

## PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of April 6, 2021

**SUBJECT: 614 S. Ashley St. Site Plan for City Council Approval  
File No. SP21-005**

### **PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 614 S. Ashley Site Plan with the modifications reflecting staff comments below prior to scheduling for City Council consideration.

### **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 west side of the S. Ashley Street and south of W. Madison Street. The site is in the Old West Side Historic District, and the Allen Creek Watershed.

### **DESCRIPTION OF PROJECT**

The petitioner is proposing to construct a 289-square foot, second-story addition on the rear of the existing office building with three parking spaces located beneath the structure. A shared driveway with the parcel to the south will access these spaces. One EV space is proposed.

Site Plan approval is required since the proposed single-family dwelling is on a parcel that is not zoned solely for residential purposes (per Section 5.29.6 (A) (1) Site Plans of Chapter 55 of the Unified Development Code).

The proposal will result in a net impervious surface reduction going from 2,761 sq. ft. to 2,655 sq. ft. for a reduction of 106 square feet. This site is below the threshold of on-site stormwater management requirements (below 5,000 sq feet). There are three landmark trees located near the western, rear shared property lines of this site. Tree protection fencing is provided around their critical root zones. There are no other natural features on the site.

The petitioners sent out a citizen participation notice to all residents and property owners within 500 feet in February 2021 (attached). At the time this staff report was written, the petitioner indicated no residents responded to the notice.

## PLANNING HISTORY

### Historic District Commission

The project was reviewed by the Historic District Commission and a certificate of appropriateness was issued in November 2020 (HDC20-135 attached).

### Zoning Board of Appeals

Planning staff determined this proposal go to the ZBA before being heard by the City Planning Commission because this proposal cannot be approved without these variances granted.

Various width variances from the required 15-foot wide conflicting land use buffers along the north, south and west property lines and a variance from all required landscaping and screening along the south property line due to the shared driveway were approved at the January ZBA Meeting (attached). Sections 5.20.4 (A)(3) and (B)(1)(2) & (3) requires conflicting land use buffers (CLUB) for parcels zoned O, RE, ORL, C or M abutting a public park or parcel principally used of zoned for residential purposes. The property is zoned C2B, Business Service District, and adjacent to residential uses.

## SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
<b>NORTH</b>	Residential Uses	C2B (Business Service District)
<b>EAST</b>	618 S. Main Apartments	D2 (Downtown Interface District)
<b>SOUTH</b>	Residential Uses	C2B
<b>WEST</b>	Residential Uses	R2A (Two-Family Dwelling District)

## ZONING COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED BY CURRENT ZONING
Zoning	C2B (Business Service District)	C2B	C2B
Gross Lot Area	3,876 SF	3,876 SF	4,000 Sq Ft*
Floor Area as % of Lot Area	24%	31%	200% MAX
Maximum Building Height	1.5-story	2-Story	55 ft/4 story MIN
Setback – Front	17.7 ft	17.7 ft	10 ft MIN

			25 ft MAX
Setback - Side	7.2 ft	6.6 ft	None
Setback-Rear	51 ft	30 ft	30 ft
Parking – Automobiles	2	3	3 spaces (1 EV space)
Parking – Bicycles	0	2-Class C	2 Class C MIN

\*Existing non-conforming

### PLANNING BACKGROUND & SITE HISTORY

The Master Plan: Land Use Element recommends single and two-family uses for this site.

### DEPARTMENT COMMENTS

Engineering – The existing shared drive approach does not meet the minimum width requirement. The approach may remain in place until such a time that the approach requires repair or replacement. At the time that repair or replacement is necessary, the approach shall be reconstructed to meet current specifications.

A note on the site plan sheet indicates that a footing drain for the existing building is connected to the sanitary sewer system and disconnection is required. Footing drains removed from any existing buildings may offset any required mitigation. If confirmed to exist, removal of the footing drain must be inspected by Engineering in order for credit to be given against sanitary sewer flow mitigation requirements for this project.

Natural Features - The table for the south conflicting land use buffer proposes 2 trees to be planted. However, this is a shared driveway and staff does not see the proposed trees on the landscape plan.

Planning - This project falls below the threshold for a Parks contribution, so none has been requested.

Transportation - The applicant’s response to review states, “At this time it is proposed to paint the asphalt to discern the difference from walkway to drive lane.” The applicant should note that this if this method is used the paint shall be slip resistant.

