

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of August 19, 2008

SUBJECT: 133 Hill Street Site Plan (File No. SP08-009)

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 133 Hill Street Site Plan.

STAFF RECOMMENDATION

Staff recommends that the petition be **approved** because it would comply with all applicable local, state and federal laws, ordinances, standards and regulations; the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; would not cause a public or private nuisance; and would not have a detrimental effect on public health, safety or welfare.

LOCATION

This site is located on the north side of Hill Street between South Main Street and Adams Street, in the central planning area and the Allens Creek watershed.

DESCRIPTION OF PETITION

The petitioner requests approval to construct a three-unit residential building on a 0.2 acre site (8,769 square feet) in the R4C Multiple-Family Dwelling District. The parcel currently contains a 1½-story single-family dwelling that is proposed to be demolished and a gravel driveway.

The proposed building is 2½ stories with a full basement, containing approximately 8,150-square feet of floor area. The gravel driveway is proposed to be paved and will lead to five off-street vehicle parking spaces in the back of the site, three of which will be covered by the rear half of the building. One Class A bicycle parking space (secure, covered, long-term storage) is also provided under the rear of the building. An additional ten Class C bicycle parking spaces (open hoop-style) are proposed adjacent to the two surface vehicle parking spaces at the rear of the site.

The proposed development includes 42 percent open space (3,683 square feet), of which 1,192 square feet is active open space. The active open space is located in the front and west side of the site.

A rain garden is proposed in the rear of the site, in the northwest corner, to collect the first-flush storm water volume.

COMPARISION CHART

	EXISTING	PROPOSED	REQUIRED/ PERMITTED	
Zoning	R4C	R4C	R4C	
Gross Lot Area	8,769 sq ft	8,769 sq ft	8,500 sq ft MIN	
Min. Lot Area per Dwelling Unit	8,769 sq ft	2,923 sq ft	2,175 sq ft MIN	
Setbacks	Front	33 ft	20 ft MIN (see A below)	
	Sides	16 ft west, 28 ft east 44 ft total of two	12 ft west , 29 ft east 41 ft total of two	12' MIN one side, 28' 3" MIN total of two (see B below)
	Rear	50 ft	41 ft	30 ft MIN
Height	24' 8"	29' 10½"	30 ft MAX	
Min. Open Space, Active Open Space	38% open space, unknown active open space	42% open space, 397 sq ft per unit active space	40% MIN open space, 300 sq ft per unit MIN active space	
Vehicle Parking	Undetermined	5 spaces (inc. 1 handicap)	5 spaces MIN	
Bicycle Parking	None	1 Class A, 10 Class C	1 Class A MIN	

- (A) Average of existing front setbacks within 100 feet of site. Without average provision, 25 ft MIN.
 (B) Additional side setback required due to building length over 50 feet. Without additional provision, 26 feet MIN total of two.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single-Family Residential	R4C (Multiple-Family Dwelling District)
EAST	Single-Family Residential	R4C
SOUTH	Single-Family Residential	R4C
WEST	Multiple-Family Residential	R4C

HISTORY and PLANNING BACKGROUND

City Assessor records indicate the existing single-family dwelling was built in 1901. The site is located in the central planning area, and the Central Area Plan recommends multiple-family residential uses for this site as well as the surrounding area in all directions.

SERVICE UNIT COMMENTS

There are no outstanding service unit comments. The Systems Planning Unit notes that no footing drain disconnections are required. Staff recommends approval of the proposed site plan.

