

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of October 20, 2015

**SUBJECT: 2250 Ann Arbor-Saline Road Site Plan and Wetland Use Permit for City Council Approval
(2250 Ann Arbor-Saline Road)
File Nos. SP14-023 & WUP15-001**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 2250 Ann Arbor-Saline Road Site Plan and Development Agreement, subject to preliminary plan approval by the Washtenaw County Water Resources Commissioner.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 2250 Ann Arbor Saline Road Wetland Use Permit, to remove up to 1,728 square feet of wetland area, and mitigation plan, including construction of at least 2,735 square feet of new wetland, restoration and monitoring of the remaining wetland area.

STAFF RECOMMENDATION

Staff recommends that the site plan be **approved** because it complies with all the 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.

Staff recommends that the wetland use permit be **approved** because issuance of the permit is in the public interest, the permit is necessary to realize the benefits from the development, and the activity is otherwise lawful.

STAFF REPORT

The 2250 Ann Arbor-Saline Road Zoning and Site Plan petitions were postponed by the Planning Commission at the December 2, 2014 meeting to allow for the petitioner to address staff and Commission comments regarding traffic access to Lambeth Drive and pedestrian circulation on site. At that meeting, the Commission recommended approval of the annexation request, which was scheduled for consideration at the August 17, 2015 City Council meeting and approved by the City Council at the meeting.

At the July 21, 2015 meeting, the Planning Commission recommended approval of the R4B Zoning and postponed the site plan and wetland use permit in order to allow the petitioner to

address Planning Commission concerns regarding the emergency access drive and parking on the site.

The petition returned to the Planning Commission on September 9th, 2015 with changes that included a reduced with emergency access drive connection to Lambeth and deferred parking along the northern side of the building. The petition was postponed by the Planning Commission in order to address additional concerns regarding the emergency access drive and landscaping along the property boundary.

Areas of concern raised by Planning Commission at the September 9th, 2015 meeting and the petitioner's response are discussed below:

Access to Lambeth Drive – Planning Commission expressed concern about the previously proposed emergency-only gated connection to the adjacent neighborhood using the existing Lambeth Drive stub street. The petitioner has responded by removing the proposed 20 foot wide concrete path, and proposing a single five foot wide sidewalk connection to the existing sidewalk along Lambeth.

Landscaping – Planning Commission asked about additional landscaping in order to help buffer the building, particularly along the southeastern corner of the site. The petitioner has doubled the amount of evergreen trees and landscaping along the south eastern parcel line closest to the adjacent residential structures. Additional evergreen trees have also been planted along the western edge of the property near the terminus of Lambeth.

Regional Detention Basin – There have been no changes to the planned regional detention basin. The site plan is proposed with a much larger storm water facility than is required for the impervious surface on the site alone. The extra capacity will serve to absorb the additional storm water from off-site and release over time to minimize flooding in downstream neighborhoods. The City and the owner will have an agreement that covers the installation and management of the regional storm water system.

The City's FY2014-2019 Capital Improvement Plan has identified the need for a regional storm water detention basin to be constructed within the area of this proposed development site. The Systems Planning Unit has been working with the petitioner's project team for over several years for implementation of the regional storm water detention basin at this site.

Summary - Planning staff recommends that the project, as proposed, be approved. The petitioner has addressed Planning Commission concerns removing the emergency access to Lambeth Drive and adding only a five foot wide sidewalk. The petitioner has also responded to concerns by increasing the number of trees within the buffer area to the south. Additional trees planted near Lambeth will discourage any cut through traffic and offer some visual screening of the new building. In addition, the regional detention basin, as described above, will provide a benefit to the adjacent neighborhoods as well as the City's storm water system in general.

Prepared by Matt Kowalski
Reviewed by Ben Carlisle
9/2/15

Attachments: 7/17/15 Draft Development Agreement

9/9/15 Planning Staff Report
7/21/15 Planning Staff Report
12/02/14 Planning Staff Report
10/13/15 Site Plan
10/13/15 Landscape Plan

c: Petitioner: Mirafzali Family LLC
1125 Country Club Drive
Ann Arbor, MI 48105

Petitioner's Representative: Brad Moore
J. Bradley Moore & Associates
4844 Jackson Road Suite 150
Ann Arbor, MI 48103

City Attorney
Systems Planning
File Nos. SP14-023, Z14-01, WUP15-001

2250 ANN ARBOR SALINE ROAD DEVELOPMENT AGREEMENT

THIS AGREEMENT, made this _____ day of _____, 2015, by and between the City of Ann Arbor, a Michigan municipal corporation, with principal address at 301 East Huron Street, Ann Arbor, Michigan 48107, hereinafter called the CITY; and Mirafzali Family, LLC, a Michigan limited liability company, with principal address at 1125 Country Club Drive, Ann Arbor, Michigan 48105, hereinafter called the DEVELOPER, witnesses that:

