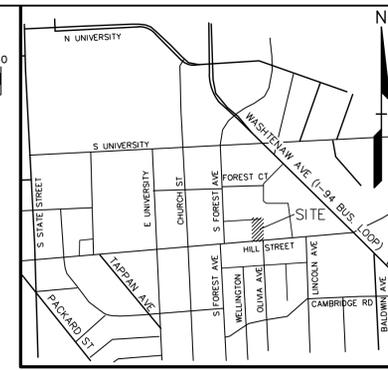
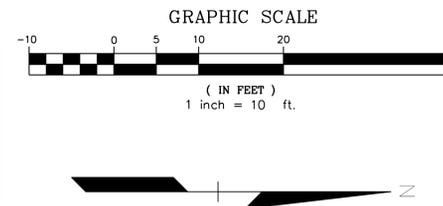
DATUM: NAVD88

BM A:  
Top of large spigot of Hydrant 25' South from the centerline of Hill Street and 38' East from the centerline of Olivia Ave.  
ELEV=876.35

BM B:  
Top of the concrete on arc of the circle at address 1405 Hill Street, located on the West side of the porch 175' North from the centerline of Hill Street.  
ELEV=880.52

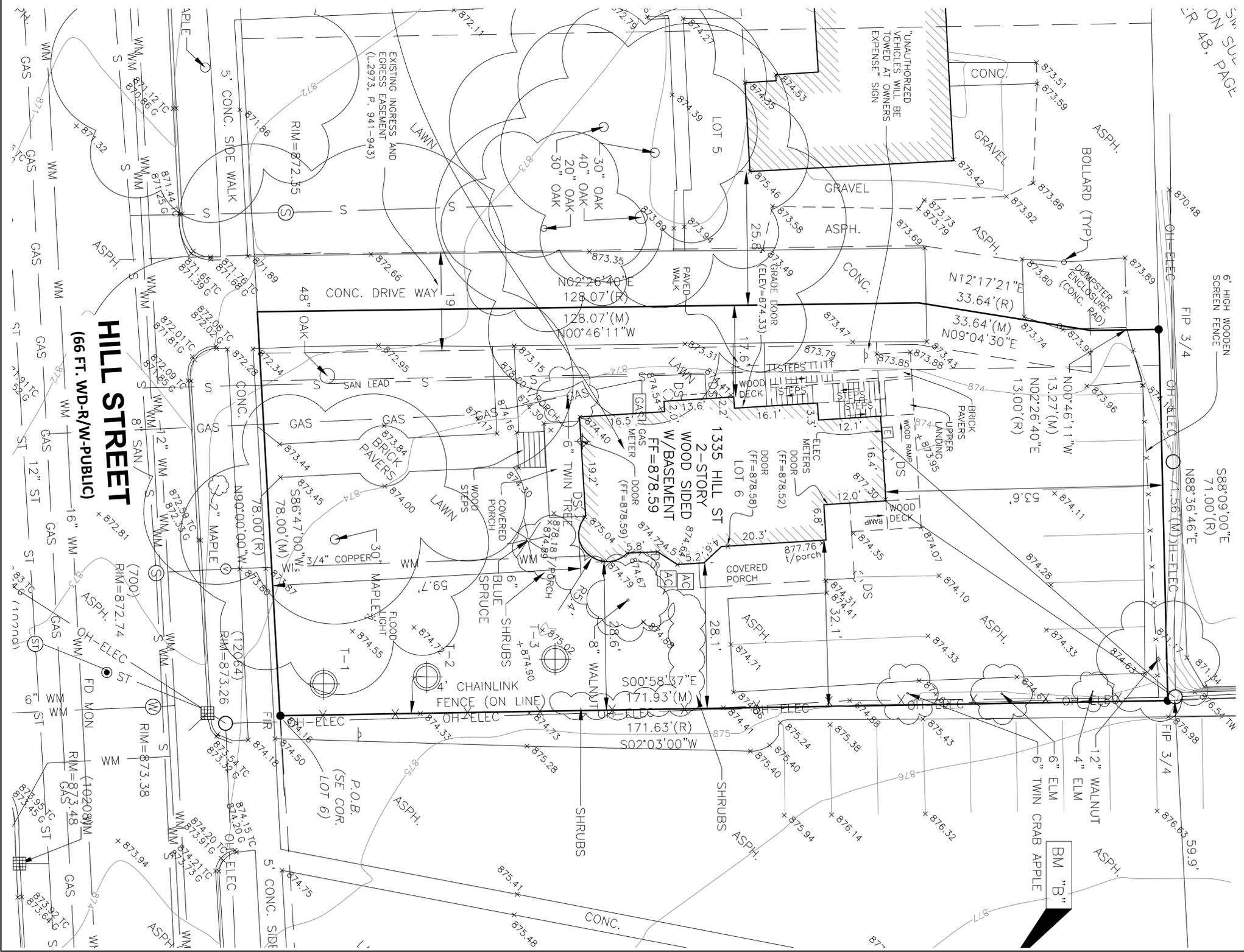
**STRUCTURE SCHEDULE**

EXISTING STORM STRUCTURES			EXISTING SANITARY STRUCTURES		
STRUCTURE	RIM ELEV.	PIPES	STRUCTURE	RIM ELEV.	PIPES
CB (10208)	873.48	12" N IE= 869.63	SAN (700)	872.74	8" W IE= 864.26 8" E IE= 864.28
CB (12064)	873.26	12" S IE= 868.53 6" SE IE= 869.89	SAN (10246)	876.63	8" W IE= 867.13 8" E IE= 868.09
STMH (10209)	873.04	12" E IE= 867.04 12" W IE= 867.07 12" N IE= 868.02	SAN (15078)	869.03	8" E IE= 860.41 8" W IE= 860.31
STMH (15073)	876.54	12" W IE= 870.66 12" E IE= 870.66			

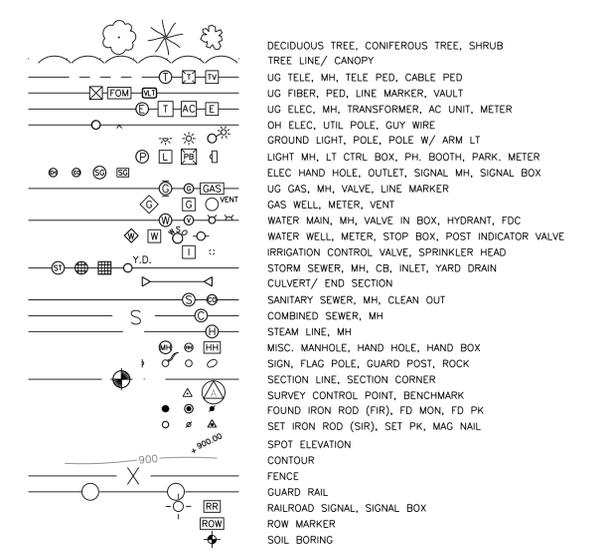


**REVISIONS**

NO.	DATE	BY	DESCRIPTION
1	2/10/16	TSS	REVISED SANITARY CALLS PER CITY COMMENTS
2	7/28/16	TSS	REVISED PER CITY REVIEW COMMENTS



