

**ANN ARBOR PLANNING DEPARTMENT STAFF REPORT**

**For Planning Commission Meeting of October 18, 2016**

**SUBJECT: South Maple Apartments by Avalon Annexation and Zoning  
(1110 and 1132 South Maple Road)  
Project Nos. A16-003 and Z16-006**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 1110 and 1132 South Maple Road annexation of 4.9 acres from Scio Township.

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the request for R4B (Multiple-Family Dwelling District) zoning designation for the South Maple Apartments by Avalon site at 1110 and 1132 South Maple Road.

**LOCATION**

The site is located on the west side of South Maple Road, between West Liberty Street and Pauline Boulevard (Ward 5).

**STAFF RECOMMENDATION**

Staff recommends that the **annexation** petition be **approved** because the property is within the City's water and sewer service area.

Staff recommends that the **zoning** petition be **approved** because it is consistent with the recommendation of the Master Plan: Land Use Element and the adjacent zoning north and south of the site, and is compatible with surrounding and land uses.

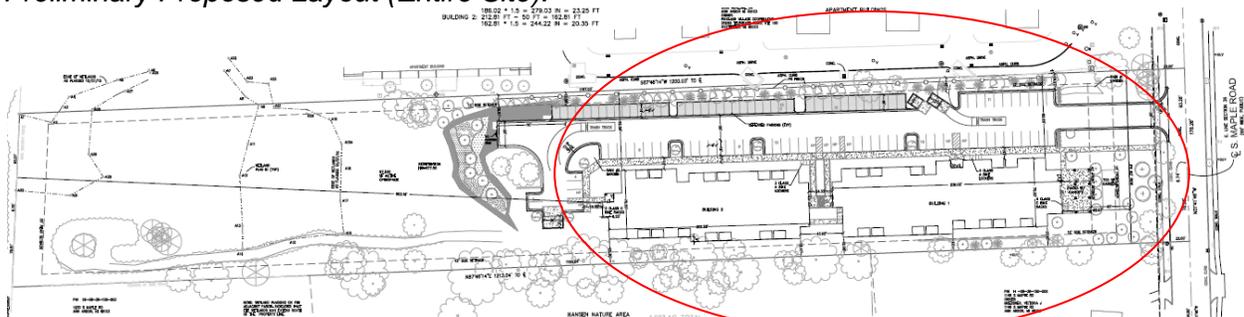
**DESCRIPTION OF PETITIONS**

The petitioner is seeking approval to annex a 4.9-acre parcel and zone it R4B (Multiple-Family Dwelling District). The site is made up of two long, narrow parcels spanning between South Maple Road on the east and I-94 on the west. Each of the parcels contain a single-family dwelling. The site is covered by trees, brush and vegetation but does not meet the definition of a natural feature woodland. A wetland is located on the western third of the site and there are several landmarks trees on the site.

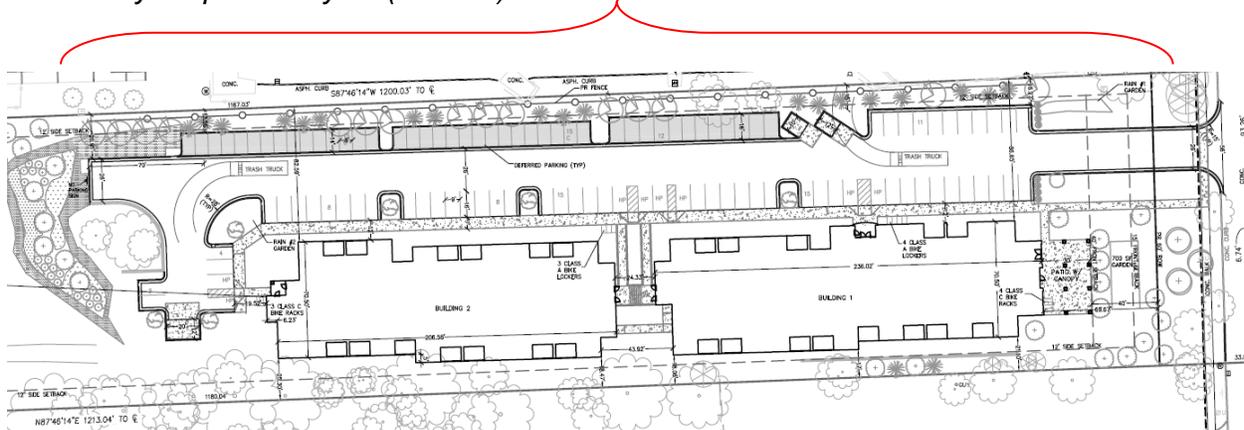
The R4B Multiple-Family Dwelling District has a moderate minimum lot area, 21,780-square feet or ½ acre, and allows up to 15 dwelling units per acre in either townhouse or apartment building style.