Prepared by Alexis DiLeo, AICP
Reviewed by Connie Pulcifer and Mark Lloyd
jsj/8/12/08



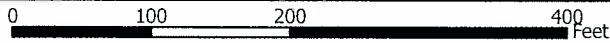
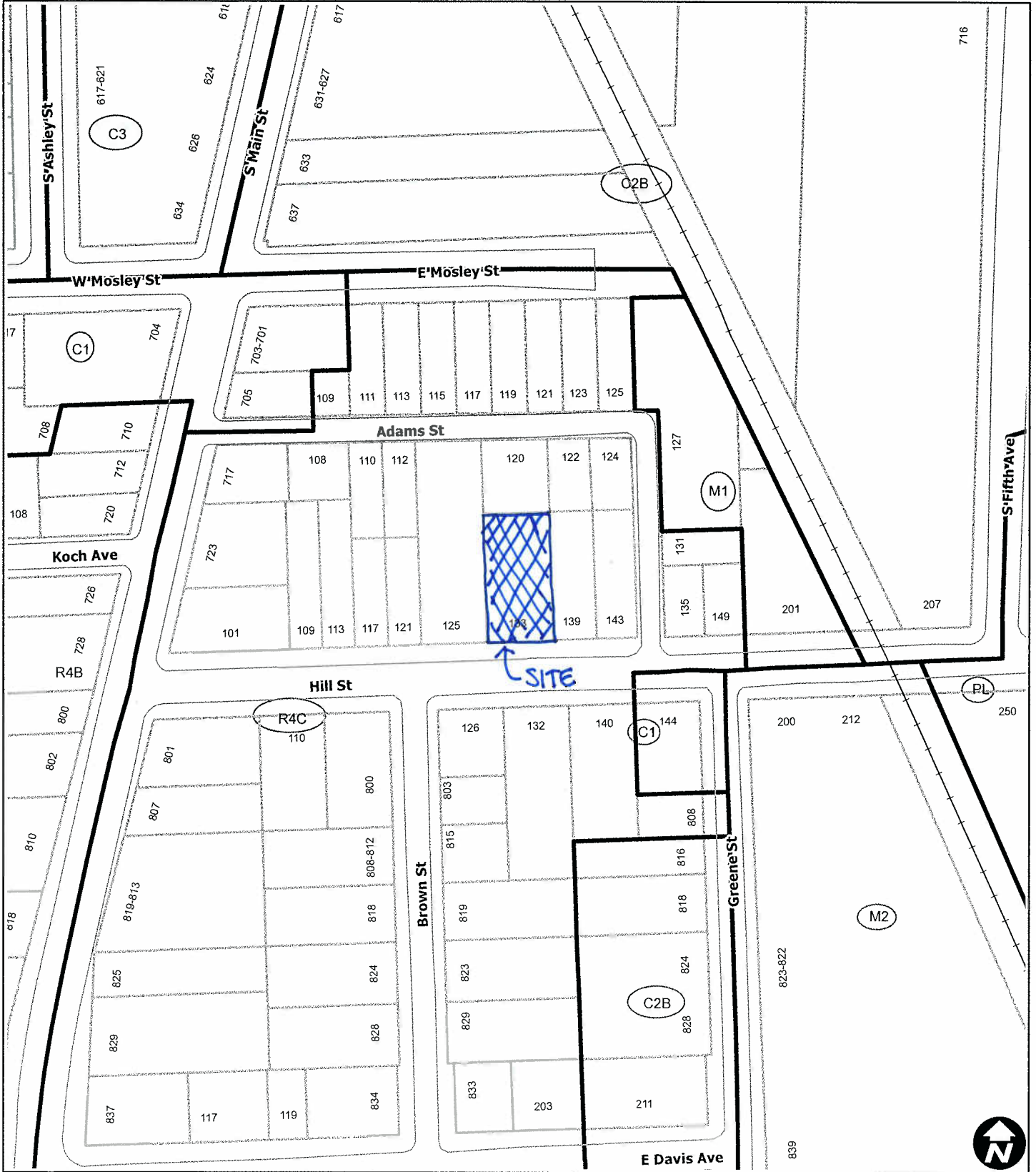
Attachments: Parcel and Zoning Map
Aerial Photo
Site Plan
Landscape Plan
Elevations

c: Petitioner: Dan Williams
294 Rolling Meadows Drive
Ann Arbor, MI 48103

Owner: Dale Carruthers and Susan Carruthers
8882 Lake Bluff Drive
Brighton, MI 48114