WHEREAS, the DEVELOPER owns certain land in the City of Ann Arbor, described below and site planned as 2250 Ann Arbor Saline Road, and

WHEREAS, the DEVELOPER has caused certain land in the City of Ann Arbor, described below to be surveyed, mapped and site planned as 2250 Ann Arbor Saline Road as above, and desires Site Plan and development agreement approval thereof, and

WHEREAS, the DEVELOPER desires to build or use certain improvements with and without the necessity of special assessments by the CITY, and

WHEREAS, the CITY desires to insure that all of the improvements required by pertinent CITY ordinances and regulations be properly made, and that the DEVELOPER will install these improvements prior to any permits being issued.

THE DEVELOPER HEREBY AGREES:

(P-1) To prepare and submit to the CITY for approval plans and specifications ("the Plans") prepared by a registered professional engineer for construction of public water and sanitary sewer mains, public and private storm water management systems and sidewalks ("the Improvements") provided that no work on said Improvements shall be commenced until the Plans have been approved by the City Administrator or designee, and until such other relevant information to CITY service areas as shall be reasonably required has been provided.

(P-2) To construct all Improvements set forth in Paragraph P-1 of this Agreement in accordance with the approved Plans and to repair all defects in the Improvements that occur within one year from the date of acceptance of the Improvements by the CITY, commencing on the latest date of the acceptance of any Improvements by the CITY. If the DEVELOPER fails to construct the Improvements, the CITY may send notice via first class mail to the DEVELOPER at the address listed above requiring it to commence and complete the Improvements in the

notice within the time set forth in the notice. The CITY may cause the work to be completed at the expense of the DEVELOPER, if the DEVELOPER does not complete the work within the time set forth in the notice. Every owner of a portion of the property, including co-owners of condominium units, shall pay a pro-rata share of the cost of the work. That portion of the cost of the work attributable to each condominium unit shall be a lien on that Property and may be collected as a single tax parcel assessment as provided in Chapter 13 of the Ann Arbor City Code.

(P-3) To furnish, within 30 days of completion, an engineer's certificate that the construction of the public Improvements set forth in Paragraph P-1 above have been completed in accordance with the specifications of the CITY in accordance with the approved plans. The engineer's certificate will cover only those items the DEVELOPER'S engineer inspects.

(P-4) To grant easements to the CITY for on-site public utilities as shown on the Site Plan and the final approved construction plan, subject to City Council approval. DEVELOPER shall submit legal descriptions and survey drawings for the easements prior to the request for and issuance of building permits, and the easements shall be granted to the CITY in a form acceptable to the CITY Attorney. The easements must be accepted by City Council prior to the request for and issuance of any temporary or final Certificate of Occupancy.

(P-5) To install all water mains, storm sewers, sanitary sewers and streets, through the first course of asphalt, pursuant to CITY approved plans and specifications, necessary to connect the site with existing CITY systems adjacent to the site prior to the issuance of any building permits.

(P-6) To maintain the emergency access drive, including snow and ice removal up its connection to Lambeth Drive, in order to ensure safe access to the site at all times. Snow and ice shall be removed within 24 hours of accumulation. Additionally, the Developer agrees to plow into their parcel from Lambeth Drive, without depositing snow in the public right-of-way, consistent with state law. The emergency access drive shall only be used for emergency vehicles, by other vehicles if the CITY determines that there is an emergency, and for the maintenance of the access drive, and the gate shall be closed as soon as possible after any such use. This requirement shall be included by the DEVELOPER in the master deed.

(P-7) To be included in a future special assessment district, along with other benefiting property, for the construction of additional Improvements to Ann Arbor Saline Road, such as street widening, storm sewers, curb and gutter, sidewalks, bike paths, street lights, and the planting of trees along Ann Arbor Saline Road, frontage when such Improvements are determined by the CITY to be necessary.

(P-8) Prior to the issuance of any permits, to enter into an agreement with the CITY and to grant an easement to the CITY for the use up to 72% of the capacity of the storm-water management system (112,933 cubic feet of 158,870 cubic feet of the detention basin) for a regional detention basin to provide storm water detention for the surrounding area. The terms of the easement ("Detention Basin Easement") shall include:

- The CITY shall pay DEVELOPER \$170,000.00 for the Detention Basin Easement, which will include the detention basin, outlet control structure and outlet pipe.
- The CITY shall also reimburse the DEVELOPER for 72% of the construction costs for the detention basin, up to a maximum of \$_____.
- The Easement shall be granted in perpetuity.

- The DEVELOPER and any subsequent property owner shall maintain the landscape in and around the detention basin, and the CITY shall maintain the outlet control structure and outlet pipe.
- The CITY shall periodically inspect the operation of the detention basin, as necessary.

(P-9) To indemnify, defend and hold the CITY harmless from any claims, losses, liabilities, damages or expenses (including reasonable attorney fees) suffered or incurred by the CITY based upon or resulting from any acts or omissions of the DEVELOPER, its employees, agents, subcontractors, invitees, or licensees in the design, construction, maintenance or repair of any of the Improvements required under this Agreement and the approved site plan.

(P-10) To cause to be maintained General Liability Insurance and Property Damage Insurance in the minimum amount of \$1,000,000.00 per occurrence and naming the CITY as an additional insured to protect and indemnify the CITY against any claims for damage due to public use of the public Improvement(s) in the development prior to final written acceptance of the public Improvement(s) by the CITY. Evidence of such insurance shall be produced prior to any construction of Improvement and a copy filed with the City Clerk's Office and shall remain in full force and effect during construction of the public Improvement(s) and until notice of acceptance by the CITY of the Improvements.

(P-11) Existing street trees shown on the site plan as trees to be saved shall be maintained by the DEVELOPER in good condition for a minimum of three years after acceptance of the public Improvements by the CITY or granting of Certificate of Occupancy. Existing street trees that are determined by the CITY to be dead, dying or severely damaged due to construction activity within three years after acceptance of the public Improvements or granting of Certificate of Occupancy, shall be replaced by the DEVELOPER as provided by Chapter 57 of the Ann Arbor City Code.

(P-12) For the benefit of the residents of the DEVELOPER'S development, to make a park contribution of \$46,500.00 to the CITY Parks and Recreation Services Unit prior to the issuance of Certificates of Occupancy for Improvements to neighborhood park within walking distance.

(P-13) To deposit, prior to any building permits being issued, a street tree planting escrow account with the Parks and Recreation Services Unit in the form of a check payable to the City of Ann Arbor. The escrow amount shall be based on the CITY policy in effect at that time and is to include all on-site public streets. The City Administrator may authorize the DEVELOPER to install the street trees if planted in accordance with CITY standards and specifications. If the street trees are found to be acceptable by the CITY, the escrow amount will be returned to the DEVELOPER one year after the date of acceptance by the CITY.

(P-14) To create an association composed of all owners of 2250 Ann Arbor Saline Road condominium, hereinafter called the "Association", in which membership shall be required by covenants and restrictions recorded as part of the master deed for 2250 Ann Arbor Saline Road condominium. The Association shall be responsible for and shall execute the appropriate documents insuring perpetual maintenance and ownership of the landscape materials, exterior lighting, seating structures, driveways, on-site storm water management system (except as provided in the Detention Basin Easement), and all other common elements.

(P-15) To construct, repair and/or adequately maintain on-site storm water management system. If the DEVELOPER fails to construct, repair and/or maintain the private storm water

management system (except as provided in the Detention Basin Easement), the CITY may send notice via first class mail to the DEVELOPER at the address listed above, requiring it to commence and complete the items stated in the notice within the time set forth in the notice. The CITY may cause the work to be completed at the expense of the DEVELOPER if the DEVELOPER does not complete the work within the time set forth in the notice.

(P-16) After construction of the private on-site storm water management system, to maintain it until non-developer co-owners elect one or more directors to the Association's board of directors. Thereafter, by provision in the master deed, the storm water management system shall be a common element of the condominium and the Association shall maintain the storm water management system (except as provided in the Detention Basin Easement). Any proposed changes to the system must be approved by the City of Ann Arbor Systems Planning and Planning and Development Services Units. If the DEVELOPER or Association, as appropriate, fails to maintain any portion of the system, the CITY may send notice via first class mail to the DEVELOPER, or Association, at the address listed above, requiring it to commence and complete the maintenance stated in the notice within the time set forth in the notice. The CITY may cause the work to be completed at the expense of the DEVELOPER or Association if the DEVELOPER or Association does not complete the work, as appropriate, within the time set forth in the notice. If the CITY completes the work, and the costs remain unpaid by the Association for 60 days after notice via first class mail, the CITY may bill each condominium unit for the pro rata share of the total cost, or assess the pro rata share of those costs to each condominium unit as a single tax parcel assessment as provided in Chapter 13 of Ann Arbor City Code. Provisions for maintenance and responsibility for the storm water management system, as well as the pro rata share of each condominium unit shall be included by the DEVELOPER in the master deed.

(P-17) Prior to the issuance of any permits, to submit to the CITY Land Development Coordinator for review and approval a Wetland Monitoring Plan, to implement the plan concurrently with construction of the site Improvements, and to submit an annual report regarding implementation of the Wetland Monitoring Plan recommendations to the CITY following issuance of Certificates of Occupancy.

(P-18) To prepare and submit to the Planning and Development Services Unit one copy of the Master Deed for approval for compliance with the site plan and the terms of this Agreement, along with the required review fee of \$3,500.00, prior to the issuance of building permits.

(P-19) To design, construct, repair and maintain this development in accordance with the provisions of Chapter 119 (Noise Control) to ensure that any noise emanating from said development will not impact nearby residents or businesses. In addition, DEVELOPER shall review existing noise sources surrounding said development and incorporate necessary design and construction techniques to ensure that future tenants will not be exposed to noise sources in violation of Chapter 119.

(P-20) To include the elevation drawings, as submitted to City Council, as part of the approved site plan and to construct all buildings consistent with said elevation drawings. If the DEVELOPER proposes any substantive changes to the approved building elevations, setbacks, aesthetics, or materials, that those changes be brought back to the City Council for consideration. The DEVELOPER is required to submit signed and sealed drawings to staff reflecting the elevations, setbacks, aesthetics, materials and site plan approved by City Council.

(P-21) To remove all discarded building materials and rubbish from the development at least once each month during construction of the development Improvements, and within one month after completion or abandonment of construction.

(P-22) Prior to application for and issuance of Certificates of Occupancy, to disconnect 19 footing drains, which is based upon the uses currently existing on the Property and those currently contemplated by the Site Plan in accordance with the City of Ann Arbor Developer Offset Mitigation Program as revised by City Council on June 15, 2015 (the "Guidelines"), or to provide an alternative method of mitigation that results in an equivalent amount of sanitary flow removal, in accordance with the Guidelines. In the event the actual intensity of uses contemplated by the Site Plan are either increased or decreased, CITY and DEVELOPER agree to adjust the number of footing drains to be disconnected, or the amount of alternative mitigation to be provided, in accordance with the Guidelines.

(P-23) DEVELOPER is the sole title holder in fee simple of the land described below except for any mortgage, easements and deed restrictions of record and that the person(s) signing below on behalf of DEVELOPER has legal authority and capacity to enter into this Agreement for DEVELOPER.

(P-24) Failure to construct, repair and/or maintain the site pursuant to the approved site plan and/or failure to comply with any of this approved development Agreement's terms and conditions shall constitute a material breach of the Agreement and the CITY shall have all remedies in law and/or in equity necessary to ensure that the DEVELOPER complies with the approved site plan and/or the terms and conditions of the approved Agreement. The DEVELOPER shall be responsible for all costs and expenses including reasonable attorney fees incurred by the CITY in enforcing the terms and conditions of the approved site plan and/or Agreement.

(P-25) In addition to any other remedy set forth in this Agreement or in law or equity, if DEVELOPER fails to make a timely or full payments to the CITY as set forth elsewhere in the Agreement to the CITY in the agreed upon manner, any unpaid amount(s) shall become a lien, as provided under Ann Arbor City Code and recorded with the Washtenaw County Register of Deeds, against the land described below and may be placed on the CITY tax roll as a single lot assessment, or if the development is converted to condominium ownership, every owner of a portion of the property shall pay a pro-rata share of the amount of the payments attributable to each condominium unit. If the unpaid amount(s), in whole or in part, has been recorded as a lien on the CITY'S tax roll and with the Washtenaw County Register of Deeds, upon payment of the amount in full along with any penalties and interest, the CITY, upon request, will execute an instrument in recordable form acknowledging full satisfaction of this condition.

(P-26) To pay for the cost of recording this Agreement with the Washtenaw County Register of Deeds, and to pay for the cost of recording all documents granting easements to the CITY.

THE CITY HEREBY AGREES:

(C-1) In consideration of the above undertakings, to approve the 2250 Ann Arbor Saline Road Site Plan.

(C-2) To use the park contribution described above for Improvements to a neighborhood park within walking distance.

(C-3) To enter into a Detention Basin Easement with the DEVELOPER that includes terms as described in P-8 above, subject to final City Council approval.

(C-3) To provide timely and reasonable CITY inspections as may be required during construction.

(C-4) To record this Agreement with the Washtenaw County Register of Deeds.

GENERAL TERMS

Both the DEVELOPER and the CITY agree as follows:

(T-1) This Agreement is not intended to create a contractual right for third parties.