**EXISTING LEGEND**



**REFERENCE DRAWINGS**

- WM: WATER MAIN LOCATION MAP & WATER SERVICE CARD REC'D 10-13-15 (CITY OF ANN ARBOR)
- SAN: SANITARY SEWER LOCATION MAP REC'D 10-13-15 (CITY OF ANN ARBOR)
- STORM: STORM SEWER MAIN LOCATION MAP REC'D 10-13-15 (CITY OF ANN ARBOR)
- ELEC: NOT YET REC'D (overhead & meter shown from field survey)
- PHONE: NOT YET REC'D
- GAS: (line location & meter shown per city maps & miss dig flags & field survey)
- UTILITY COMPANY DWGS NOT YET REC'D



**CAUTION!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE FOR THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE TO ASSURE SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION. THE PROJECT INCLUDES ALL NECESSARY PERMITS AND PROPERLY THAT THE AGREEMENT SHALL BE MADE BY THE CONTRACTOR AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL LIABILITY INSURANCE COMPANY HARMLESS FROM AND ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

**3 FULL WORKING DAYS BEFORE YOU DIG CALL**



**STOREY ENGINEERING GROUP, LLC**  
48264 MANCHESTER MACOMB, MI 48044  
(586) 216-1043  
www.storeyengineering.com

**DESIGN TEAM PLUS, LLC**  
975 EAST MAPLE ROAD, SUITE 210 BIRMINGHAM, MI 48409

**TOPOGRAPHIC DETAIL**  
**BAIS JEWISH RESOURCE CENTER**  
PART OF THE SW 1/4 OF SECTION 28 T2S, R6 E WASHTENAW COUNTY, MICHIGAN

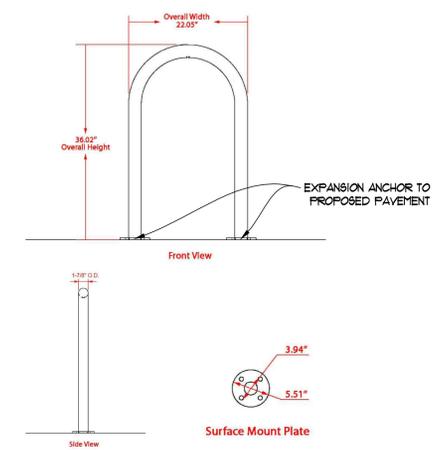
DES. TSS DN. TSS SUR. AMP P.M. TSS  
3. SAVED PER PROJECT 2015-020 - BAIJEWISHRESOURCECENTER - ANN ARBOR, MI, SITE PLAN, 2015-020-01

ORIGINAL ISSUE DATE: NOVEMBER 27, 2015  
PROJ. No. 2015-020  
SCALE: 1" = 10'  
DRAWING NUMBER: **CSP-1.1**



**MASSING ELEVATION**  
 SCALE: 3/32" = 1'-0"

**Specification Sheet**  
 Park-It 2 Bike Rack, Surface Mount



TREETOP PRODUCTS  
 PRODUCT MODEL: TBR-14  
 www.treetopproducts.com  
 1-866-511-5642

**PROPOSED BIKE RACK**  
 SCALE: NTS

**LEGAL DESCRIPTION**  
 BEGINNING AT THE SE CORNER OF LOT 6, BLOCK 6, R5 SMITH'S 2ND ADDITION, TH 90° W 18 FT, TH 2' 26 MIN 40 SEC E 128.01 FT, TH N 12° 11 MIN 21 SEC E 33.64 FT, TH N 2' 26 MIN 40 SEC E 13 FT, TH S 88° 9 MIN E 11 FT, TH S 2' 2 MIN 2 1/163 FT TO FOB, BEING LOT 6 AND FRT OF LOT 5 OF SD ADDITION, 30 AC M/L BEING FRT OF 8W 1/4 OF SEC 28, T7S, R6E.

**NOTE:**  
 1. BAIS JRC WILL BE RESPONSIBLE FOR PLACING THE RECYCLE CARTS ON THE LAWN EXTENSION FOR PICKUP.  
 2. BAIS JRC WILL BE RESPONSIBLE FOR OPENING & CLOSING THE TRASH ENCLOSURE GATES ON SERVICE DAYS.

