

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of October 19, 2021

**SUBJECT: Land Title Building Site Plan for City Council
(106 North Fourth Avenue)
Project No. SP21-018**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Land Title Building – 106 N. Fourth Avenue Site Plan.

STAFF RECOMMENDATION

Staff recommends **approval** of the site plan because it complies with all applicable, local, state, and federal ordinances, standards and regulations; it will not cause a public or private nuisance; and it will not have a detrimental effect on public health, safety or welfare.

LOCATION

This site is located on the east side of North Fourth Avenue, north of E. Huron Street, and is in the Downtown Development Authority district and the Allen Creek watershed. The site is also in the Fourth/Ann historic district.

DESCRIPTION OF PETITION

The petitioner is proposing to build a 910 square feet addition to an existing 5,247 square foot building in the Fourth/Ann historic district. The project includes the construction of an addition to the second floor and a third floor penthouse above the second floor addition. Since the proposed addition is more than 10% of the existing floor area, the petitioner is requesting a Site Plan for City Council. The proposed building at completion will consist of 6,157 square feet.

The site is zoned D1 (Downtown Core), is within the Main Street Character Overlay District, and is on a Primary street. The use of the building is proposed to remain office.

The petitioner is proposing a 38-foot tall building as measured to the top of the third floor penthouse (180 maximum). The existing two-story street wall height will remain (2 stories minimum; 4 stories maximum). No vehicular and bicycle parking is proposed for the project and none is required. Pedestrians will be able to access the building from the existing entrance on North Fourth Avenue. A door is also provided at the east side of the site which accesses an existing alley. No regulated natural features exist on the site. A Brownfield application will not be part of this petition. Solid waste is proposed to be handled within the building. It will be taken out into the alley for pick-up. The site is exempt from providing storm water because the site has less than 5,000 square feet of imperviousness. No storm water detention is proposed. Although no open space exists on the site, a third floor patio is proposed which will be approximately 500 square feet in size. A Resident Participation meeting was not required. No development agreement is required.

DESIGN REVIEW BOARD/HISTORIC DISTRICT COMMISSION

Site plan petitions in a Historic District are reviewed by the Historic District Commission (HDC) instead of the Design review Board. The HDC reviewed the petition on March 11, 2021 and determined the project to be appropriate.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Office	D1 (Downtown Core), Main Street (Character Overlay)
EAST	Hands-On Museum	D1
SOUTH	Commercial	D1
WEST	County Building	PL (Public Land)

COMPARISION CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Base Zoning	D1 (Downtown Core)	D1 (Downtown Core)	D1 (Downtown Core)
Gross Lot Area	2,221 sq ft	2,221 sq ft	No minimum
Max. Usable Floor Area in % of Lot Area	195% (5,247 sq ft)	216% (6,157 sq ft)	400% MAX normal (8,884 sq ft MAX) Up to 900% MAX with affordable housing premium
Character Overlay District	Main Street	Main Street	Main Street
Streetwall Height	2 story	2 stories	2 stories MIN 4 stories MAX
Offset at Top of Streetwall	Not applicable	72 ft	5 ft MIN
Building Height	2 stories (21 ft)	3 stories (38 feet)	24 ft; 2 stories MIN 180 ft MAX
Front, Rear Setbacks	0 ft (west) front 0 ft (east) front	0 ft (west) front 0 ft (east) front	None
Building Frontages	Primary Street	Primary Street	Primary Street
North Fourth Avenue	0 ft	0 ft (floors 1-2)	Secondary Street: 0 ft MIN, 10ft MAX at streetwall
Parking	Special Parking District	Special Parking District	Special Parking District
Parking – Automobiles	0 spaces	0 spaces	0 spaces MIN

Parking – Bicycles	0 spaces	0 spaces	0 spaces MIN
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HISTORY

The existing structure was built in 1913. An art deco façade was added in 1927. A small addition at the rear was constructed in 1947.

PLANNING BACKGROUND

The Downtown Plan supports additions to existing buildings with the DDA district.

Ann Arbor Discovering Downtown (A2D2) – The site has been in the DDA since the DDA was established in 1983. In 2009, as part of the A2D2 planning effort, City Council approved the rezoning of land in the DDA from a variety of zoning districts to two primary districts: D1 and D2. At that time, this site was rezoned from to D1 (Downtown Core).

SERVICE UNIT COMMENTS

Planning – Staff supports the proposed site plan.

Public Services (Sanitary Capacity) – A License Agreement for the existing building encroachment into the South Fourth Avenue right-of-way will be required. The petitioner has submitted an application to Engineering.

Prepared by Jeff Kahan
Reviewed by Brett Lenart
9/27/21

Attachments: [Parcel and Zoning Map](#)
[Aerial Photo](#)
[Site Plan with Elevations](#)

c: Petitioner: Mystic Falls, LLC
255 E. Liberty
Ann Arbor, MI 48302

Petitioner's Agents: David Murphy
Fractal Design, LLC
930 W. Huron
Ann Arbor, MI 48103

Project Management
Project No. SP21-018

106 N Fourth Ave



Zoning Districts

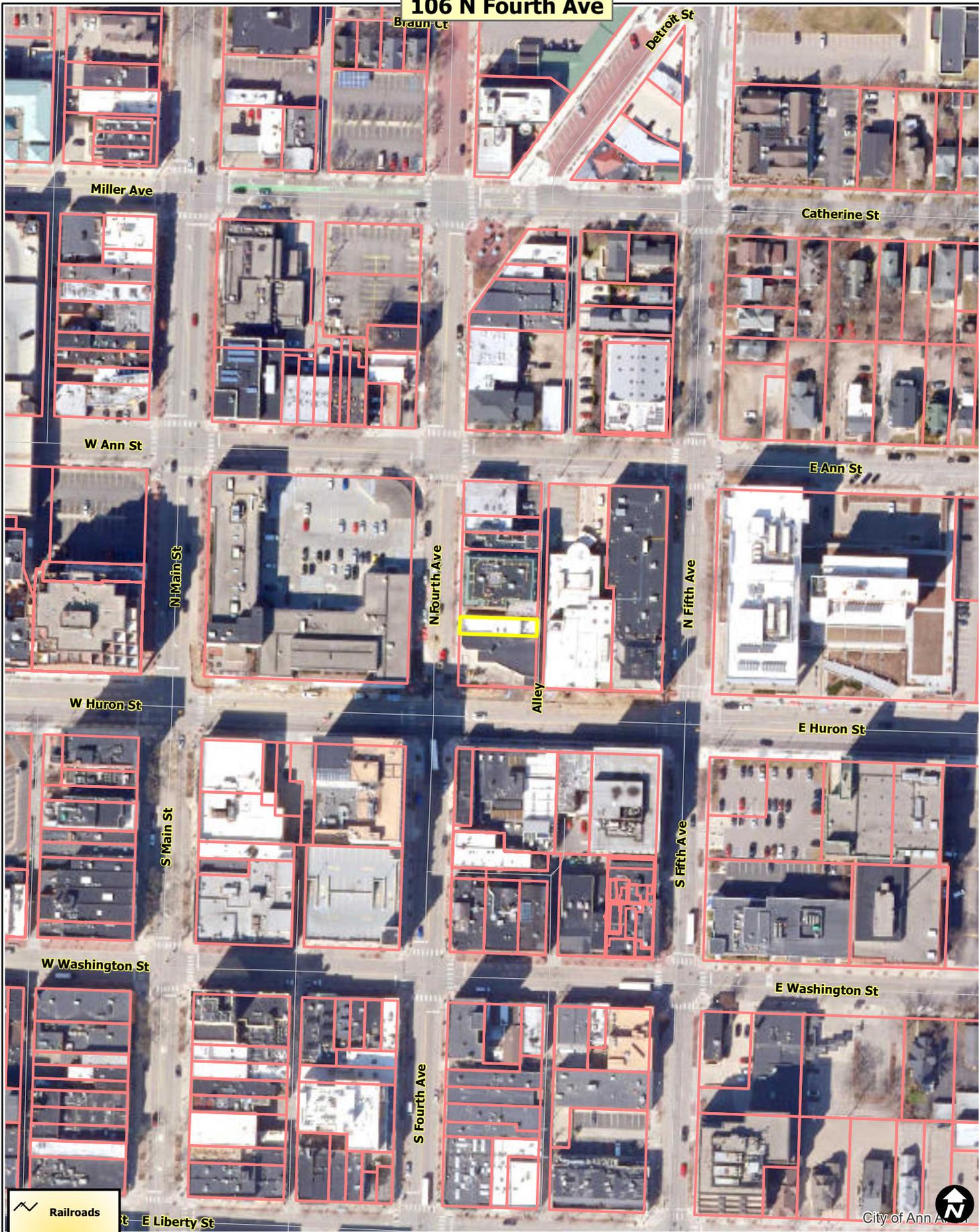
- Township Islands
- City Zoning Districts
- Railroads
- Huron River
- Tax Parcels



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106 N Fourth Ave



-  Railroads
-  Huron River
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City of Ann Arbor

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