(T-2) This Agreement and any of its terms, conditions, or provisions cannot be modified, amended, or waived unless in writing and unless executed by both parties to this Agreement. Any representations or statements, whether oral or in writing, not contained in this Agreement shall not be binding on either party.

(T-3) This Agreement and any of its terms or conditions shall not be assigned or transferred to any other individual or entity unless prior approval of the CITY is received. Such approval shall not be withheld unreasonably.

(T-4) The obligations and conditions on the DEVELOPER, as set forth above in this Agreement and in the approved site plan, shall be binding on any successors and assigns in ownership of the following described parcel:

City/Township of Ann Arbor, Washtenaw County, Michigan

legal description(s) to be inserted here

Parcel ID #:

(T-5) In addition to any other remedy in law or in equity failure to comply with all of the above paragraphs on the part of the DEVELOPER, or any part of the approved site plan, in part or in whole, shall give the CITY adequate basis and cause to issue a stop work order for any previously-issued building permits and shall be an adequate basis and cause for the CITY to deny the issuance of any building permits, certificates of occupancy, or any other permits unless and until the CITY has notified the DEVELOPER in writing that the DEVELOPER has satisfactorily corrected the item(s) the DEVELOPER has failed to perform.

(T-6) This Agreement shall be interpreted, enforced and governed under the laws of the State of Michigan and Ann Arbor City Code.

CITY OF ANN ARBOR, MICHIGAN
301 East Huron Street
Ann Arbor, Michigan 48107

By: _____
Christopher Taylor, Mayor

By: _____
Jacqueline Beaudry, City Clerk

Approved as to Substance:

Steven D. Powers, City Administrator

Approved as to Form:

Stephen K. Postema, City Attorney

Mirafzali Family, LLC
a Michigan limited liability company

By: _____
Name, Title

STATE OF MICHIGAN)
) ss:
County of Washtenaw)

The foregoing instrument was acknowledged before me this _____ day of _____, 2015
by Christopher Taylor, Mayor, and Jacqueline Beaudry, Clerk of the City of Ann Arbor, a Michigan
municipal corporation, on behalf of the corporation.

NOTARY PUBLIC
County of Washtenaw, State of Michigan
My Commission Expires: _____
Acting in the County of Washtenaw

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of September 9, 2015

**SUBJECT: 2250 Ann Arbor-Saline Road Site Plan and Wetland Use Permit for City Council Approval
(2250 Ann Arbor-Saline Road)
File Nos. SP14-023 & WUP15-001**

PROPOSED CITY PLANNING COMMISSION MOTION

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PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 2250 Ann Arbor Saline Road Wetland Use Permit, to remove up to 1,728 square feet of wetland area, and mitigation plan, including construction of at least 2,592 square feet of new wetland, restoration and monitoring of the remaining wetland area.

STAFF RECOMMENDATION

Staff recommends that the site plan be **approved** because it complies with all the 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.

Staff recommends that the wetland use permit be **approved** because issuance of the permit is in the public interest, the permit is necessary to realize the benefits from the development, and the activity is otherwise lawful.

STAFF REPORT

The 2250 Ann Arbor-Saline Road Zoning and Site Plan petitions were postponed by the Planning Commission at the December 2, 2014 meeting to allow for the petitioner to address staff and Commission comments regarding traffic access to Lambeth Drive and pedestrian circulation on site. At that meeting, the Commission recommended approval of the annexation request, which was scheduled for consideration at the August 17, 2015 City Council meeting and approved by the City Council at the meeting.

At the July 21, 2015 meeting, the Planning Commission recommended approval of the R4B Zoning and postponed the site plan and wetland use permit in order to allow the petitioner to

address Planning Commission concerns regarding the emergency access drive and parking on the site.

Areas of concern raised by Planning Commission at the July 21, 2015 meeting and the petitioner's response are discussed below:

Access to Lambeth Drive – Planning Commission expressed concern about the previously proposed emergency-only gated connection to the adjacent neighborhood using the existing Lambeth Drive stub street, but indicated general support for the concept of the emergency access only drive. The petitioner has responded by converting the former 30 foot wide asphalt drive with sidewalks on both sides to a 20 foot wide concrete path, similar to an extra-wide sidewalk as suggested by Planning Commission. The path will have a rolled curb at both ends, sidewalks that 'carry through' the path at the Lambeth terminus and a concrete speed table to further delineate the path from a standard drive.

The path will still have a locked gate for emergency access only, but will have a pedestrian sidewalk bypass around the locked gate with a metal fence adjacent to prevent vehicular use. The gate will remain locked with a Knox Box for use by emergency services only. Residents of the development will not have a key, only the fire department. The locked gate will be shown on the approved site plan and removal of the gate for facilitation of general public access will be a violation of the site plan and enforceable against the property owner. This requirement will also be listed in the site development agreement, which is a legally binding document between the City and the property owner.

The Fire Marshall has reviewed and approved the revised emergency access drive plan.

Parking – Planning Commission expressed concern about the number of surface parking spaces provided on the site. The petitioner has agreed to defer 24 surface parking spaces near the northeast corner of the building. These spaces will be shown on the site plan as deferred, but storm water and landscaping calculations are reviewed as if the parking will be installed. Chapter 59 (Off-Street Parking) allows that if the Planning and Development Services Manager or designee determines that the parking is needed, the spaces must be installed. There will be no Planning Commission approval required if the spaces are installed in the future.

Sidewalk connection – The location of the sidewalk serving the interior of the site has been adjusted to line up directly with the newly installed crosswalk and pedestrian island on Ann Arbor-Saline Road.

Indoor pool building – The building containing the indoor pool has been adjusted approximately three feet to the north out of the additional required setback area.

Traffic - The City's Traffic Engineer has confirmed that a traffic impact study was not required. The threshold for the requirement of a traffic impact study is a peak hour trip generation of 50 trips; the proposed development is estimated to generate around 25 peak hour trips, well below the threshold to require the study.

The site plan as submitted does not have general purpose connection to Lambeth, only a gated emergency access point and pedestrian connection. Traffic Engineering staff supports an emergency connection as it would benefit the public by providing improved emergency response times.

Regional Detention Basin – There have been no changes to the planned regional detention basin. The site plan is proposed with a much larger storm water facility than is required for the impervious surface on the site alone. The extra capacity will serve to absorb the additional storm water from off-site and release over time to minimize flooding in downstream neighborhoods. The City and the owner will have an agreement that covers the installation and management of the regional storm water system.

Planning – Planning staff recommends that the project, as proposed, be approved. The petitioner has addressed Planning Commission concerns regarding emergency access to Lambeth Drive by modifying the design as recommended by Planning Commission while still maintaining standards for a viable emergency access requested by the Fire Marshall. The petitioner has also responded to concerns by modifying the alignment of the sidewalks and differing 24 parking spaces.