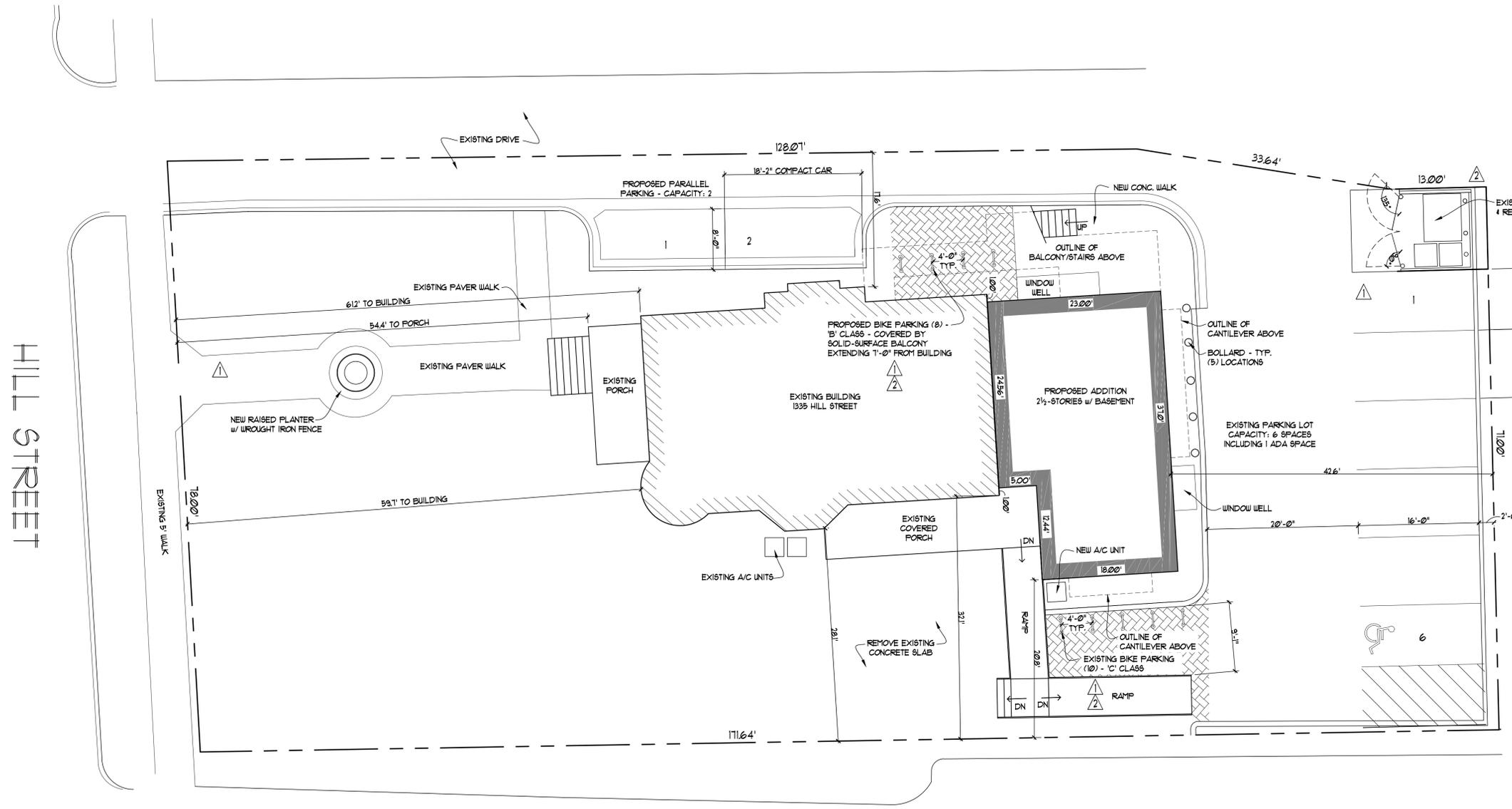


**DesignTeam+**  
 975 E. Maple Road, Suite 210  
 Birmingham, Michigan 48009  
 P: 248.559.1000  
 info@designteamplus.com

Client  
**Bais Jewish Resource Center**  
 1335 Hill  
 Ann Arbor MI 48104

Project  
**Bais Jewish Resource Center**  
 1335 Hill  
 Ann Arbor MI 48104

Designed/Drawn	HJR/MJP
Checked/Approved	HJR/HJR
Job #	90-2015
File	JRC_Plans.dwg
Date/Revisions	Issue for
6-19-15	Historic District Commission
11-17-15	PUD Pre-Submittal
11-30-15	Site Plan Approval
1-27-16	SPA Revisions
2-11-16	SPA Revisions



**SITE PLAN**  
 SCALE: 1/8" = 1'-0"

HILL STREET

**LANDSCAPE NOTES:**

1. COMPACTED SOILS ON SITE MUST BE AERATED TO BREAK UP THE COMPACTION WITHOUT CAUSING DEEP DAMAGE TO MAJOR ROOT SYSTEMS. THIS AREA MUST BE FENCED OFF AND RE-SEEDED OR HAVE SOD INSTALLED.
2. ANY AREAS DAMAGED DURING CONSTRUCTION MUST BE RESTORED USING SOD.
3. AN IRRIGATION SYSTEM WILL NOT BE INSTALLED ON SITE. THEREFORE, ALL IRRIGATION WILL BE DONE MANUALLY WITH HOSE BIBS.
4. SNOW SHALL NOT BE PUSHED ON TO INTERIOR LANDSCAPE ISLANDS UNLESS DESIGNATED FOR SNOW STORAGE.

**MAINTENANCE NOTES**

1. LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.
2. PRUNING SHALL BE MINIMAL AT TIME OF INSTALLATION ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.
3. ALL DEAD, DAMAGED, OR DISEASED PLANT MATERIAL SHALL BE REMOVED IMMEDIATELY AND REPLACED WITHIN (6) SIX MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. THE PLANTING SEASON FOR THE DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE.
4. APPLICATIONS OF FERTILIZER BEYOND THE INITIAL TOPSOIL AND SEEDING SHALL BE A FERTILIZER WITH NO PHOSPHORUS.

**PLANTING SOIL SPECIFICATIONS**

PLANTING SOIL MIXES

A. GENERAL DEFINITION: MIXES OF EXISTING SOIL OR IMPORTED TOPSOIL, COARSE SAND, AND OR COMPOST TO MAKE A NEW SOIL THAT MEETS THE PROJECT GOALS FOR THE INDICATED PLANTING AREA. THESE MAY BE MIXED OFF SITE OR ON SITE, AND WILL VARY IN MIX COMPONENTS AND PROPORTIONS AS INDICATED.

B. PLANTING SOIL MIX FOR TREES, SHRUB OR PERENNIAL BEDS

1. A MIX OF IMPORTED TOPSOIL, COARSE SAND AND COMPOST. THE APPROXIMATE MIX RATIO SHALL BE:

IMPORTED TOPSOIL	33.3%
COARSE SAND	33.3%
COMPOST	33.3%

2. FINAL TESTED ORGANIC MATTER BETWEEN 2.75 AND 4% (BY DRY WEIGHT).

3. MIX THE COARSE SAND AND COMPOST TOGETHER FIRST AND THEN ADD TO THE TOPSOIL MIX WITH A LOADER BUCKET TO LOOSELY INCORPORATE THE TOPSOIL INTO THE COARSE SAND/COMPOST MIX. DO NOT OVER MIX! CLUMPS OF SOIL, COMPOST AND COARSE SAND WILL BE PERMITTED IN THE OVERALL MIX.

4. PROVIDE A TWO QUART SAMPLE WITH TESTING DATA THAT INCLUDES RECOMMENDATIONS FOR CHEMICAL ADDITIVES FOR THE TYPES OF PLANTS TO BE GROWN. SAMPLES AND TESTING DATA SHALL BE SUBMITTED AT THE SAME TIME.