City Attorney
Systems Planning
File No. SP08-009

Parcel and Zoning Map: 133 Hill Street Site Plan



Map Legend
 + Railroads



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

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Aerial Photo: 133 Hill Street Site Plan



Map Legend

→ Railroads

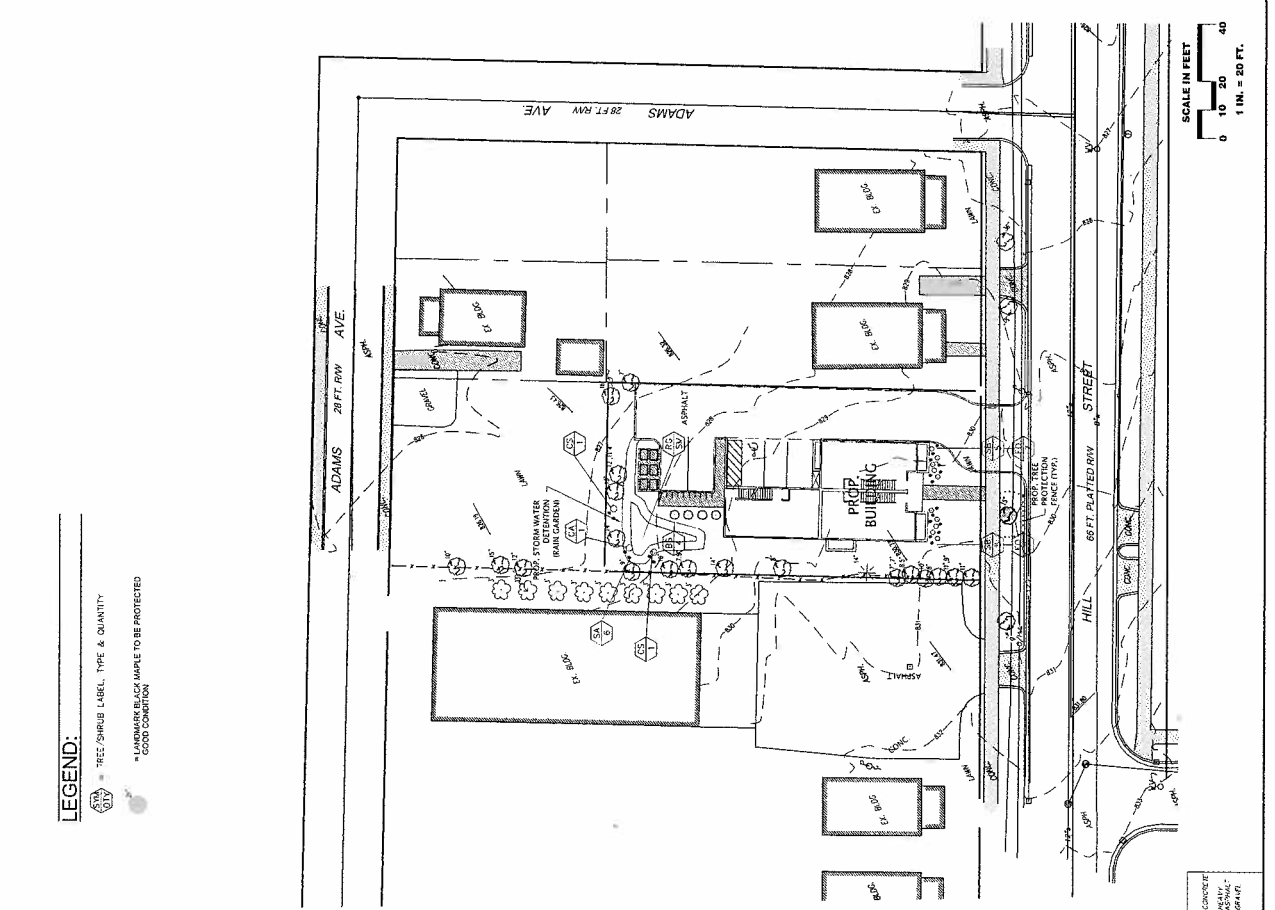


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LEGEND:

- REZ. (AR) = REZ. (AR) SUB LABEL, TYPE & QUANTITY
- CONCRETE
- ASPHALT
- PAVING
- GRASS
- PLANTING
- SPRINKLER
- IRRIGATION
- EL. CONTOR
- 1" = 20' (1" = 20')

* ALL MATERIALS TO BE PROTECTED
 ACCORDING TO MICHIGAN
 CONSTRUCTION

CONCRETE: 4" MIN. THICKNESS
 REINFORCING: #4 @ 18" ON CENTER
 FINISH: POLISHED
 ASPHALT: 2" MIN. THICKNESS
 FINISH: SMOOTH
 PAVING: 4" MIN. THICKNESS
 FINISH: SMOOTH

GRASS: 1/2" GROWN (BY 2025)
 PLANTING: 1/2" GROWN (BY 2025)
 SPRINKLER: 1/2" GROWN (BY 2025)
 IRRIGATION: 1/2" GROWN (BY 2025)

EL. CONTOR: 1/2" GROWN (BY 2025)
 1" = 20' (1" = 20')

1. All plants shall be installed in accordance with the M.D.C.T. 2023 Standard Specifications.

2. The Contractor shall guarantee all plant materials for a period of one (1) year from the date of installation. The Contractor shall be responsible for the maintenance of all plants and shall provide all water, fertilizer, and other necessary materials and labor for the first year of maintenance.

3. It is the Contractor's responsibility to locate the utilities, both above and below ground, prior to installation. Any conflicts between utilities and plant materials shall be resolved by the Contractor. The Contractor shall be responsible for the relocation of any utilities that conflict with the proposed plant materials.

4. All plant beds shall be constructed of an existing material and shall be finished with a minimum depth of twelve inches (12") unless otherwise specified on the plan.

5. Planting material shall conform to M.D.C.T. 2023 Standard Specifications.

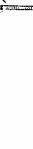
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9. All plant beds shall be constructed of an existing material and shall be finished with a minimum depth of twelve inches (12") unless otherwise specified on the plan.

TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

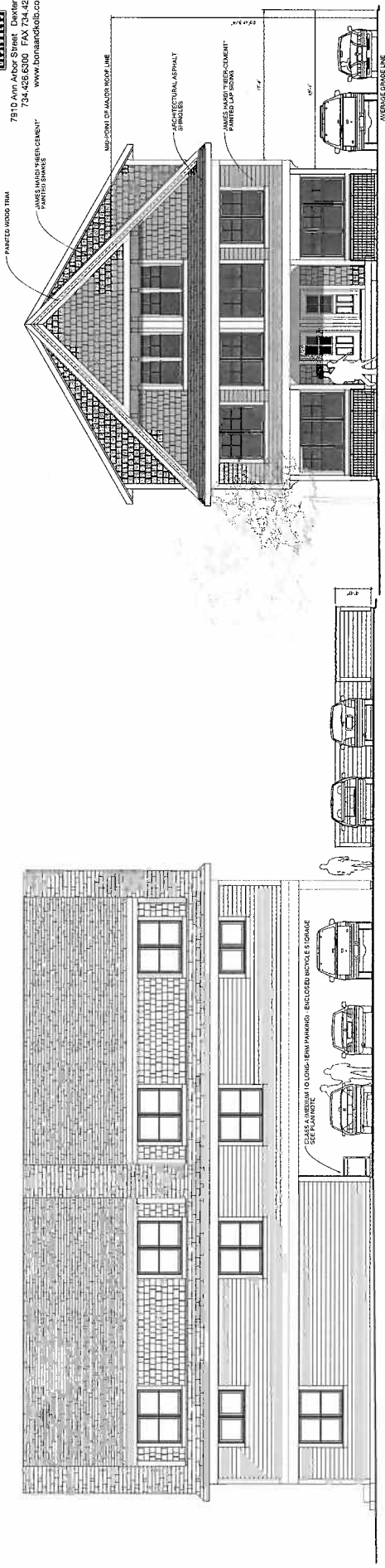


PLANT LIST

SERIAL	QUANTITY	SIZE	COMMON NAME	SCIENTIFIC NAME	COMMENTS
1	1	12" x 12" x 12"	Red Maple	Acer rubrum	Plant in bed
2	1	12" x 12" x 12"	White Birch	Betula papyrifera	Plant in bed
3	1	12" x 12" x 12"	Red Pine	Pinus resinosa	Plant in bed
4	1	12" x 12" x 12"	White Pine	Pinus strobus	Plant in bed
5	1	12" x 12" x 12"	Red Spruce	Picea canadensis	Plant in bed
6	1	12" x 12" x 12"	White Spruce	Picea canadensis	Plant in bed
7	1	12" x 12" x 12"	Red Cedar	Juniperus horizontalis	Plant in bed
8	1	12" x 12" x 12"	White Cedar	Juniperus horizontalis	Plant in bed
9	1	12" x 12" x 12"	Red Juniper	Juniperus horizontalis	Plant in bed
10	1	12" x 12" x 12"	White Juniper	Juniperus horizontalis	Plant in bed
11	1	12" x 12" x 12"	Red Cypress	Juniperus horizontalis	Plant in bed
12	1	12" x 12" x 12"	White Cypress	Juniperus horizontalis	Plant in bed
13	1	12" x 12" x 12"	Red Yew	Taxus canadensis	Plant in bed
14	1	12" x 12" x 12"	White Yew	Taxus canadensis	Plant in bed
15	1	12" x 12" x 12"	Red Fir	Abies balsamea	Plant in bed
16	1	12" x 12" x 12"	White Fir	Abies balsamea	Plant in bed
17	1	12" x 12" x 12"	Red Spruce	Picea canadensis	Plant in bed
18	1	12" x 12" x 12"	White Spruce	Picea canadensis	Plant in bed
19	1	12" x 12" x 12"	Red Cedar	Juniperus horizontalis	Plant in bed
20	1	12" x 12" x 12"	White Cedar	Juniperus horizontalis	Plant in bed
21	1	12" x 12" x 12"	Red Juniper	Juniperus horizontalis	Plant in bed
22	1	12" x 12" x 12"	White Juniper	Juniperus horizontalis	Plant in bed
23	1	12" x 12" x 12"	Red Cypress	Juniperus horizontalis	Plant in bed
24	1	12" x 12" x 12"	White Cypress	Juniperus horizontalis	Plant in bed
25	1	12" x 12" x 12"	Red Yew	Taxus canadensis	Plant in bed
26	1	12" x 12" x 12"	White Yew	Taxus canadensis	Plant in bed
27	1	12" x 12" x 12"	Red Fir	Abies balsamea	Plant in bed
28	1	12" x 12" x 12"	White Fir	Abies balsamea	Plant in bed
29	1	12" x 12" x 12"	Red Spruce	Picea canadensis	Plant in bed
30	1	12" x 12" x 12"	White Spruce	Picea canadensis	Plant in bed
31	1	12" x 12" x 12"	Red Cedar	Juniperus horizontalis	Plant in bed
32	1	12" x 12" x 12"	White Cedar	Juniperus horizontalis	Plant in bed
33	1	12" x 12" x 12"	Red Juniper	Juniperus horizontalis	Plant in bed
34	1	12" x 12" x 12"	White Juniper	Juniperus horizontalis	Plant in bed
35	1	12" x 12" x 12"	Red Cypress	Juniperus horizontalis	Plant in bed
36	1	12" x 12" x 12"	White Cypress	Juniperus horizontalis	Plant in bed
37	1	12" x 12" x 12"	Red Yew	Taxus canadensis	Plant in bed
38	1	12" x 12" x 12"	White Yew	Taxus canadensis	Plant in bed
39	1	12" x 12" x 12"	Red Fir	Abies balsamea	Plant in bed
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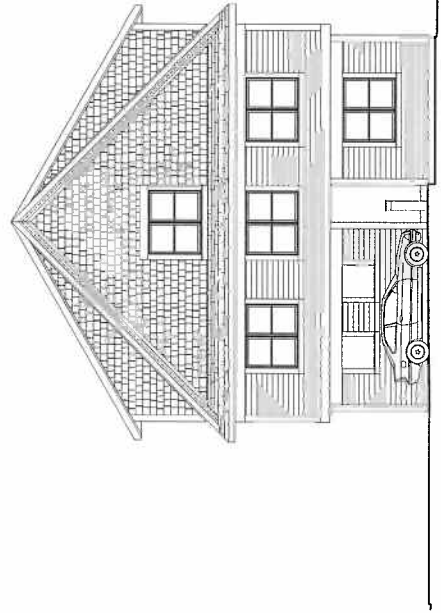
NOTICE: THE CONTRACTOR SHALL BE THE SOLE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANT MATERIALS AND SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY PLANT MATERIALS THAT DIE OR BECOME UNHEALTHY DURING THE GUARANTEE PERIOD.