Separate Site Plan – A separate planned project site plan petition (project no. SP16-094) has been submitted and is under review by staff to develop two 3-story residential buildings containing a total of 70 apartments and all other required site improvements such as parking and storm water management. The development is planned to meet affordability standards and the petitioner, Avalon Housing, hopes it will provide options they do not currently have for accessibility and visitability at their existing properties.

*Preliminary Proposed Layout (Entire Site):*



*Preliminary Proposed Layout (Eastern):*



All proposed development is located on the eastern half of the site. A single driveway to South Maple Road is proposed to access a 105-space parking lot (for 1.5 parking spaces per dwelling unit), of which 42 spaces will be deferred (shaded gray on proposed layout). The pair of rectangular apartment buildings are proposed end-to-end along the southern property line. Both buildings exceed 50 feet in length so additional setback from the side property line is required. However, planned project modifications are requested to eliminate the additional setback requirement and allow only the minimum setback to be provided. A landscape modification request has been made also regarding the conflicting land use buffer required along the north side. The modification seeks a narrower buffer in some locations while all of the required plantings will be installed as well as the required fence.

A full staff report for the planned project site plan will be provided for the November 1, 2016 Planning Commission meeting when a public hearing has been scheduled for the petition. See Planning comments below for more information specific to separation of the annexation and zoning petitions from the site plan petition.

### COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED
Zoning	TWP Township	R4B Multiple-Family Dwelling	R4B Multiple-Family Dwelling
Lot Area	4.9 acres (213,444 sq ft)	4.9 acres (213,444 sq ft)	21,780 sq ft MIN

### SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Pinelake Village Cooperative (Multiple-Family Residential)	R4B (Multiple-Family Dwelling)
EAST	Park Place Apartments (Multiple-Family Residential)	R4A (Multiple-Family Dwelling)
SOUTH	Single-Family Dwelling, Hansen Park, Grace Bible Church	Township PL (Public Land) R4B
WEST	Interstate Highway	

### PLANNING BACKGROUND

Master Plan Recommendation – The site is located in the West planning area and has a site specific future land use recommendation:

[West Area, Site 18] This six acre site is located on the west side of South Maple Road, between Pauline Boulevard and Liberty Street. There are four single-family homes fronting on Maple Road, leaving a long, narrow portion at the rear that could potentially be divided and developed. Multiple-family uses exist across Maple Road, and Hansen Park is immediately south of this site. I-94 is the western boundary, while the Pinelake Village Cooperative is to the north.

It is recommended that a high density, single-family subdivision be created. Single-family development at this location will serve to provide diversity in the area and offer additional housing options. A secondary recommendation would be the expansion of the Pinelake Village Cooperative housing development onto this site. Higher density multiple family uses of this nature are appropriate if affordable housing is being provided. This would serve as an additional opportunity to provide affordable housing in the neighborhood. The woodlands on the western portion of the site should be protected and appropriate buffering from I-94

should be included in the site design. The Parks and Recreation Department requests the provision of an access easement through the site to Hansen Park.

### STAFF COMMENTS

Planning – The petitioner, Avalon Housing, has stated they are working towards the April 1, 2017 round of low income housing tax credits. Knowing that the annexation process can take 6 months or more, staff scheduled the annexation and zoning petitions for a public hearing at the Planning Commission's October 18, 2016 meeting. Assuming the Planning Commission makes a recommendation of approval following the public hearing, the annexation petition alone will be scheduled for City Council action on November 21, 2016. Then the City's resolution to accept and the Township's resolution to release will be forwarded to the State Boundary Commission, which is typically the longest component of the entire process.

In the meantime, staff will complete their review of the South Maple Apartments Site Plan. A public hearing for the site plan has already been scheduled for the November 1, 2016 Planning Commission meeting. Upon completion of the annexation process, anticipated to be in February or March of 2017, the zoning petition and the site plan petitions will be scheduled for City Council action.

Prepared by Alexis DiLeo  
Reviewed by Brett Lenart  
10/14/16

Attachments: Zoning Map  
Aerial Photo

c: Petitioner: Avalon Housing, Inc.  
Wendy Carty-Saxon, Director of Real Estate Development  
1327 Jones Drive  
Ann Arbor, MI 48105

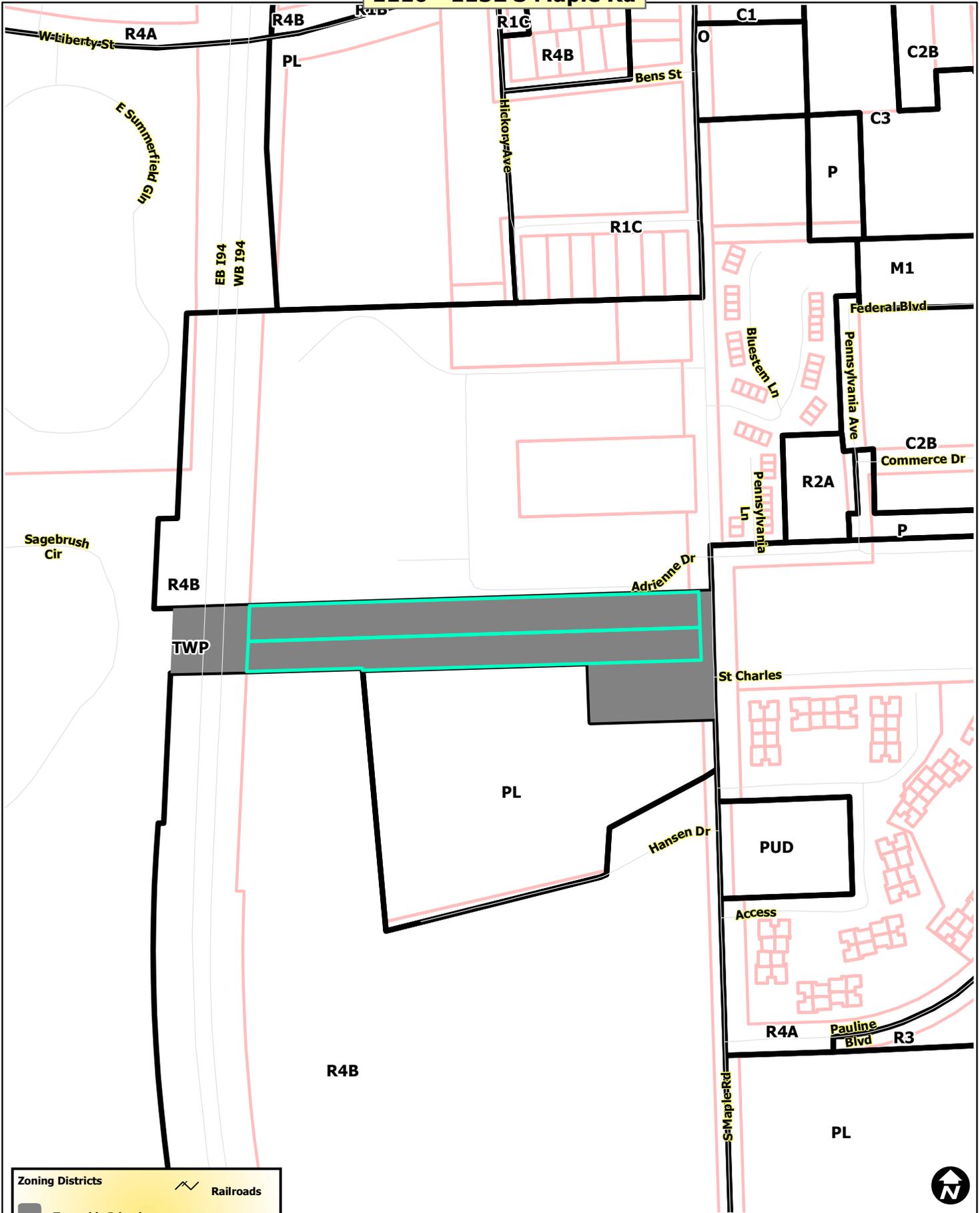
Petitioner's Engineer: Perimeter Engineering, LLC  
Kathy Keinath, PE  
11245 Boyce Road  
Chelsea, MI 48118

Owners: Harry B. Gable, Jr.  
1110 South Maple Road  
Ann Arbor, MI 48103

Erling Hansen  
P.O. Box 2706  
Ann Arbor, MI 48106

Parks & Recreation  
Systems Planning  
Project Nos. A16-003, Z16-006 and SP16-094

**1110 - 1132 S Maple Rd**



	Zoning Districts		Railroads
	Township Islands		Parcels
	City Zoning Districts		Huron River



Map date 10/3/2016  
 Any aerial imagery is circa 2015  
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# 1110 - 1132 S Maple Rd

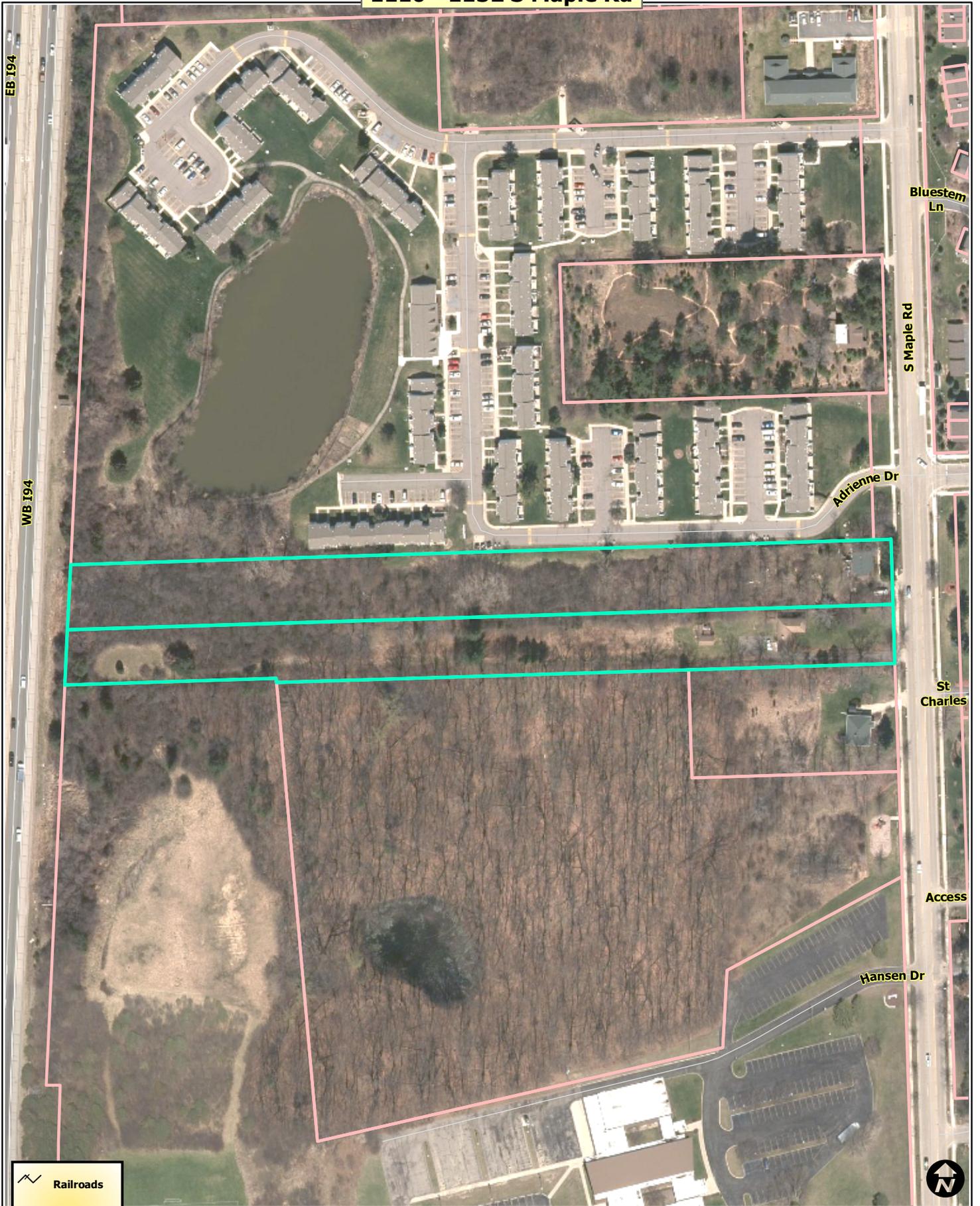


- Railroads
- Parcels
- Huron River



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1110 - 1132 S Maple Rd



-  Railroads
-  Parcels
-  Huron River



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