Prepared by Matt Kowalski
Reviewed by Ben Carlisle
9/2/15

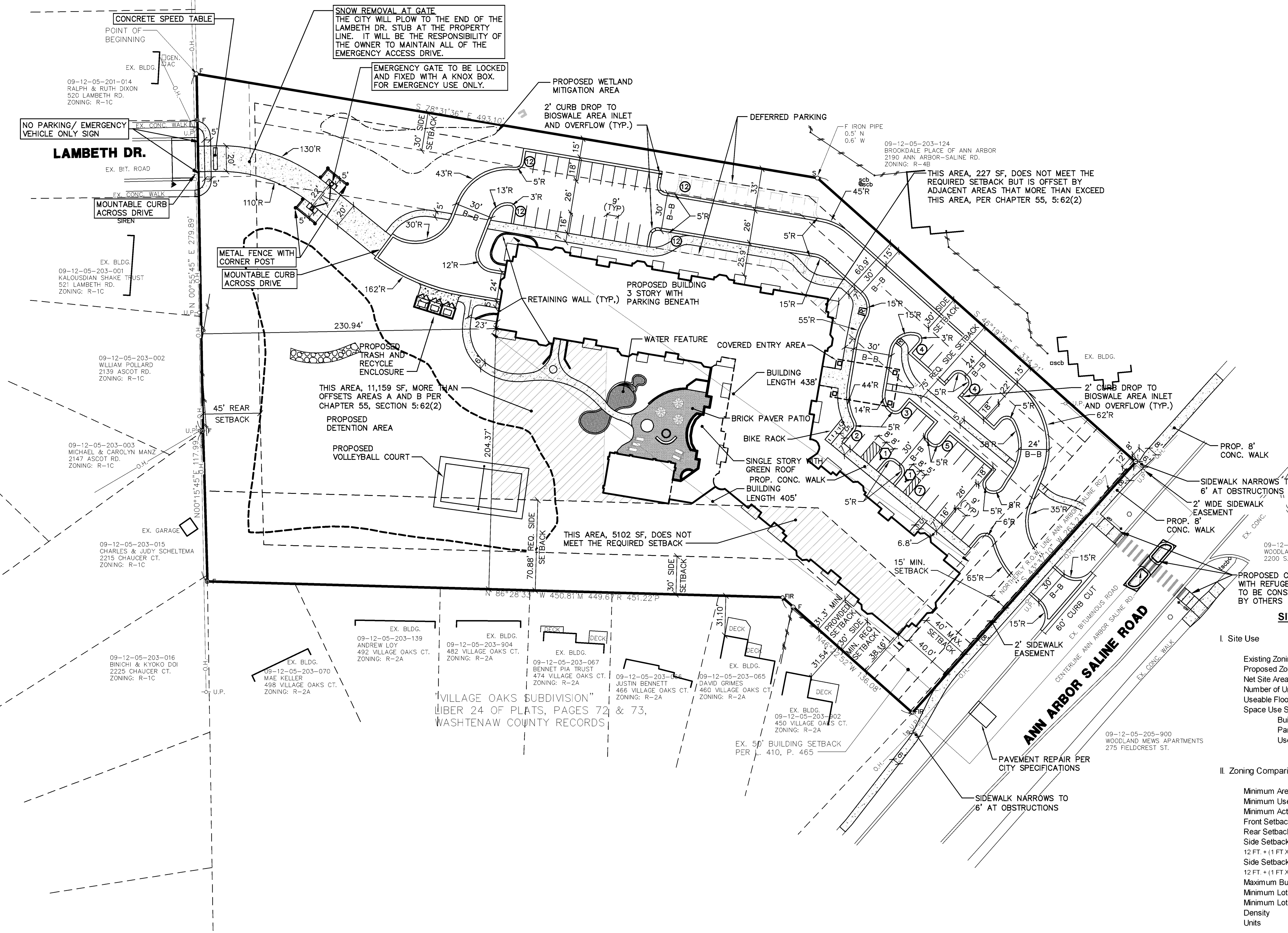
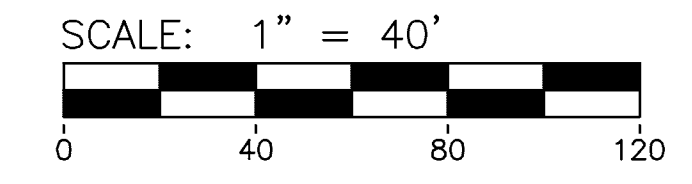
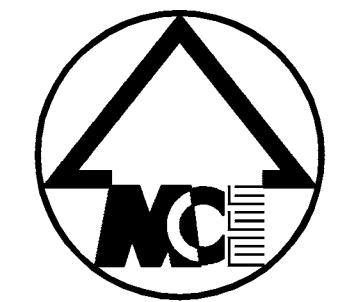
Attachments: Revised Site Plan
Revised Landscape Plan
7/21/15 Planning Staff Report
12/02/14 Planning Staff Report

c: Petitioner: Mirafzali Family LLC
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Ann Arbor, MI 48105

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4844 Jackson Road Suite 150
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City Attorney
Systems Planning
File Nos. SP14-023, Z14-01, WUP15-001

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 3815 Pico Drive
 Ann Arbor, MI 48108
 Phone: 734.985.0200
 Fax: 734.985.0599

CLIENT
 MIRAFZALI FAMILY LLC
 1125 COUNTRY CLUB DRIVE
 ANN ARBOR, MI 48105
 TONY MIRAFZALI

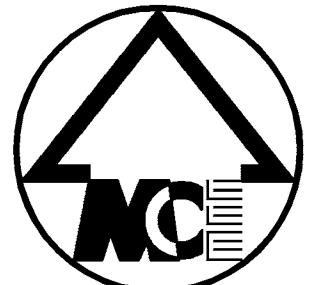
2250 ANN ARBOR-SALINE ROAD
 SITE PLAN
 DIMENSIONAL SITE PLAN

4

JOB No.	13090
DATE: 04-25-14	
REV. DATE	REV. DATE
08-29-14	08-29-14
11-05-14	11-05-14
05-20-15	05-20-15
08-20-15	08-20-15
REVISED PER CITY REVIEW	REVISED PER ARCH.
REVISED PER ARCH.	REVISED PER ARCH.