ANY INFORMATION ON THIS PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY THE CLIENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABOR FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND PLANTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SOILS AND WATER RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HISTORIC AND CULTURAL RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ARCHITECTURAL AND ARTISTIC FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ENVIRONMENTAL FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SOCIAL AND ECONOMIC FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING COMMUNITY FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CULTURAL AND HERITAGE FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SCIENTIFIC AND EDUCATIONAL FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING RECREATIONAL AND LEISURE FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING RELIGIOUS AND SPIRITUAL FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HISTORIC AND CULTURAL RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ARCHITECTURAL AND ARTISTIC FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ENVIRONMENTAL FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SOCIAL AND ECONOMIC FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING COMMUNITY FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CULTURAL AND HERITAGE FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SCIENTIFIC AND EDUCATIONAL FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING RECREATIONAL AND LEISURE FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING RELIGIOUS AND SPIRITUAL FEATURES.

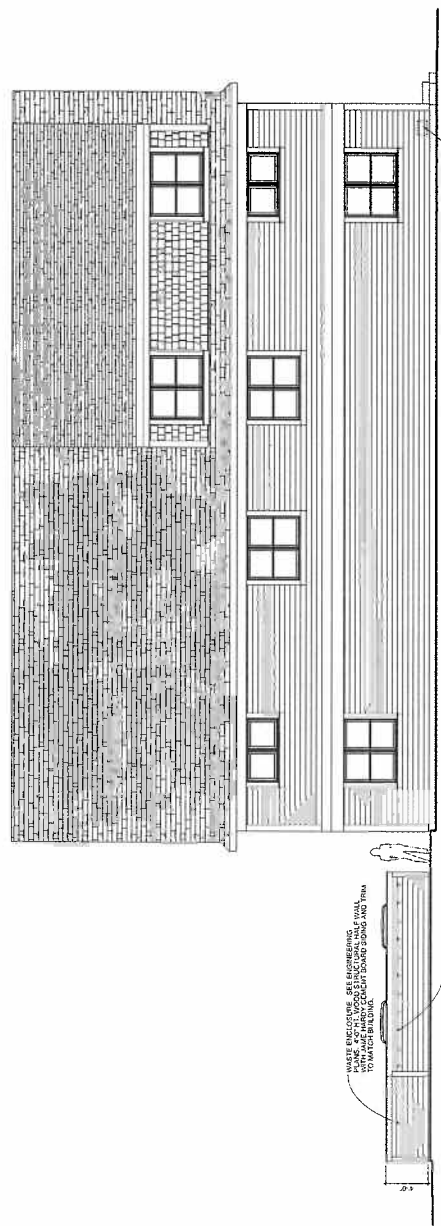


EAST ELEVATION

SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION