

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of February 6, 2018

**SUBJECT: 1505 White Street Site Plan for City Council Approval
File No. SP17-043**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 1505 White Street Site Plan conditioned upon issuance of a license agreement from the City of Ann Arbor to allow the existing driveway to remain in the vacated alley.

STAFF RECOMMENDATION

Staff recommends **approval** of the site plan because it complies with applicable local, state and federal laws, ordinances, standards and regulations; limits the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; and does not cause a public or private nuisance and does not have a detrimental effect on the public health, safety or welfare.

LOCATION

The site is located on the east side of White Street, north of Henry Street and south of East Stadium Blvd. The site is in the South Area Planning Area, and borders along the Allen Creek and Malletts Creek Watershed.

DESCRIPTION OF PROJECT

The petitioner is proposing to demolish the 1,838 square foot duplex at 1505 White Street and construct a two-story, 2,502 square foot single-family residence with six bedrooms. An existing detached garage is to be demolished and a two-space parking area proposed in its place. These spaces will continue to be accessed off the existing drive. A portion of the existing drive area is located on the City lot to the north, on a vacated alley, and this portion will be removed. The city has access rights over this drive and a license agreement will be drafted allowing for both parties to access the drive and prohibit parking in this drive.

Site plan approval is required since the single-family dwelling is on a parcel that is not zoned solely for residential purposes (per Section 5:122 Site Plans of Chapter 57). This lot is zoned O (Office District) and follows the R1C, single-family residential, zoning requirements as reflected in the Zoning Comparison Chart.

This proposal will result in a net impervious surface reduction of 39 square feet. Therefore, on-site stormwater management systems are not required for this single-family residence, per amendments to Chapter 63 that went into effect March 1, 2011. An

increase of 200 square feet or more of impervious surface would trigger these requirements.

There are no landmark trees impacted from this proposal and there are no other natural features on site.

The petitioner sent out a citizen participation notice to all residents and property owners within 500 feet of this site. At the time this staff report was written, the petitioner indicated they did not receive neighborhood feedback opposing this project.

PLANNING & SITE HISTORY

The project parcel is zoned O (Office) district and follows the single-family zoning district (R1C) standards. The existing house was built in 1920.

The Master Plan: Land Use Element recommends office uses for this site.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Vacant & Public Right-of-Way	PL (Public Land)
EAST	Group Quarters	O (Office District)
SOUTH	Single-Family Residential	O
WEST	Affordable Housing Complex	PUD (Planned Unit Development)

ZONING COMPARISON CHART

	EXISTING	PROPOSED*	REQUIRED/ PERMITTED
Zoning	O (Office District)	O	R1C
Gross Lot Area	4,420 sf**	4,420 sf**	7,200 sf
Minimum Lot Width	43 ft**.	43 ft**	60 ft.
Setback – Front	18.7 ft.	25 ft.	20.5 ft.***
Setback – Side	5.5 ft.	5 ft.	5 ft.
Setback – Rear	37 ft.	30 ft.	30 ft.
Height	2 stories	27.5 ft.	30 ft.
Parking – Automobile	2 car garage	2 spaces	1 space/unit

Parking – Bicycles	None	None	None
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- * Single family residential in the Office District follows R1C zoning requirements
- ** Existing Non-conforming
- *** Averaged front setback

DEPARTMENT COMMENTS

Planning - The existing driveway and drive approach are located on land owned by the City of Ann Arbor. The Driveway is required to be entirely within the vacated alley located on the north side of this site. As part of this approval, the City Attorney's Office will draft a License Agreement allowing the driveway to remain and for the petitioner to access their parking spaces.

The northeast corner of the existing garage is located off-site. This issue is resolved by the proposed demolition of the garage. This project falls below the threshold for a parks contribution, so none has been requested.

Prepared by Chris Cheng
Reviewed by Brett D. Lenart
1/31/2018

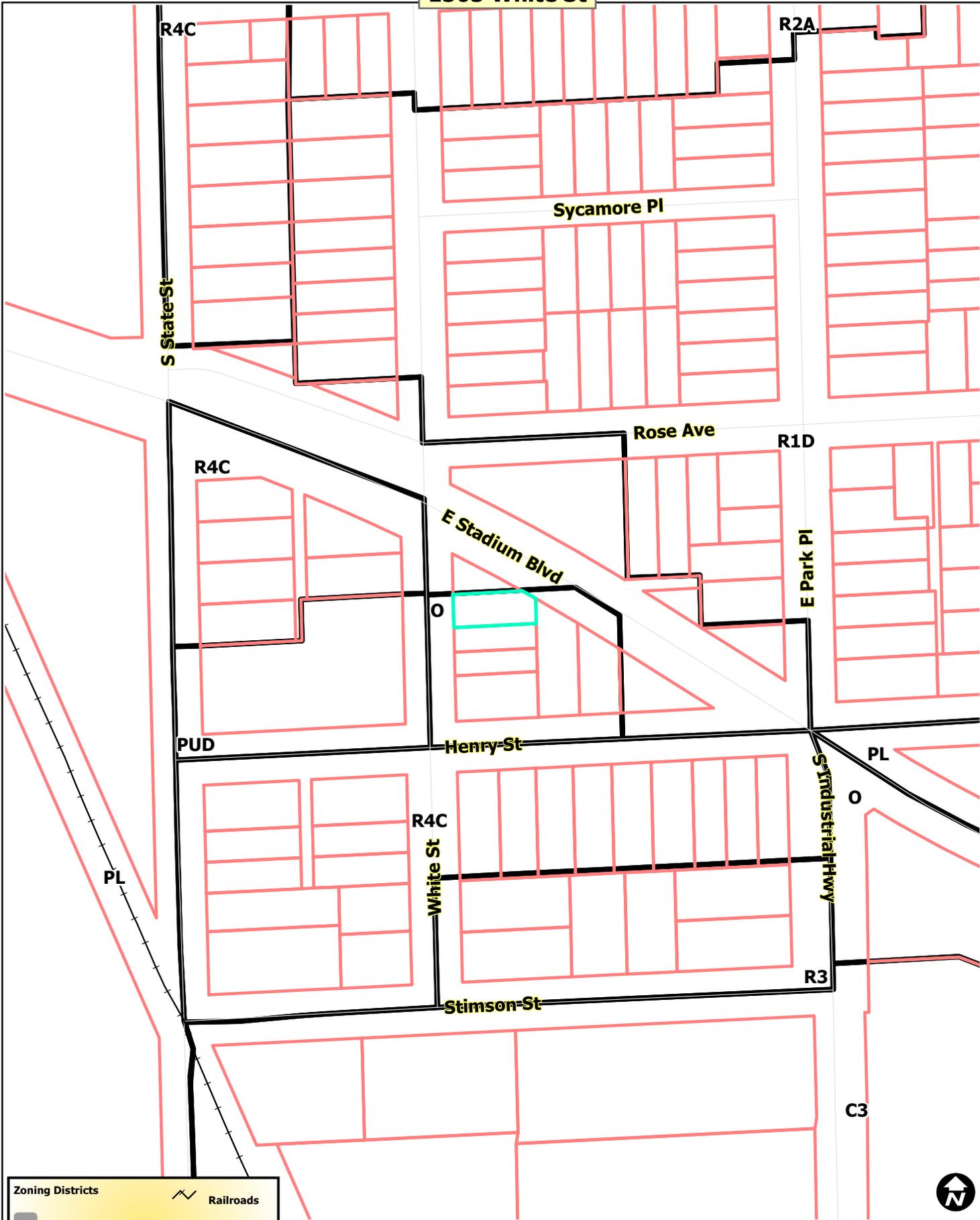
Attachments: Location Map
Zoning and Parcel Map
Aerial Photo
Site Plan

c: Owner: Prentice Partners, LLC
PO Box 70
Costa Mesa, CA 94569

Petitioner: Robb Burrows
OX Studio, Inc.
302 S. State Street
Ann Arbor, MI 48104

City Attorney – Chris Frost

1505 White St



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



Map date 11/30/2017
 Any aerial imagery is circa 2015
 unless otherwise noted
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1505 White St



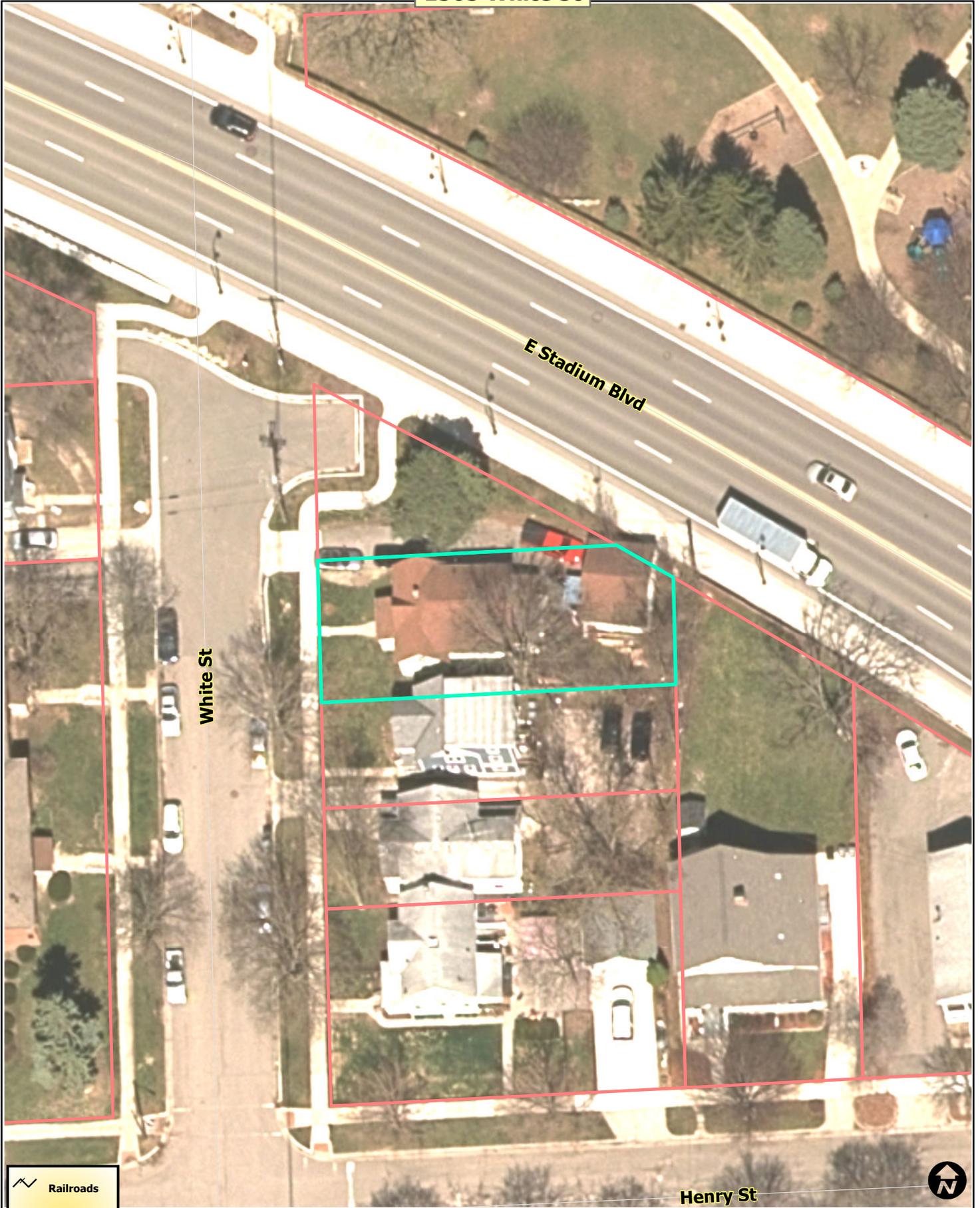
-  Railroads
-  Huron River
-  Tax Parcels



Map date 11/30/2017
Any aerial imagery is circa 2015
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1505 White St



-  Railroads
-  Huron River
-  Tax Parcels



Map date 11/30/2017
 Any aerial imagery is circa 2015
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1505 White Street Renovation

1505 White Street, Ann Arbor, MI 48104

Released For: Site Plan Submission

Release Date: 12/04/2017
 O|X Project Number: WSR17

Project Team

Owner: 1505 White Street, LLC.

Architect: O|X Studio, Inc.
 Contact: Robb Burroughs, RA
 302 S. State St., Suite B, Ann Arbor, MI 48104
 (734) 929-9000
 robb@oxstudioinc.com

General Contractor: TBD

Project Address: 1505 White Street, Ann Arbor, MI 48104

Parcel #: 09-09-33-331-009

Legal Description: N 35 FT LOTS 9 & 10 ALSO THAT PRT VACATED ALLEY ADJ ON N EXT FROM SW LINE STADIUM BLVD TO EL WHITE ST EXC ELY 3 FT BLK & HAMILTON ROSE & SHEEHAN ADDITION



architecture | construction | objects
 P: (734) 929-9000 | F: (734) 929-9001 | www.oxstudioinc.com

Job Title:
1505 White Street Renovation

1505 White Street, Ann Arbor, MI 48104

Sheet Title:
Title Sheet

Released For: Site Plan Submission

Drawing List

Sheet Number	Sheet Name	Current Revision Description	Current Revision Date
General			
G-1.0	Title Sheet	Site Plan Submission	12/04/2017
G-2.0	3D Views	Site Plan Submission	12/04/2017
Civil			
1	Existing Conditions Site Plan	Site Plan Submission	12/04/2017
Architectural			
A-0.1	Site Plan	Site Plan Submission	12/04/2017
A-1.0	Proposed Basement Floor Plan	Site Plan Submission	12/04/2017
A-1.1	Proposed First Floor Plan	Site Plan Submission	12/04/2017
A-1.3	Proposed Second Floor Plan	Site Plan Submission	12/04/2017
A-2.0	Exterior Elevations	Site Plan Submission	12/04/2017
A-2.1	Exterior Elevations	Site Plan Submission	12/04/2017

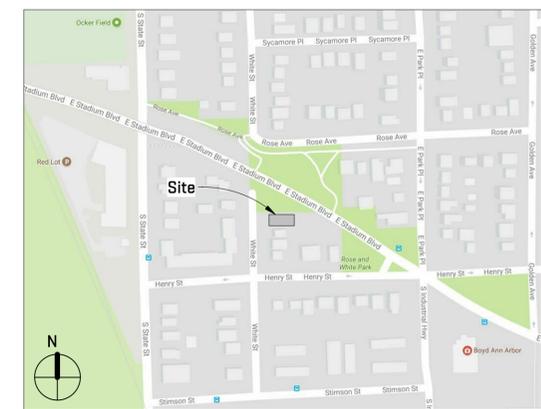
Zoning Comparison Chart

	Existing	Proposed Alteration
Uses: Residential	Mixed Use - Commercial Office & Multi-family Residential (2 dwelling units)	Single-family Residence
Accessible Units:	None	None
Zoning:	O (R4C)	O (R1C)
Building Area:		
Basement (Non-habitable)	803 sf	803 sf
Level 1	998 sf	1251 sf
Level 2	840 sf	1251 sf
Total Habitable Area:	1,838 sf	2,502 sf
Property Regulations		
MIN Lot Size: 8,500 sf	4,420 sf	4,420 sf
MAX Lot Coverage: 80%	1,120 sf (25.3 %)	1,587 sf (35.9%)
MIN Open Space: 10%		
MAX Building Ht: 30'-0"	25' - 2"	27' - 6"

Construction Sequence

This project is the demolition of the existing house down to the foundation and demolition of the existing garage. Rebuilding up from the top of foundation with new construction. The house will be a single family residence with six bedrooms.