**DesignTeam+**  
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Birmingham, Michigan 48009  
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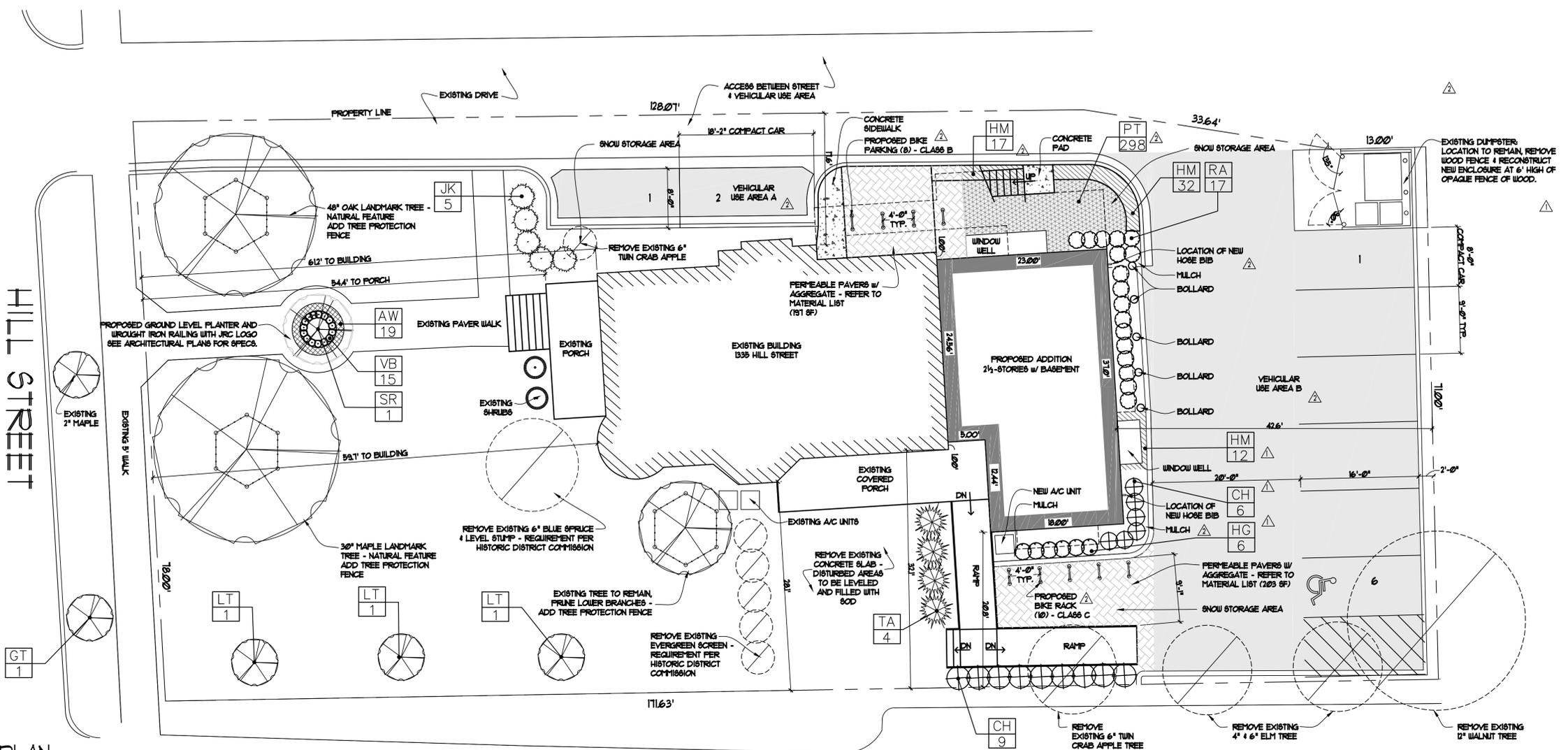
info@designteamplus.com

**Bais Jewish Resource Center**  
1335 Hill  
Ann Arbor MI 48104

**Bais Jewish Resource Center**  
1335 Hill  
Ann Arbor MI 48104

Date/Revision	Issue for
0-19-15	Historic District Commission
1-17-15	FUD Pre-Submittal
1-30-15	Site Plan Approval
12-22-15	Site Plan Revisions
2-11-16	Site Plan Revisions

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**SITE PLAN**  
SCALE: 1/8" = 1'-0"



**LANDMARK TREES**  
30" MAPLE & 48" OAK TREE

BOTH TREES ARE IN FAIR TO GOOD CONDITION CONSIDERING AGE AND SPECIES. WE HAVE SPECIFIED TREE PROTECTION FENCING AROUND THE ROOTS OF THE TREES DURING CONSTRUCTION.



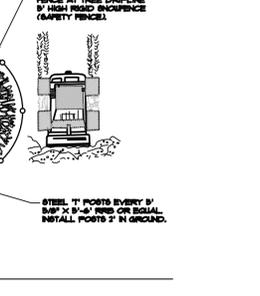
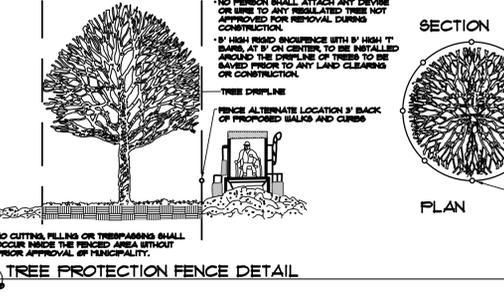
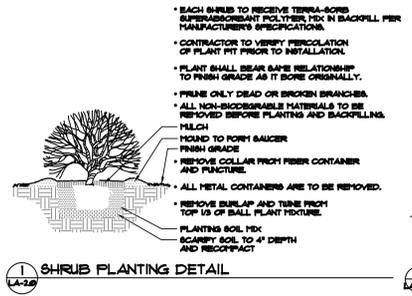
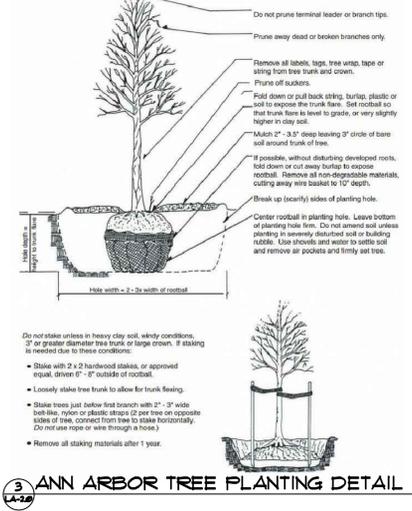
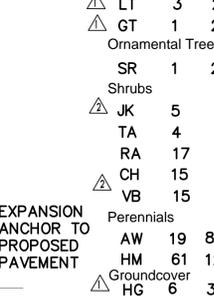
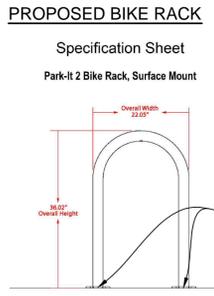
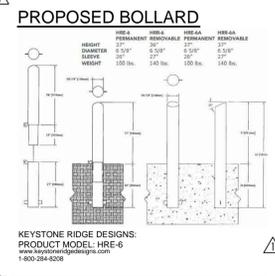
**REMOVED TREES**  
12" WALNUT, 4 & 6" CRAB APPLE

THE CRAB APPLES ARE NON-REGULATED. THE 12" WALNUT IS IN GOOD CONDITION, HOWEVER IT IS LOCATED UNDER EXISTING POWER LINES AND IT HAS BEEN PRUNED. THESE TREES ARE TO BE REMOVED FOR NEW PARKING AND DRAINAGE. THE WALNUT TREE WILL BE REPLACED WITH



**REMOVED TREE**  
6" BLUE SPRUCE

THE SPRUCE IS BEING REMOVED AS A REQUIREMENT OF THE HISTORIC COMMISSION AS IT IS GROWING TOO CLOSE TO THE STRUCTURE.