Prepared by Chris Cheng  
Reviewed/Amended by Brett D. Lenart  
4/2/2021

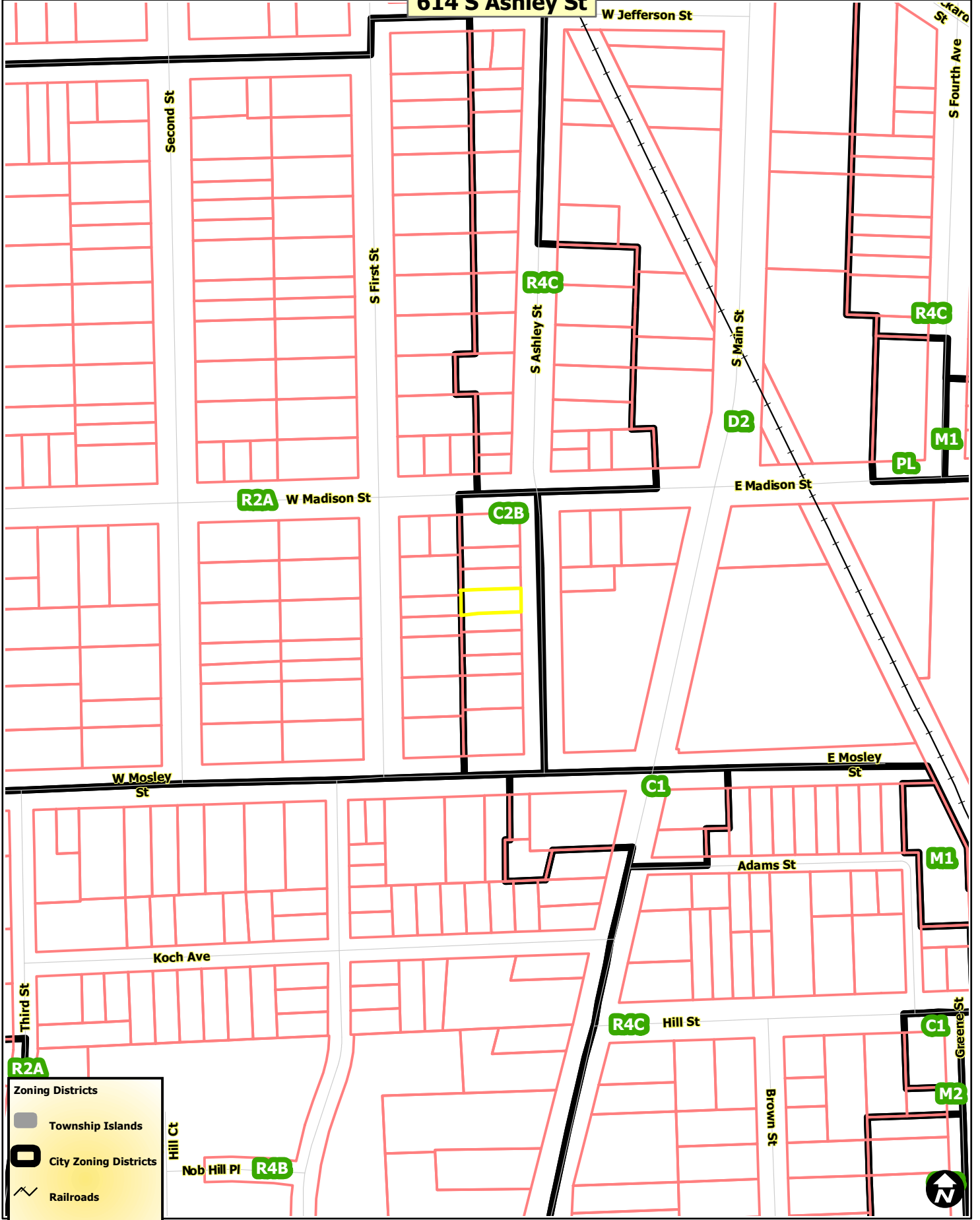
Attachments: [Zoning and Parcel Map](#)  
[Aerial Photo](#)  
[Public Notification](#)

[614 S Ashley Site Plan and Elevation](#)  
[HDC20-135 for 614 S Ashley](#)  
[ZBA21-031](#)






c: Owner: Central Property Development, Inc  
614 S. Ashley  
Ann Arbor, MI 48103

Petitioner: Lanette Williams  
Vachon Designs LLC  
2793 Manchester Road  
Ann Arbor, MI 48104

614 S Ashley St



**Zoning Districts**

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






Map date: 12/7/2020  
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614 S Ashley St



-  Railroads
-  Huron River
-  Tax Parcels






City of Ann Arbor



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