Vacinity Map



Scales listed are for 22x34 drawing size

12/04/2017

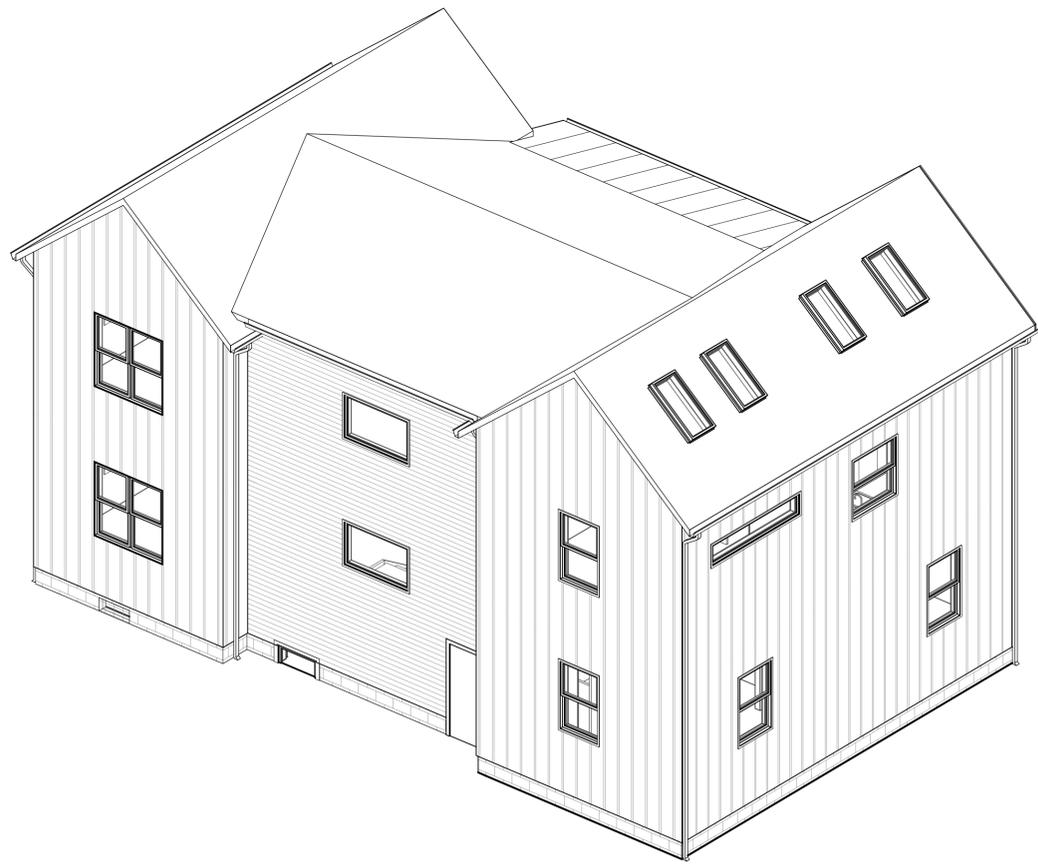
WSR17

G-1.0

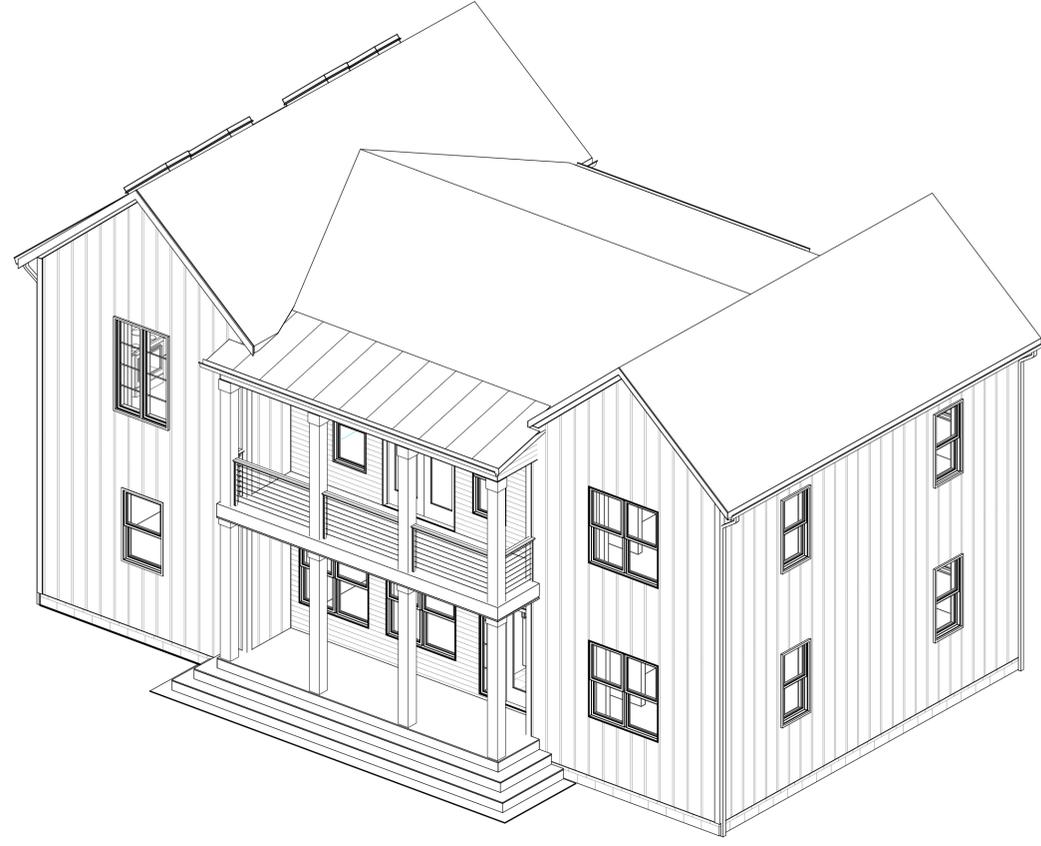
NOT FOR CONSTRUCTION

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2 View - From Southeast
G-2.0



1 View - From Southeast
G-2.0

General Sheet Notes:
None



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Job Title:
1505 White Street
Renovation
1505 White Street, Ann Arbor, MI 48104

Sheet Title:
3D Views
Released For: Site Plan Submission

12/04/2017
WSR17

G-2.0

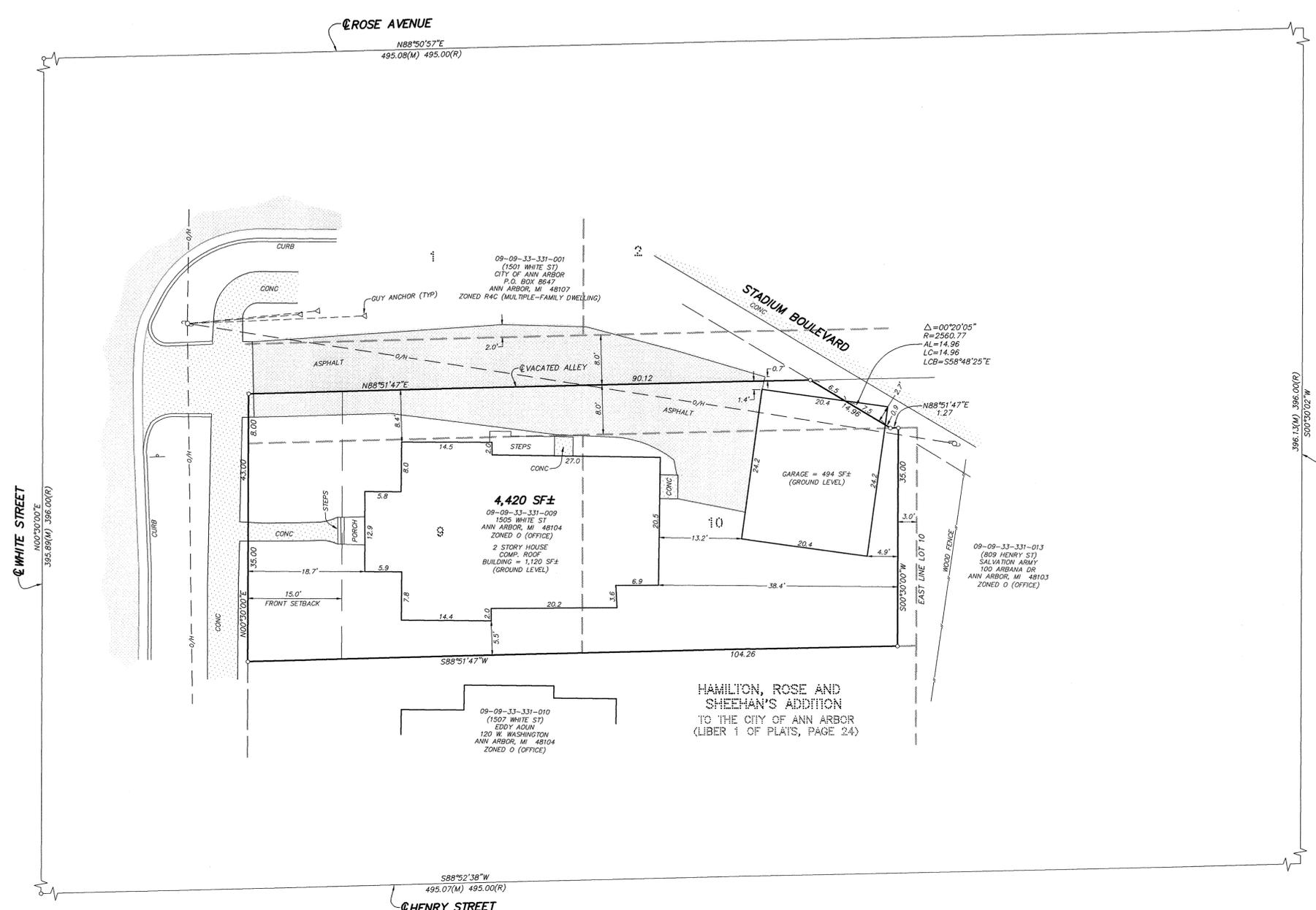
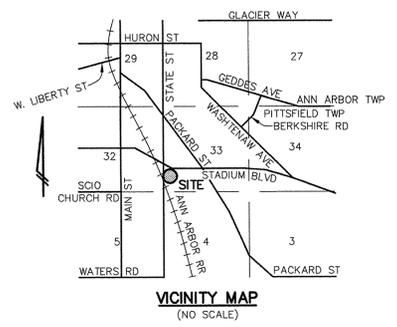
Scales listed are for 22x34 drawing size

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THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. OTHER THAN THE UTILITIES SHOWN, THE SURVEYOR DOES NOT KNOW OF ANY OTHER UTILITIES IN THE AREA. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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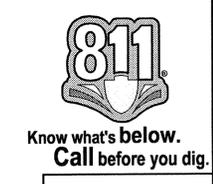
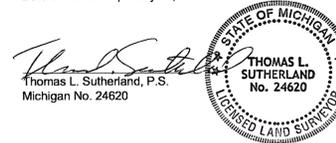
- Notes:**
- First American Title Insurance Company Title Commitment Number 1603427 with a commitment date of October 20, 2016 was used in the preparation of this survey.
 - The subject property lies in FEMA Flood Zone X, areas determined to be outside of the 0.2% (500 year) Annual Chance Floodplain, Community Number 260535, FEMA Map Number 26161C0263E with an effective date of April 3, 2012.
 - The subject property is Zoned O - Office (a zoning report was unavailable)
- Setbacks:**
- | | | |
|-----------------|-------------|-------------|
| Front - 15 feet | Side - None | Rear - None |
|-----------------|-------------|-------------|
- Maximum Usable Floor Area (percent of lot)**
- | Maximum Usable Floor Area (percent of lot) | Maximum Allowed | Existing |
|--|-----------------|----------|
| | 75% | 36% |
- There was no observed evidence of recent earth moving work, building construction, or building additions on the subject property.
 - There are no proposed changes in street right-of-way lines on the subject property that the surveyor is aware. There was no observed evidence of street or sidewalk construction or repairs on the subject property.
 - The northeasterly corner of the garage encroaches onto the Stadium Boulevard right-of-way by 2.7 feet and is shown on this survey.
 - The driveway on the northerly side of the subject property encroaches onto the northerly half of the vacated alley and onto Lots 1 and 2 of Block 7 of Hamilton, Ross and Sheehan's Addition and is shown on this survey.

DESCRIPTION
Land in the City of Ann Arbor, County of Washtenaw, State of Michigan described as follows:
The North 35 feet of Lots 9 and 10, Block 7, in Hamilton, Rose and Sheehan's Addition to the City of Ann Arbor, as recorded in Liber 1 of Plats, page 24, Washtenaw County Records, excepting therefrom the East 3 feet thereof. Also including that part of the public alley in Block 7, Hamilton, Rose and Sheehan's Addition in the City of Ann Arbor, Washtenaw County, Michigan, extending from the Southwest line of Stadium Boulevard to the East line of White Street (formerly Theyer Street).

Subject to the following Easements, Agreements, Rights-of-Way and Restrictions, First American Title Insurance Company Commitment Number 1603427 having a commitment date of October 20, 2017.

- Driveway Encroachment into public alley as disclosed by document recorded in Liber 3864, page 921. The driveway on the northerly side of the subject property encroaches onto the northerly half of the vacated alley and onto Lots 1 and 2 of Block 7 of Hamilton, Ross and Sheehan's Addition and is shown on this survey.

CERTIFICATION
To JOROCHUMI PROPERTIES LLC; PRENTICE PARTNERS OF ANN ARBOR LLC; COSTA PRO LLC; TITLE SOLUTIONS AGENCY, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4.6a, 6b, 7a, 7b1, 8, 13, 16 and 17 of Table A thereof. The field work was completed on July 14, 2017.
Date of Plat or Map: July 14, 2017



LEGEND

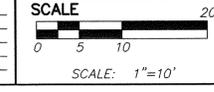
	LIGHT POLE		SPOT ELEV.		TOP OF CURB		GRAVEL		EXISTING STORM
	UTILITY POLE		POST		TOP OF WALL		FENCE		EXISTING SANITARY
	GUY ANCHOR		MANHOLE		CATCHBASIN		CONCRETE		EXISTING WATER
	HYDRANT		GATE VALVE		END SECTION		ASPHALT		EXISTING GAS
			SIGN				EXISTING ELECTRIC		EXISTING TELEPHONE

BENCHMARK

	BENCHMARK
--	-----------

REVISIONS

NO.	DATE	DESCRIPTION



WASHTEENAW ENGINEERING

CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD
ANN ARBOR, MI 48103
TEL: 734-761-8800
WWW.WASHTEENAWENGINEERING.COM

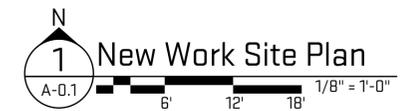
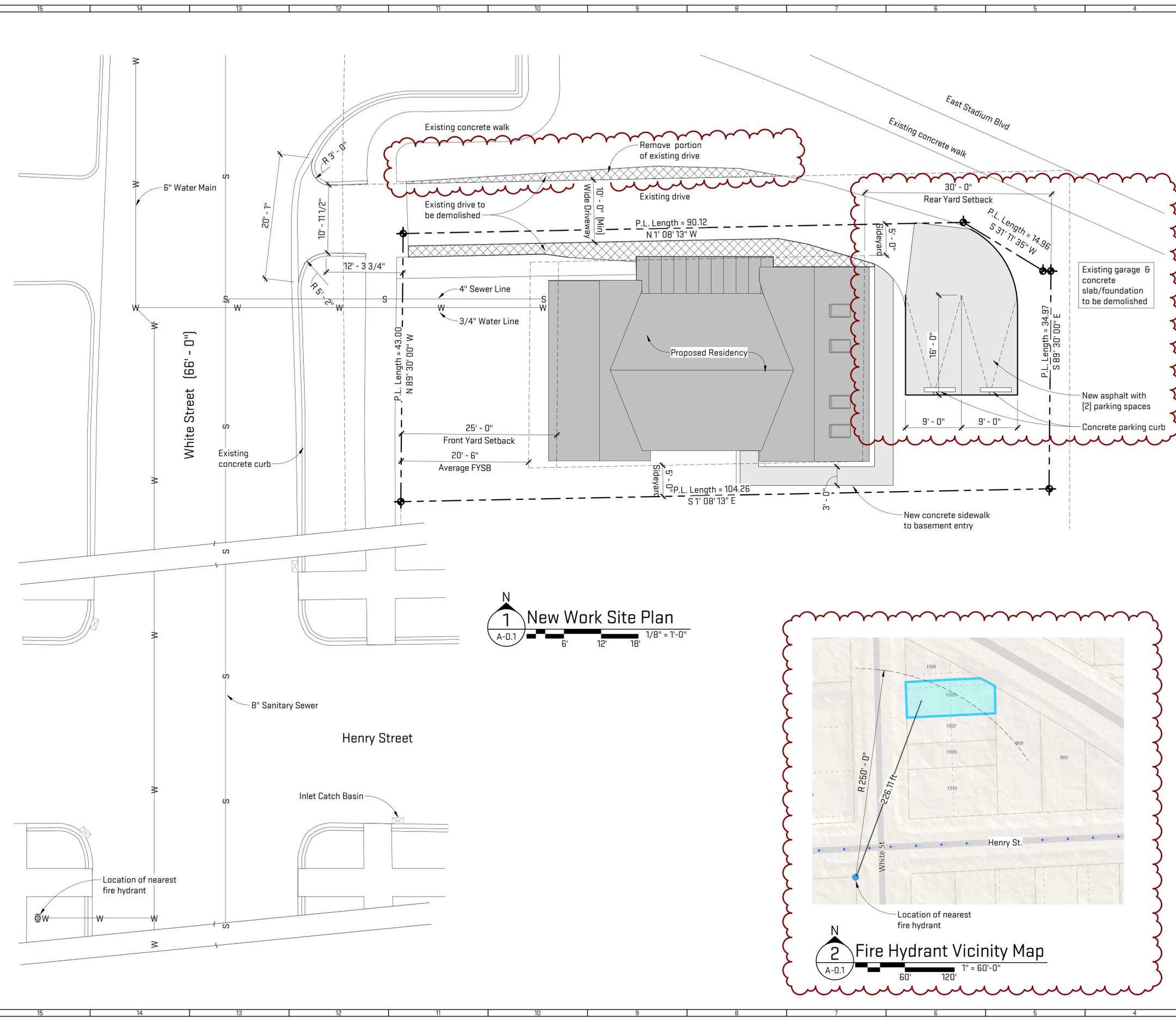
COSTA PRO LLC
3638 TRADE CENTER CR
ANN ARBOR, MI 48106
TEL: 734-478-4316
WWW.COSTAPROLLC.COM

ALTA/NSPS LAND TITLE SURVEY

09-09-33-331-009
1505 WHITE ST

SECTION 33 TOWN 2 SOUTH RANGE 6 EAST
CITY OF ANN ARBOR
WASHTEENAW COUNTY • MICHIGAN
DATE 7-14-17 JOB NO. 32285
DWG NO. 285-010 FIELD BOOK NONE
SHEET 1 FILE NO. 10397

Plot Date/Time: 1/17/2018 10:59:55 PM File Path: C:\Revit Local Files\WSR17_markg@oxstudioinc.com.rvt



General Sheet Notes:

- A. Scope of work has no impact on natural features or traffic.
- B. Scope of work has no requirement for landscaping or storm water detention.
- C. Solid waste is to be disposed via roll out carts.
- D. Per Chapter 49, Section 4:58 of the City Code, all sidewalks shall 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.
- E. No Firewalls exist or are required for this project.

Existing Front Yard Setback Table:

Per 5:57 - Averaging an existing front setback line:
 In a residential zoning district, where the average of the established front setbacks of structures on all adjacent lots, which are located within 100 feet of either side of a lot and on which there are existing buildings, is greater than the required front setback specified in this chapter, a required setback line shall be provided on the lot equal to this greater average depth but not to exceed 40 feet. Where such average of the established front setbacks is less than minimum required front setback, the required setback line may be reduced to this lesser average depth, but in no case to less than 10 feet. For the purpose of computing such average, an adjacent vacant lot shall be considered as having the minimum required front setback specified for that zoning district, in which it is located.

Address	Existing Front Setback
1505 White St	18' - 7"
1507 White St	24' - 6"
1509 White St	18' - 5"
Average Front Yard Setback:	20' - 6"
Side Yard (Individual):	5' - 0"
Side Yard (Combined):	10' - 0"
Rear Yard:	30' - 0"

Impervious Area & Summary:

Site Area = 4,420 sf

Existing Impervious Area Tabulation:

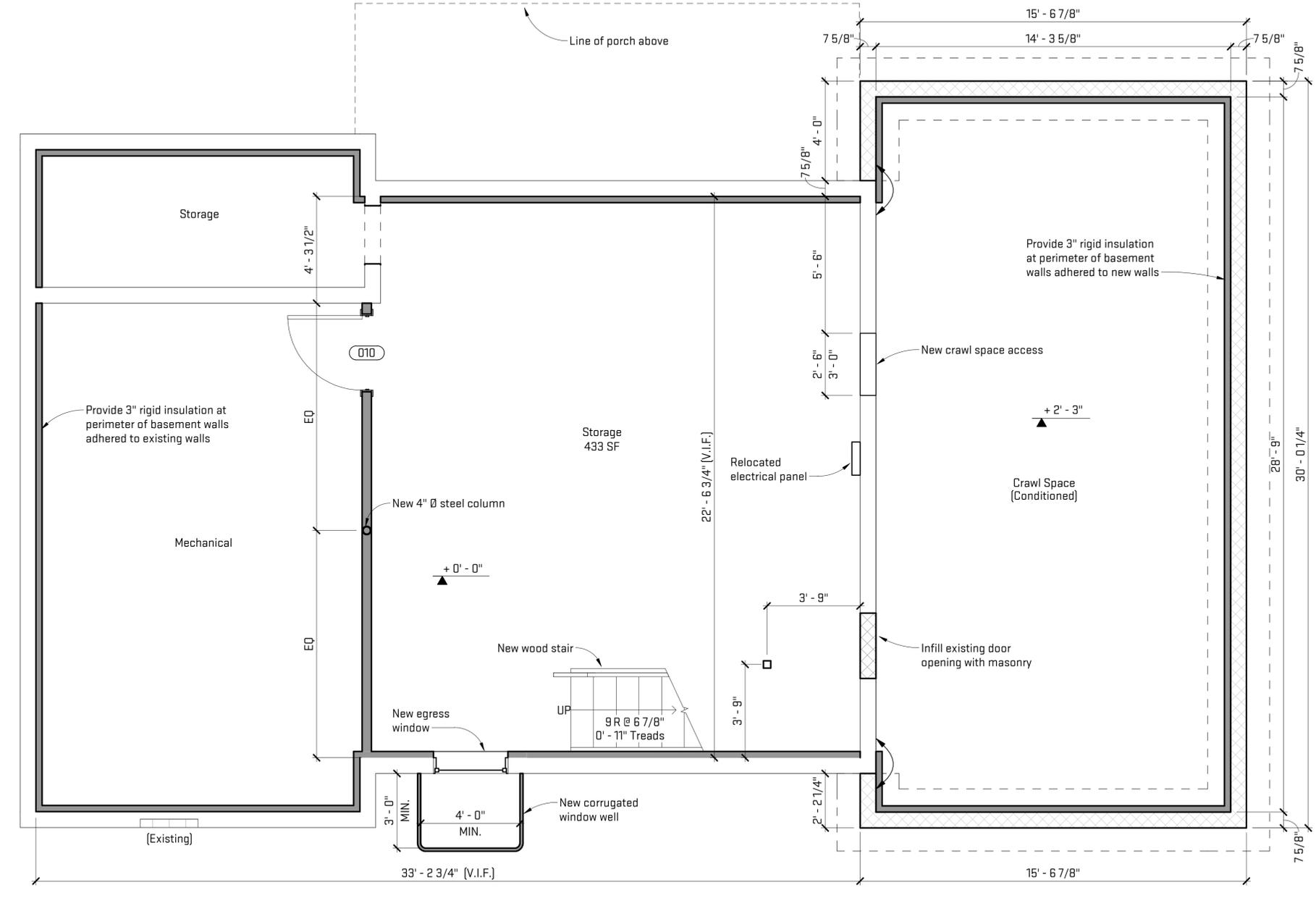
	Existing	To Be Removed
Building	1,192 sf	89 sf
Detached Garage	547 sf	547 sf
Impervious Area	1,348 sf	334 sf
TOTALS	3,087 sf	970 sf Removed

Proposed Addition:

Building	482 sf
Impervious Area	449 sf (Parking and walkway)
TOTAL	931 sf Added (39 sf less impervious area proposed)

Scales listed are for 22x34 drawing size

NOT FOR CONSTRUCTION



1 Basement New Work Plan
 A-1.0
 3/8" = 1'-0"

General Sheet Notes:

- A. 2x6" (nom) wood stud construction at exterior wall and 2x4" (nom) wood stud throughout interior unless noted otherwise.
- B. Dimensions are to faces of wood studs.
- C. Center windows in rooms unless dimensioned/noted otherwise.
- D. Tile flooring is indicated with crosshatch on plan.
- E. One window per bedroom (min) shall have a max sill height of 44" for egress. Minimum net clear openable height dimension shall be 24". Minimum net clear openable width shall be 20".
- F. Provide 3" of clearance for sides and rear of Forced Air Unit (furnace). Vent connector 6" from combustible wall. Separate combustion air and return air intakes by 10" (min).
- G. Provide permanently accessible 12" x 12" (min) tub trap access or provide 1-piece tub drain system.

Crawl Space Notes:

- A. Contractor is to provide conditioned air supply to the crawl space sized to deliver at a rate equal to 1 cf per minute for each 50 sf of under-floor area.
- B. Contractor to provide return air pathways to the common area (residence) via transfer grilles located in the floor.
- C. Provide continuous 3" rigid insulation at exterior and interior of perimeter foundation wall. Bottom of insulation to be minimum 48" below finish grade.
- D. Provide continuous spray foam insulation @ rim joist/floor joists at perimeter of foundation.

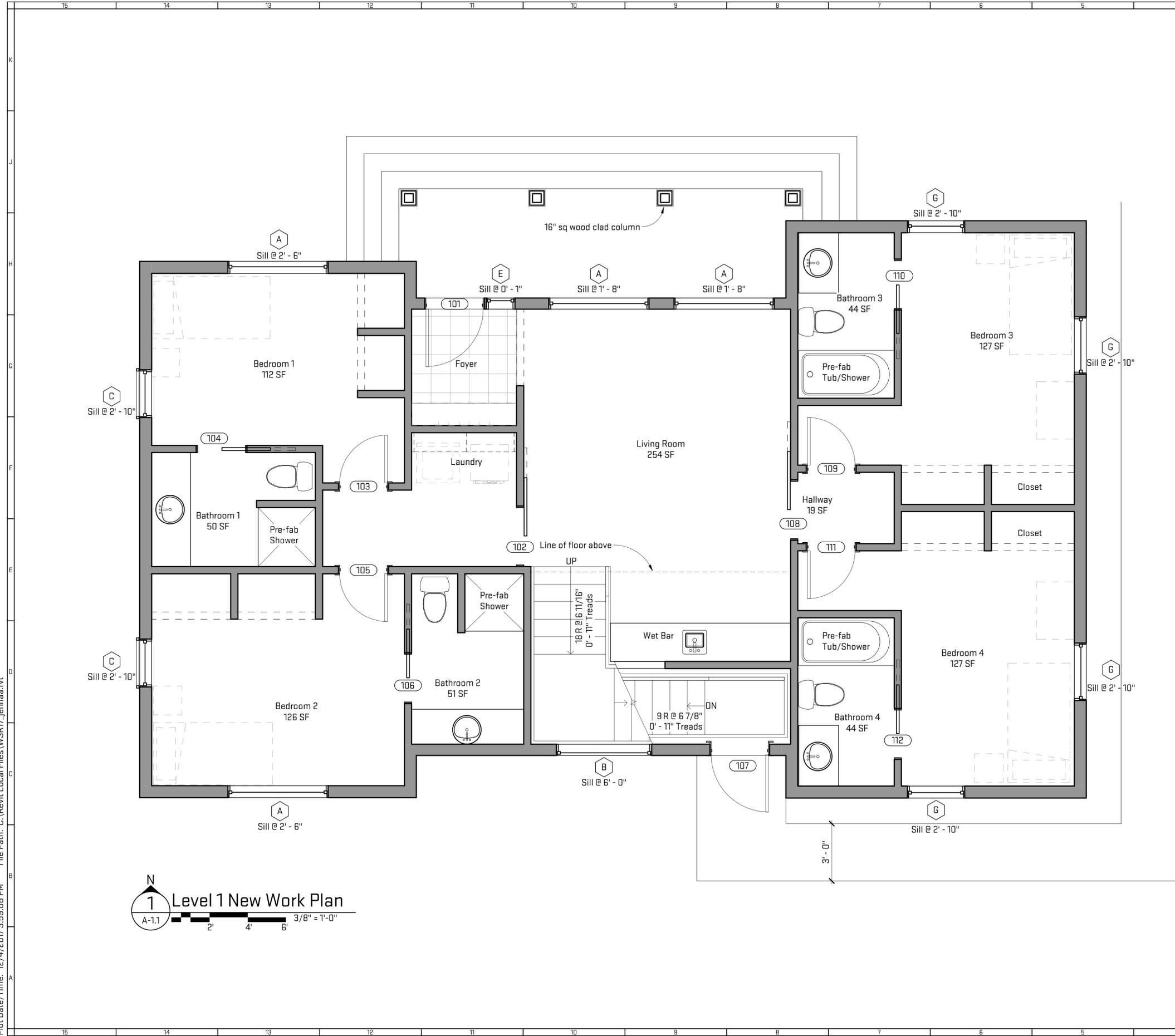
Architectural Floor Plan Legend

- New wall construction.
- Existing wall construction.
- Furniture by owner.

Job Title:	1505 White Street Renovation
Sheet Title:	Proposed Basement Floor Plan
Released For:	Site Plan Submission
Project #	WSR17
Eng. Date	12/04/2017
Drawing #	A-1.0

Scales listed are for 22x34 drawing size

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- General Sheet Notes:**
- A. 2x6" (nom) wood stud construction at exterior wall and 2x4" (nom) wood stud throughout interior unless noted otherwise.
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Architectural Floor Plan Legend

-  New wall construction.
-  Existing wall construction.
-  Furniture by owner.



Job Title:
1505 White Street Renovation
 1505 White Street, Ann Arbor, MI 48104

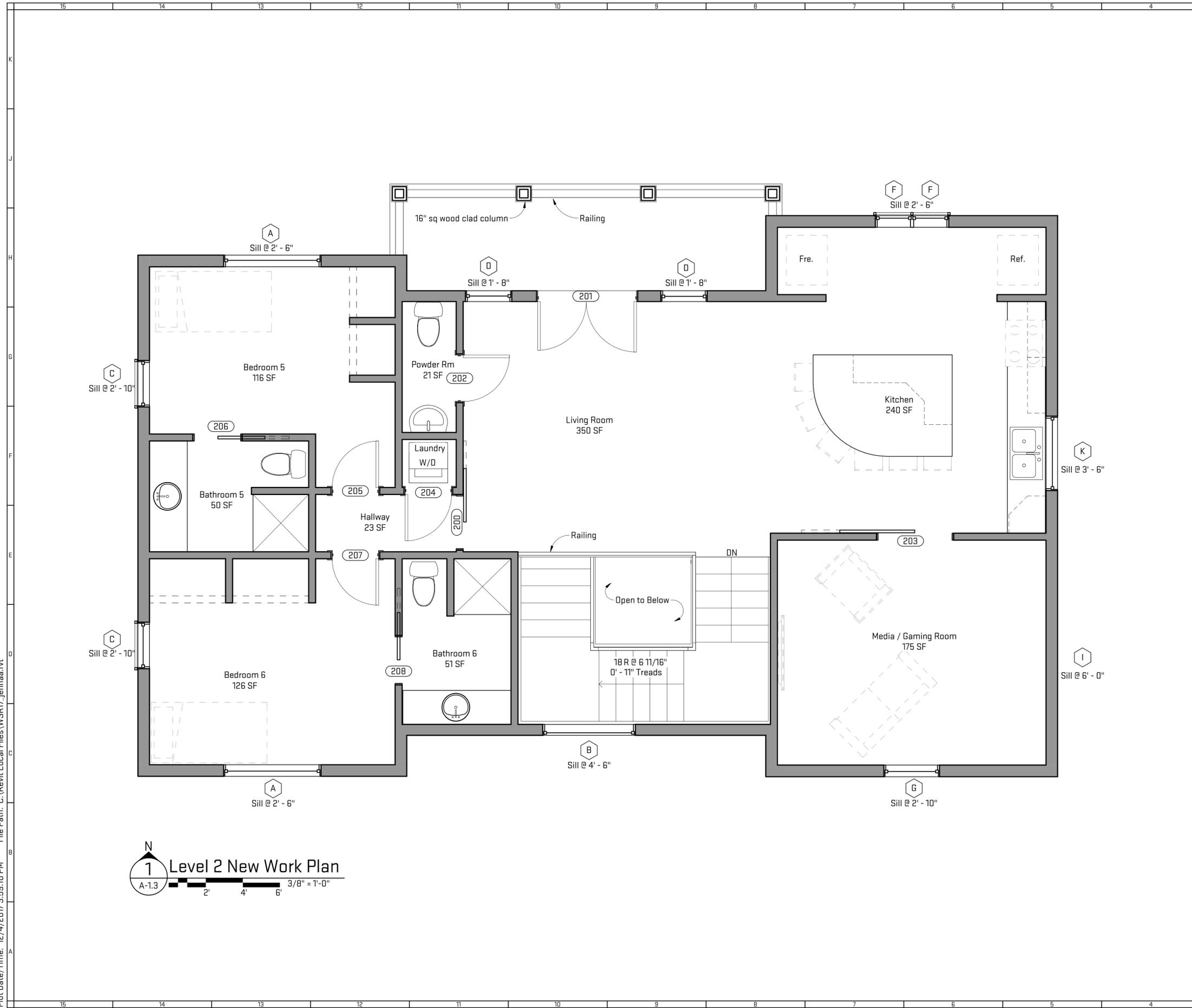
Sheet Title:
Proposed First Floor Plan
 Released For: Site Plan Submission

12/04/2017
 WSR17
A-1.1

Scales listed are for 22x34 drawing size

NOT FOR CONSTRUCTION

Plot Date/Time: 12/4/2017 3:59:10 PM File Path: C:\Revit Local Files\WSR17\jrinnaa.rvt



- General Sheet Notes:**
- A. 2x6" (nom) wood stud construction at exterior wall and 2x4" (nom) wood stud throughout interior unless noted otherwise.
 - B. Dimensions are to faces of wood studs.
 - C. Center windows in rooms unless dimensioned/noted otherwise.
 - D. Tile flooring is indicated with crosshatch on plan.
 - E. One window per bedroom (min) shall have a max sill height of 44" for egress. Minimum net clear openable height dimension shall be 24". Minimum net clear openable width shall be 20".
 - F. Provide 3" of clearance for sides and rear of Forced Air Unit (furnace). Vent connector 6" from combustible wall. Separate combustion air and return air intakes by 10" (min).

Architectural Floor Plan Legend

-  New wall construction.
-  Existing wall construction.
-  Furniture by owner.



Job Title:
1505 White Street Renovation
1505 White Street, Ann Arbor, MI 48104

Sheet Title:
Proposed Second Floor Plan
Released For: Site Plan Submission

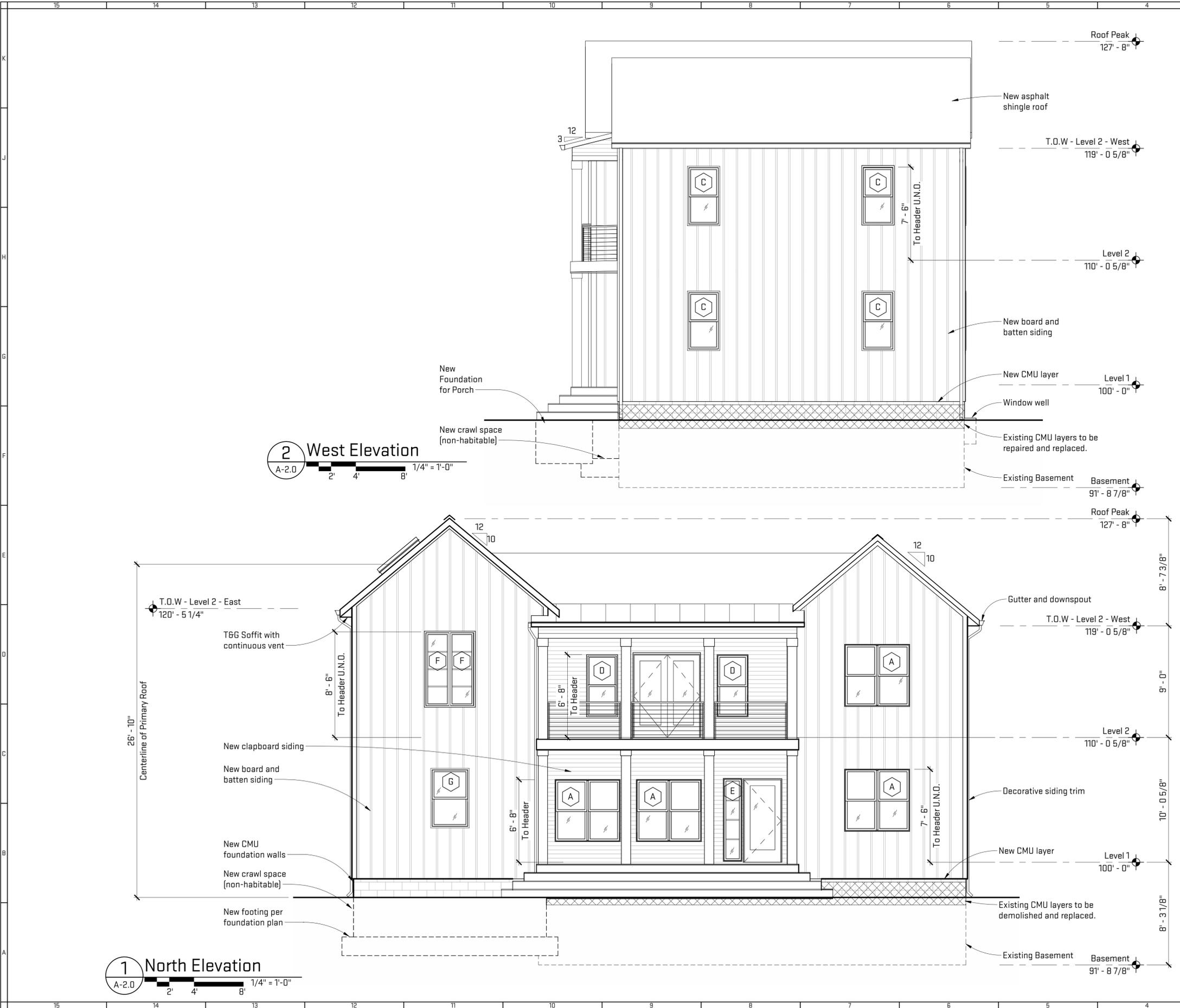
12/04/2017
WSR17
A-1.3



Scales listed are for 22x34 drawing size

NOT FOR CONSTRUCTION

Plot Date/Time: 12/4/2017 3:59:10 PM File Path: C:\Revit Local Files\WSR17_jerina.rvt



General Sheet Notes:

- A. Provide flashing & counter-flashing at all exterior openings.
- B. Screen all window openings & label all glass.
- C. Provide galvanized flashing @ all valleys and roof-to-wall locations.
- D. See Window Schedule on sheet A-400 for window types and sizes. Refer to sheet A-100 through A-102 for new and existing window locations.
- E. Provide 100% silicone sealant at all siding board seams.



Job Title:
1505 White Street Renovation

Project # | 1505 White Street, Ann Arbor, MI 48104

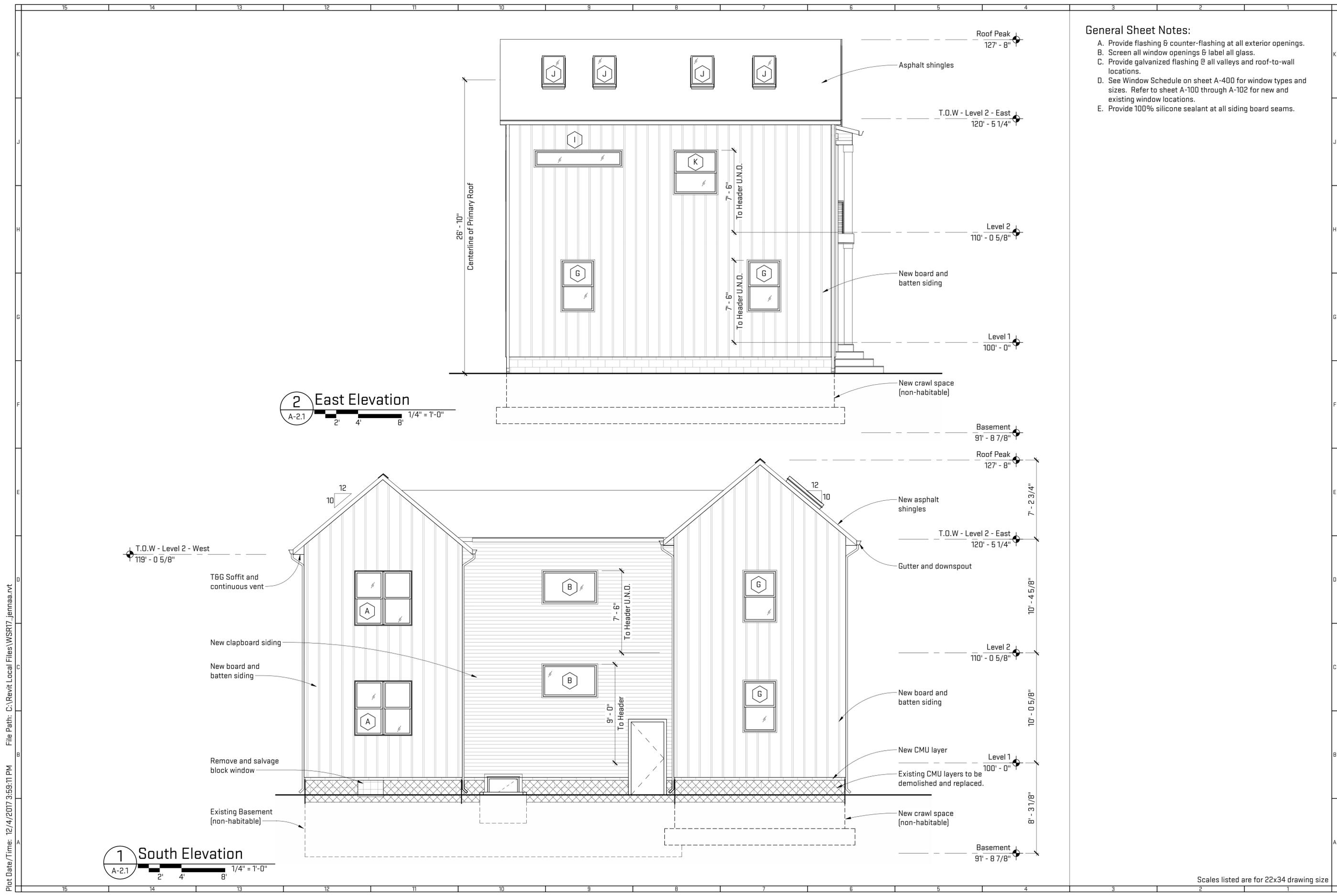
Sheet Title:
Exterior Elevations

Released For: Site Plan Submission

12/04/2017
WSR17
A-2.0

Scales listed are for 22x34 drawing size

NOT FOR CONSTRUCTION



General Sheet Notes:

- A. Provide flashing & counter-flashing at all exterior openings.
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Job Title:
1505 White Street Renovation
 Project # | 1505 White Street, Ann Arbor, MI 48104

Sheet Title:
Exterior Elevations
 Released For: Site Plan Submission

12/04/2017
 WSR17
A-2.1

Scales listed are for 22x34 drawing size

NOT FOR CONSTRUCTION

Plot Date/Time: 12/4/2017 3:59:11 PM File Path: C:\Revit Local Files\WSR17_jerinaa.rvt