

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of August 19, 2008

**SUBJECT: 326 West Liberty Street Site Plan for City Council Approval
(326 West Liberty Street) File No. SP08-012**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 326 West Liberty Street Site Plan, subject to the recording of a permanent access easement with the adjacent property (402 West Liberty Street) prior to issuance of building permits.

STAFF RECOMMENDATION

Staff recommends the site plan be **approved** because the contemplated development would comply with all applicable state, local, and federal laws, ordinances, standards and regulations; and the development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety or welfare.

LOCATION

This site is located on north side of West Liberty Street, west of Ashley Street (Central Area, Allen Creek Watershed).

DESCRIPTION OF PROJECT

The petitioner seeks site plan approval for the addition of 1,283 square feet and one residential unit to the existing structure. When completed, the mixed use building will have a total of 6,914 square feet of floor area; 1,426 square feet of residential use, 740 square feet of salon use, and 4,748 square feet of office use. The existing historical structure was built as a single-family home, but has been used in recent years as a restaurant and is currently being used as a salon/spa. The property is in the Old West Side Historic District and received Historic District Commission approval for the proposed addition in August 2006.

Currently, the site contains two structures, the historic building in the front and a single-story cinder-block building formerly used as a bakery. The detached bakery building is approximately ten feet from the rear of the main building. The proposal would add a second story to the former bakery building and connect the two buildings via a first floor lobby area and a second floor outdoor terrace accessible by both buildings. The building and all site improvements will be constructed in one phase.

The site is accessed by a single curb cut and drive on West Liberty Street shared with two adjacent properties, one that contains Blue Karaoke and a separate parcel containing a residential structure with an office use. This access will remain for use by both sites and will be

recorded in a formal access easement. The site also contains a 17-space parking lot and two bicycle parking spaces. The site is located in the Downtown Development Authority District and, as such, is parking exempt.

The site will provide full storm water detention under the existing parking lot; currently, no storm water detention exists for the site. The site contains four landmark trees and all of these trees will be preserved. However, one of the landmark trees will have encroachment of pavement increased by an additional 3½ feet into the critical root zone. This impact will be mitigated as required by City code. There are no other natural features on site.

COMPARISON CHART

		EXISTING	PROPOSED	REQUIRED
Zoning		C3 (Fringe Commercial)	C3	C3
Gross Lot Area		18,282 sq ft	18,282 sq ft	6,000 sq ft MIN
Maximum Useable Floor Area		30.8 %	37.8 %	50 % MAX
Lot Width		93.73 ft	93.73 ft	60 ft MIN
Setbacks	Front	43.29 ft	43.29 ft	40 ft MIN
	Side(s)	29.32 ft – west 9.76 ft - east	29.32 ft – west 9.76 ft - east	0 ft MIN
	Rear	41.01 ft	41.01 ft	20 ft MIN
Height		34 ft 11 in (3 stories)	34 ft 11 in (3 stories)	35 ft MAX (3 stories)
Parking – Cars		17 spaces	17 spaces	none (DDA-Parking Exempt)
Parking – Bicycles		None	2 spaces (Class C)	none (DDA-Parking Exempt)

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Vacant Land and Parking	PL (Public Land)
EAST	Commercial	C3 (Fringe Commercial District)
SOUTH	Commercial	C3

WEST	Commercial and Residential	C3 and R4C (Multiple-Family Residential District)
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HISTORY

The existing building was built approximately in 1880 as a single-family residence. The building was occupied for many years by the Moveable Feast restaurant, which closed in 2005. Currently, a section of the building is occupied by a salon/spa. There is no approved site plan for this site.

PLANNING BACKGROUND

This site is located in the Central Area. The Central Area Plan recommends commercial and office uses as the appropriate land use for this site.

COMMENTS PENDING, UNRESOLVED OR NOTED

Planning – This project fulfills the goals of the Central Area Plan by upgrading an existing historical site. The addition of landscaping, storm water detention and bicycle parking is a positive upgrade to the site and surrounding parcels. Planning staff recommends an access easement with the adjacent property be recorded prior to the project being approved by City Council.

Historic District – The site is located in the Old Westside Historic District. The project received approval from the Historic District Commission for the proposed modifications on August 7, 2006.

Prepared by Matthew Kowalski
Reviewed by Connie Pulcifer and Mark Lloyd
jsj/8/12/08

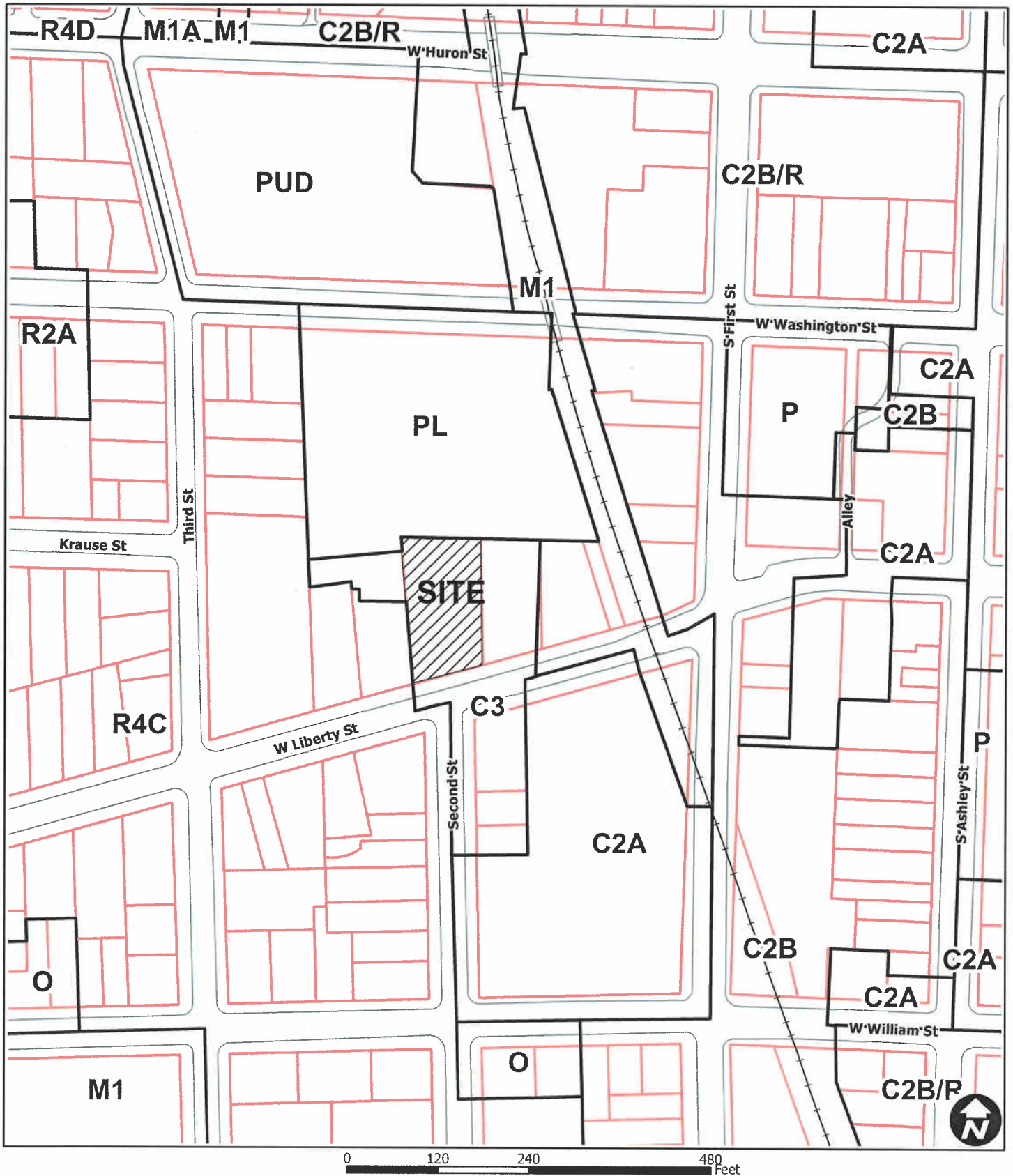
Attachments: Zoning/Parcel Maps
Aerial Photo
Site Plan
Landscape Plan
Elevations

c: Owner: Gary Clark
West Liberty Properties
3285 Bay Shore Drive
Orchard Lake, MI 48324

Petitioner: Hobbs and Black Associates
Steve Dykstra
100 N. State Street
Ann Arbor, MI 48104

Systems Planning
File No. SP08-012

326 West Liberty -Zoning Map-



Map Legend
 City Boundary
 Railroads



Maps available online:
<http://gisweb.ewashtenaw.org/website/mapwashtenaw/>

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326 West Liberty -Aerial Map-



0 120 240 480 Feet

Map Legend

- City Boundary
- Railroads



Maps available online:

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LANDSCAPING REQUIREMENTS

Plant List

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
AS	1	Asplenium platyneuron	Rock Fern	12" x 18"	12" x 18"
CR	1	Cornus rugosa	Spicebush	12" x 18"	12" x 18"
FR	1	Fragaria virginiana	Wild Strawberry	12" x 18"	12" x 18"
GR	1	Gaultheria procumbens	Wintergreen	12" x 18"	12" x 18"
HY	1	Hydrangea macrophylla	Hydrangea	12" x 18"	12" x 18"
IR	1	Iris sibirica	Siberian Iris	12" x 18"	12" x 18"
JA	1	Juniperus horizontalis	Creeping Juniper	12" x 18"	12" x 18"
LA	1	Larix laricina	Norway Spruce	12" x 18"	12" x 18"
LI	1	Liriodendron tulipifera	Tulip Tree	12" x 18"	12" x 18"
MA	1	Malus domestica	Domestic Apple	12" x 18"	12" x 18"
PI	1	Pinus strobus	White Pine	12" x 18"	12" x 18"
PR	1	Prunella americana	American Plum	12" x 18"	12" x 18"
RA	1	Rosa rugosa	Rugosa Rose	12" x 18"	12" x 18"
SA	1	Salix alba	White Willow	12" x 18"	12" x 18"
SP	1	Sparganium angustifolium	Sparganium	12" x 18"	12" x 18"
TA	1	Taxus canadensis	Canadian Hemlock	12" x 18"	12" x 18"
TR	1	Thuja occidentalis	Eastern Arborvitae	12" x 18"	12" x 18"
VA	1	Vaccinium corymbosum	Blueberry	12" x 18"	12" x 18"
VI	1	Viburnum acerifolium	Acer Viburnum	12" x 18"	12" x 18"
VO	1	Viburnum opulus	European Viburnum	12" x 18"	12" x 18"
WE	1	Weinmannia racemosa	Spicebush	12" x 18"	12" x 18"
WO	1	Wormwood	Wormwood	12" x 18"	12" x 18"
YU	1	Yucca filamentosa	Spiky Leaf Yucca	12" x 18"	12" x 18"
ZE	1	Zelkova serrata	Japanese Zelkova	12" x 18"	12" x 18"

LANDSCAPING LEGEND

AS = ASPLENIDIUM
 CR = CORNUS
 FR = FRAGARIA
 GR = GAULTHERIA
 HY = HYDRANGEA
 IR = IRIS
 JA = JUNIPERUS
 LA = LARIX
 LI = LIRIODENDRON
 MA = MALUS
 PI = PINUS
 PR = PRUNELLA
 RA = ROSA
 SA = SALIX
 SP = SPARGANIUM
 TA = TAXUS
 TR = THUJA
 VA = VACCINIUM
 VI = VIBURNUM
 VO = VIBURNUM
 WE = WEINMANNIA
 WO = WORMWOOD
 YU = YUCCA
 ZE = ZELKOVA

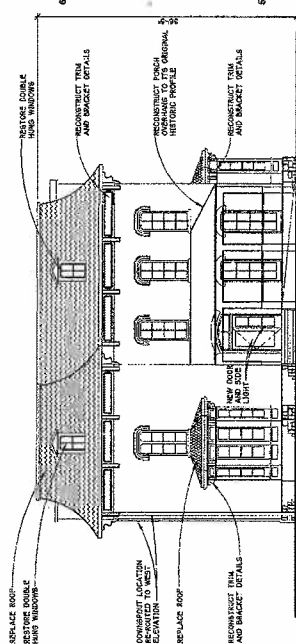
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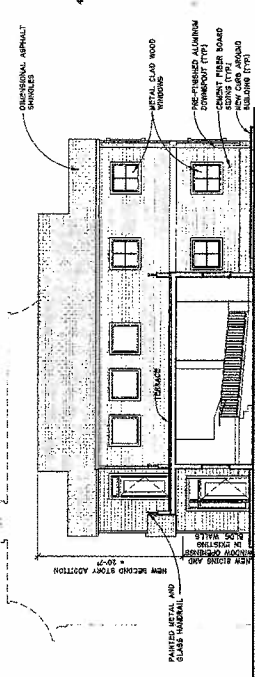
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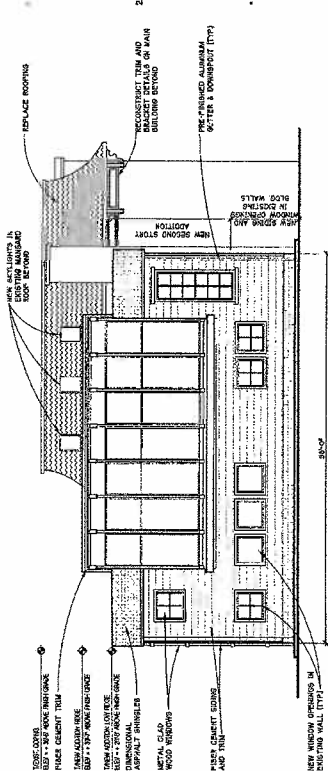
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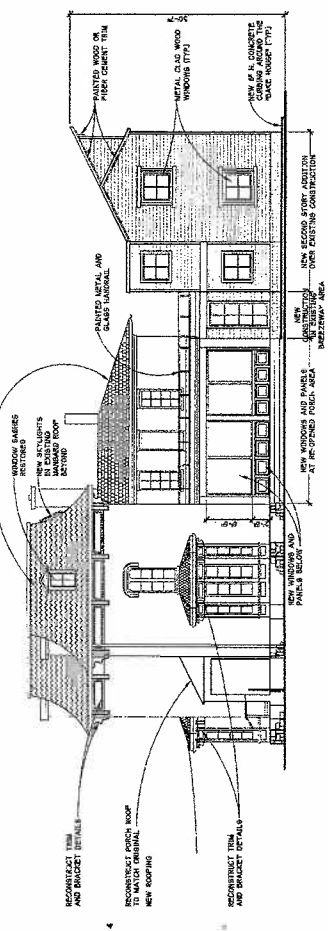
B5 SOUTH ELEVATION
SCALE - 1/8"=1'-0"
A-1



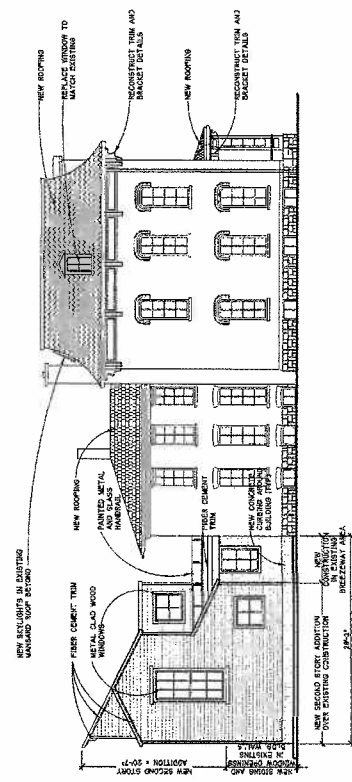
"BAKE HOUSE"
SOUTH ELEVATION
SCALE - 1/8" = 1'-0"
JAWY



"BAKE HOUSE"
NORTH ELEVATION
SCALE - 1/8" = 1'-0"
A-1
B-1
JAN 1978



EAST ELEVATION
SCALE - 1/8" = 1'-0"
AREA



F1 WEST ELEVATION
A-1 SCALE - 1/8" = 1'-0"
JUL 2008