**BAIS JEWISH RESOURCE CENTER PLANT LIST:**

KEY	QTY.	SIZE	BOTANICAL / COMMON NAME	ROOT
<b>Replacement &amp; Street Trees</b>				
△ LT	3	2" cal	Liriodendron tulipifera L. / Tulip Tree	B&B
△ GT	1	2" cal	Gleditsia triacanthos / Honeylocust	B&B
<b>Ornamental Trees</b>				
SR	1	2" cal	Syringa reticulata 'Ivory Silk' / Ivory Silk Lilac	
<b>Shrubs</b>				
△ JK	5	6"ht, 3"sp	Juniperus chinensis 'Keteleeri' / 'Keteleeri' Chinese Juniper	B&B
TA	4	6"ht, 3"sp	Thuja Occidentalis 'Wintergreen' / Wintergreen Arborvitae	B&B
RA	17	2'ht, 2"sp	Ribes Alpinum / Alpine Currant	Cont.
△ CH	15	2'ht, 2"sp	Cotoneaster horizontalis / Rockspray cotoneaster	Cont.
VB	15	12'ht, 2"sp	Forsythia viridissima 'Bronxensis' / Bronx Forsythia	Cont.
<b>Perennials</b>				
AW	19	8"-12" Ht.	Aster 'Wood's Light Blue' / 'Wood's Light Blue' Aster	#1 Pot
HM	61	12"-18" Ht.	Mercurialis 'Stella D'Oro' / Stella D'Oro Daylily	#1 Pot
Groundcover				
△ HG	6	3' o.c.	Hosta 'Guacamole' / 'Guacamole' Hosta	No.2.Cont.
PT	298	6" o.c.	Pachysandra terminalis / Pachysandra	Cont.
<b>Planting Materials</b>				
	+/-		Topsoil Installed	CY
	+/-		Shredded Hardwood Mulch Installed	CY
	+/-		Terra Sorb or Approved Equal	LBS
	+/-		Sod	SY
△ Pavers	+/-	400 SF	Unilock Commercial Turfstone, Color: Natural	
	+/-		Aggregate Fill	CY
			Bike Rack by Keystone Ridge (or approved equal)	p10 + p5
			Bollard by Keystone Ridge (or approved equal)	



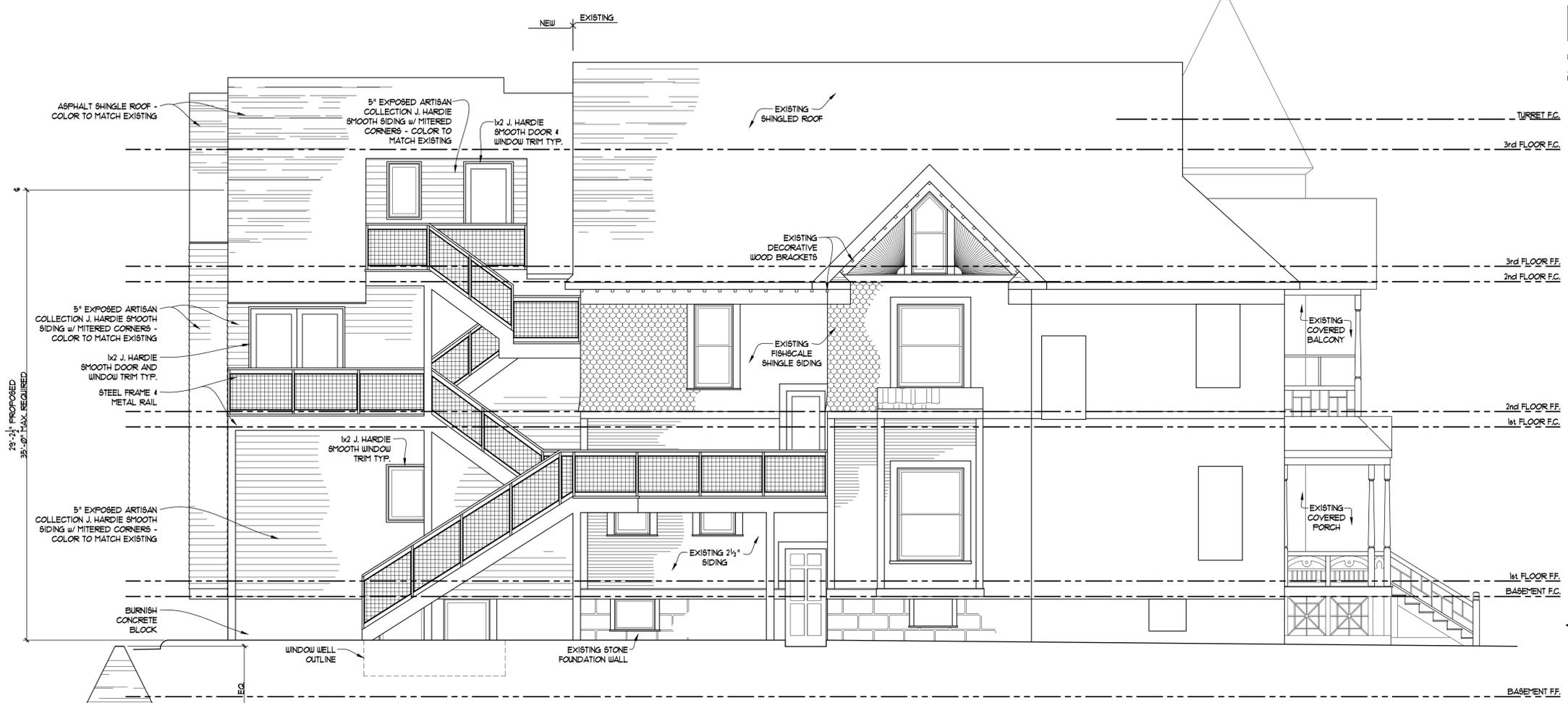
Client  
**Bais Jewish Resource Center**  
 1335 Hill  
 Ann Arbor MI 48104

Project  
**Bais Jewish Resource Center**  
 1335 Hill  
 Ann Arbor MI 48104

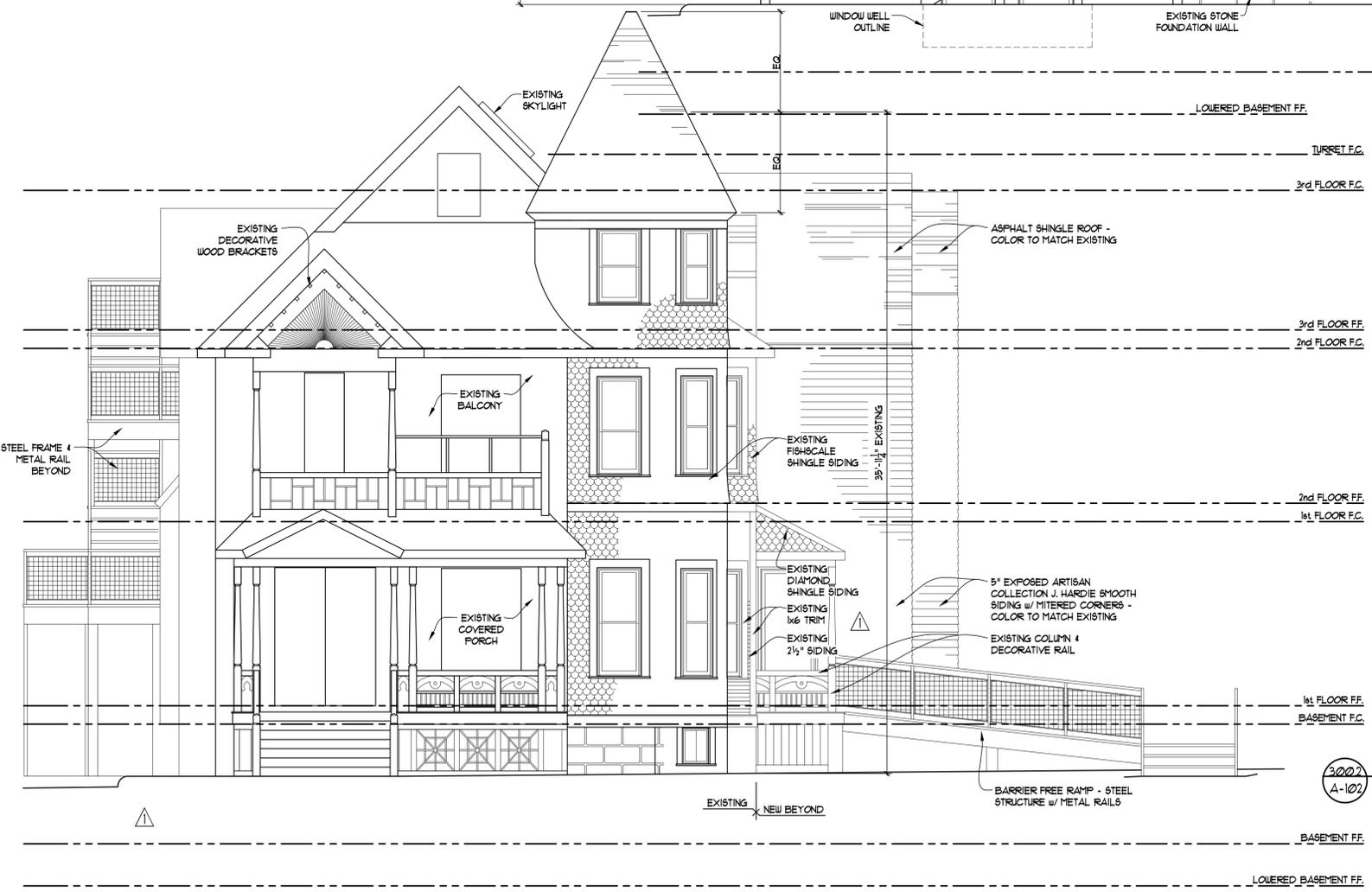
Designed/Drawn	HJR/MJP
Checked/Approved	HJR/HJR
Job #	90-2015
File	JRC_Plans.dwg

Date/Revisions	Issue for
6-19-15	Historic District Commission
11-17-15	FUD Pre-Submittal
11-30-15	Site Plan Approval
1-27-16	SPA Revisions
2-11-16	SPA Revisions

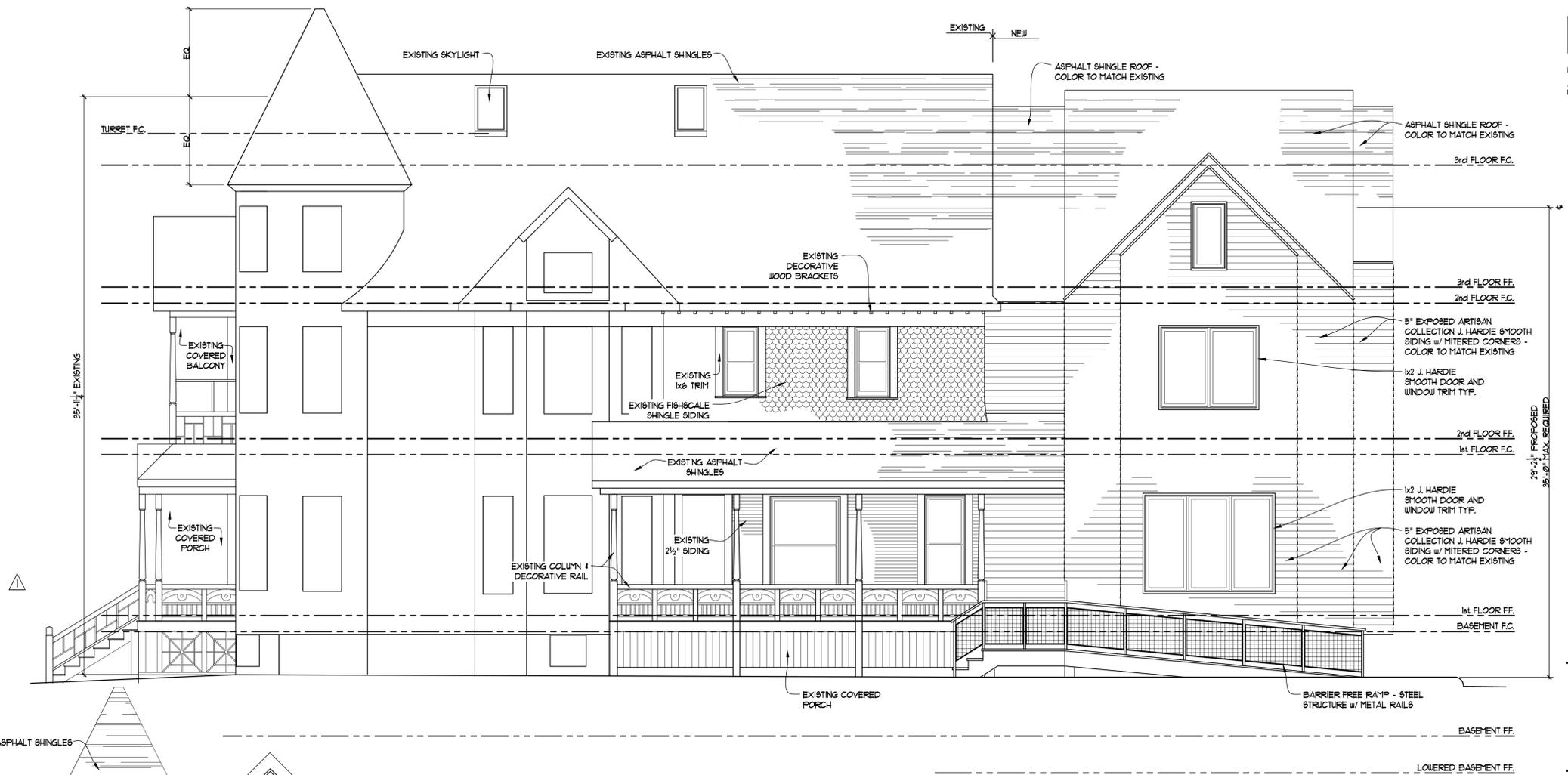
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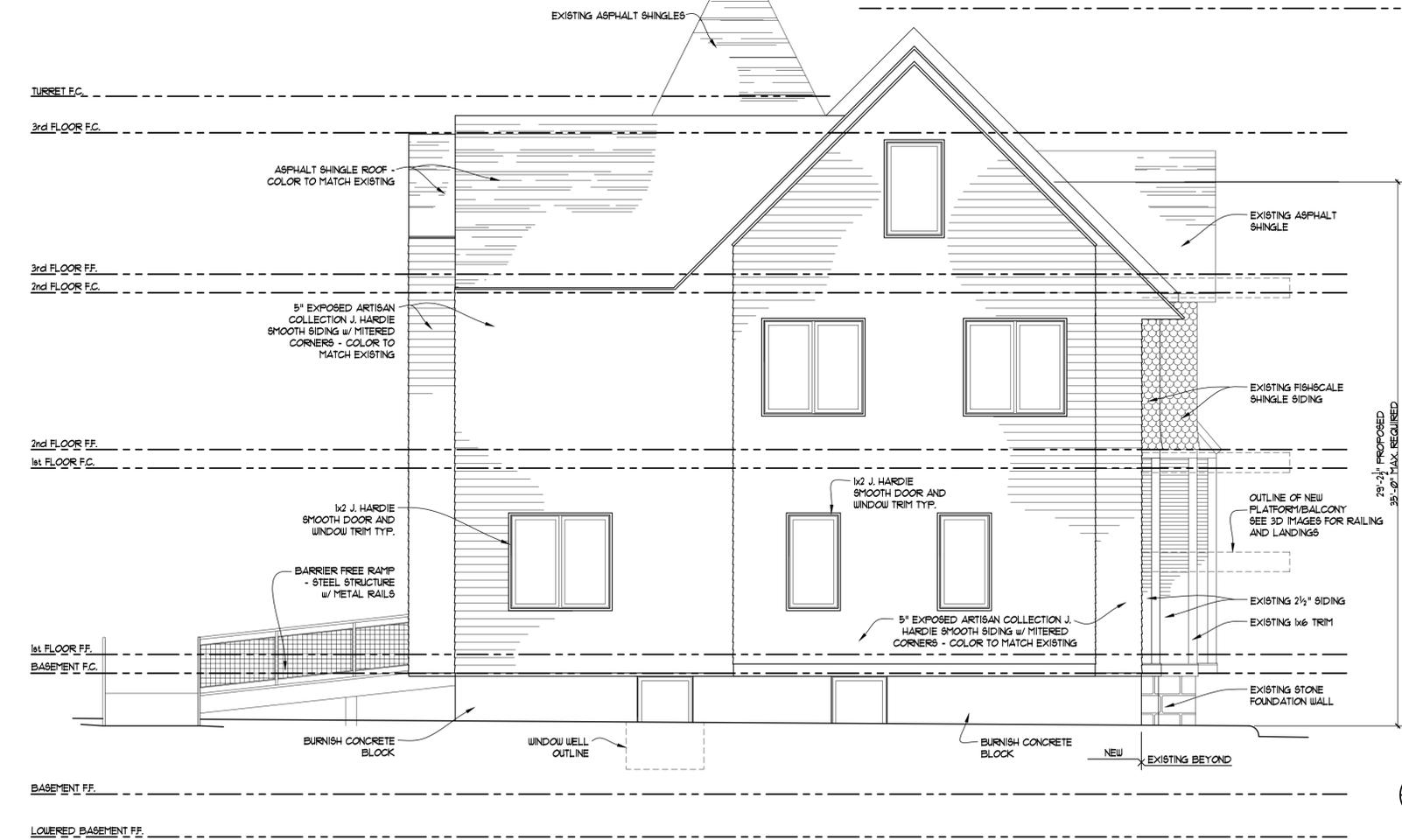
**WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**301.1 EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**301.2 NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



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## Bais Jewish Resource Center PUD Supplemental Regulations

### Section 1: Purpose

It is the purpose of the City Council in adopting these regulations to provide for a reasonable utilization of an existing historic structure and harmonious integration of residential and nonresidential uses. These regulations seek to promote development that minimizes negative impacts on the surrounding neighborhoods, streets, and parking.

### Section 2: Applicability.

The provisions of these regulations shall apply to the property described as follows:

Beginning at the southeast corner of Lot 6, Block 6, R.S. Smith's 2<sup>nd</sup> addition to the City of Ann Arbor as recorded in Liber 48 of Plats, pages 40 and 41, Washtenaw County Records, Washtenaw County, Michigan, thence 90°00'00"W 78.00 feet along the north line of Hill Street; thence N 02° 26' 40" E 128.07 feet; thence N 12° 17' 21" E 33.64 feet; thence N 02° 26' 40" E 13.00 feet; thence S 88° 09' 00" E 71.00 feet along the north line of Lots 5 and 6 of said addition; thence 02° 03' 00" W 171.63 feet along the east line of Lot 6 of said addition to the Point of Beginning, being Lot 6 and part of Lot 5 of said addition, including an easement for ingress and egress described as follows:

Commencing at the southeast corner of Lot 6, Block 6 of said addition; thence 90° 00' 00" W 69.99 feet along the north line of Hill Street for a PLACE OF BEGINNING; thence continuing along said north line S 90° 00' 00" W 19.02 feet; thence N 02° 26' 40" E 129.49 feet; thence N 12° 17' 21" E 32.56 feet; thence S 88° 09' 00" E 19.32 feet; thence S 12° 17' 21"W 34.42 feet; thence S 02° 26' 40" W 127.04 feet to the Place of Beginning.

Further, the provisions of these regulations shall be adopted and incorporated into the Planned Unit Development (PUD) zoning. These regulations, however, are intended to supplement only those provisions in the City Codes which may be modified as part of a PUD, such as landscaping and parking, and shall not be construed to replace or modify other provisions or regulations in the City Codes which must be followed.

### Section 3: Findings

During the public hearings on this Planned Unit Development, the Planning Commission and City Council determined that:

- A. The residential neighborhood surrounding the property described above contains a mixture of one- and two-family dwellings, fraternities, sororities, student cooperatives, multiple dwelling units, religious institutions, and learning facilities, many of which have historic character.
- B. It is in the best interest of the residents of the area and the City of Ann Arbor that the unique character and quality of the longstanding residential fabric of this existing neighborhood should be preserved, protected, and maintained by restricting land use and development on the parcel

described above to that which will have a beneficial effect on and will not adversely affect the surrounding neighborhoods, in terms of public health, safety, and welfare.

- C. It is desirable to develop the property described above as a religious learning and worship center and three dwelling units because the dual uses will provide a religious support amenity for students, faculty, and City residents, as well as provide housing and maintain the existing residential nature of the structure.
- D. The limited seating capacity of the religious center, the restrictions on the number of residents of the housing units, and the provided parking spaces present additional safeguards against negative impacts on neighboring single-family residential housing and demand for on-street parking.
- E. The religious denomination whose practices include prohibiting the use of vehicles on certain days will mitigate a portion of the need for onsite parking and the impact on the neighborhoods and surrounding street system.
- F. The PUD will facilitate the continued restoration and maintenance of the interior and exterior of an historic structure by allowing the mixed use and providing a source of income for the owner.
- G. The parcel described above meets the standards for approval as a Planned Unit Development, and the regulations contained herein do not constitute the granting of special privileges nor deprivation of property rights.

#### **Section 4: PUD Regulations**

##### **A. Permitted principal uses**

1. A religious educational center containing a place of worship and study, with a maximum permitted seating capacity of 96 persons on the first floor and 34 persons in the lower level and a demonstrated need for no more than eight on-site, off-street vehicle parking spaces.
2. A dwelling unit located on the second floor accommodating no more than three residents, to be leased for periods of not less than six months.
3. A private dwelling on the second floor to accommodate the Rabbi and family.
4. A dwelling located on the third floor accommodating no more than four residents, to be leased for periods of not less than six months.
5. A maximum of three guest rooms, located in the basement, for guests that stay for observance of the Sabbath and Jewish holidays.

##### **B. Permitted accessory uses**

1. A lending library, for use only in conjunction with activities of the religious education center.
2. A kitchen located on the first floor, for use only in conjunction with activities of the religious educational center. The preparation of meals for purchase by the general public is prohibited.
3. An office or offices for the religious educational center staff may be located within one or two rooms in the basement.
4. Other uses reasonably related to and incidental to the principal use, such as lectures, ritual meals, weddings, funerals, or memorial services.

C. Setbacks

1. Front – 54 feet
2. Side – One side, 8 feet; both sides 19.5 feet
3. Rear – 30 feet

D. Height

Maximum height shall be restricted to 37 feet, the height of the existing structure.

E. Lot Size

Minimum lot size shall be 12,784 square feet (0.29 acres).

F. Parking

Required on-site parking shall be five vehicle spaces for the religious educational center, three vehicle spaces for the residential units, and a minimum of 10 Class B and 8 Class C bicycle spaces.

G. Landscape and Buffers

1. North – 6-foot high opaque fence at the property boundary, and a three-foot wide planted area.
2. East – 4-foot high chain-link fence at the property boundary or a 6-foot high opaque fence at the property boundary, as permitted by Chapter 104 (Fences) for residential districts, *and* a 3-foot wide planted area.
3. South – landscaping and screening as required by Chapter 67 (Landscape and Screening) for vehicular areas.
4. West – none.

H. Eruv

A string may be located approximately 10'-0" high around the perimeter of the property as part of religious observances.

Prepared by Jill Thacher



August 20, 2015

Jill Thacher – [jthacher@a2gov.org](mailto:jthacher@a2gov.org)  
City Planner/Historic Preservation Coordinator  
City of Ann Arbor  
301 E. Huron St.  
Ann Arbor, MI 48104

Re: Jewish Resource Center (JRC), 1335 Hill St., Ann Arbor, MI

### Citizen Participation Meeting Report

Meeting Date: August 10, 2015

Attendees: Rabi Yitz – Jewish Resource Center  
Harold Remlinger – DesignTeam Plus, LLC  
Cathy Lyle – 1204 Hill St. – [kappahousedirector@gmail.com](mailto:kappahousedirector@gmail.com)  
Marc Gerstein – 1321 Forest Ct. – [marc.gerstein@utoledo.edu](mailto:marc.gerstein@utoledo.edu)  
Eleanor Linn – 1321 Forest Ct. – [elinn@umich.edu](mailto:elinn@umich.edu)  
Betsy Pria – 905 Olivia – [cottonloets@gmail.com](mailto:cottonloets@gmail.com)  
Chuck Pria – 905 Olivia  
Sharon Siebeugant – Sigma Delta Tau  
Ellen Ramsburgh – 1503 Cambridge – [eiramsburgh@hotmail.com](mailto:eiramsburgh@hotmail.com)

1. Harold Remlinger, Principal Architect for DesignTeam Plus, LLC present the proposed project to the attendees followed by an open discussing period.
2. Ellen Ramsburgh Historical Commission member, discuss the Historical Commission position, findings and reasons for the commission's approval of the project along with the contingencies of the approval.
3. Rabi Yitz added explanation of the Sabbath celebration and restriction of driving from sundown Friday to sundown Saturday and the need for guest rooms for those who had traveled to the JRC by car.
4. Question was raised regarding the existing kitchen and functionality. Rabi Yitz provided explanation that all food for the Sabbath is currently prepared in Southfield, MI and brought to the JRC. He further explained that their goal is to be able to prepare kosher meals and teach kosher cooking to the students who attend the JRC.

5. Question was asked to the use of the current facility and how the expansion will be utilized. Both Rabi Yitz and Mr. Remlinger explained that currently there is not enough room for one on one and group consultation and teaching with privacy in the current arrangement and that the addition will allow (2) larger groups to meet on the main level, and use of the four basement rooms that individual or small groups can meet without interruption of others around them. It was further explained by Rabi Yitz that many of their students just come to study and do homework at the JRC.
6. Discussion and explanation of a PUD was facilitated by Mr. Remlinger.
7. Discussion of general site improvements and landscaping was facilitated by Mr. Remlinger.
8. All attendees are in full support of the project and had mentioned how they appreciate having the JRC as a neighbor.

Sincerely,



Harold J. Remlinger, AIA, LEED AP, NCARB  
Principal Architect