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SCALE: 1" = 40'
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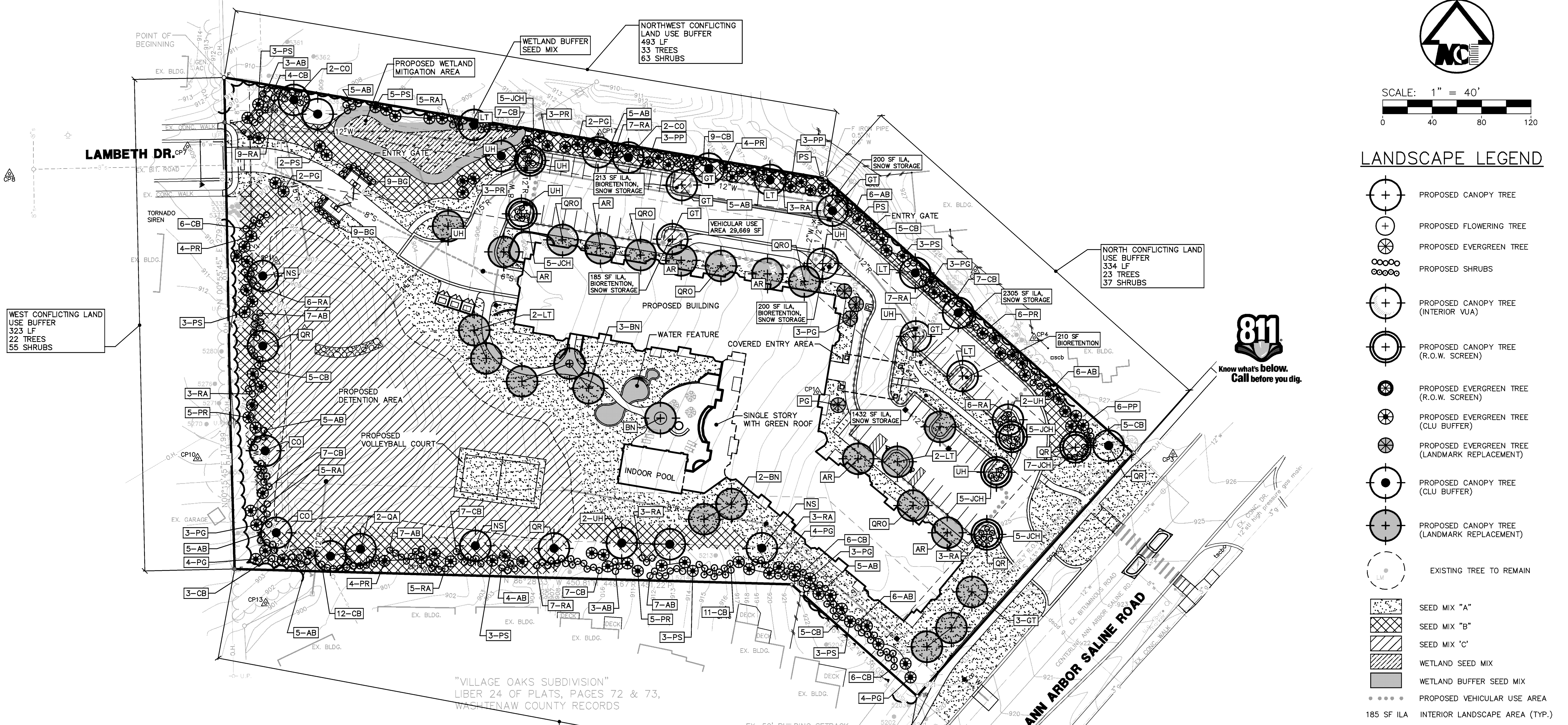
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1125 COUNTRY CLUB DRIVE
ANN ARBOR, MI 48105
TONY MIRAFZALI

2250 ANN ARBOR-SALINE ROAD
SITE PLAN
LANDSCAPE PLAN

08

JOB NO. **13090**
DATE: 04-25-14
SHEET 8 OF 20
REV. DATE
REV. BY
REV. DATE
REV. BY
REV. DATE
REV. BY



LANDSCAPE LEGEND

- PROPOSED CANOPY TREE
- PROPOSED FLOWERING TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS
- PROPOSED CANOPY TREE (INTERIOR VJA)
- PROPOSED CANOPY TREE (R.O.W. SCREEN)
- PROPOSED EVERGREEN TREE (R.O.W. SCREEN)
- PROPOSED EVERGREEN TREE (CLU BUFFER)
- PROPOSED EVERGREEN TREE (LANDMARK REPLACEMENT)
- PROPOSED CANOPY TREE (CLU BUFFER)
- PROPOSED CANOPY TREE (LANDMARK REPLACEMENT)
- EXISTING TREE TO REMAIN
- SEED MIX "A"
- SEED MIX "B"
- SEED MIX "C"
- WETLAND SEED MIX
- WETLAND BUFFER SEED MIX
- PROPOSED VEHICULAR USE AREA
- 185 SF ILA INTERIOR LANDSCAPE AREA (TYP.)



LANDSCAPE REQUIREMENTS:

I. PARKING LOT LANDSCAPING:
Vehicular Use Area = 29,669 SF
Interior Landscape Area required = 1,200 = 1,483 SF
Interior Landscape Area proposed = 4,745 SF

50% bio-retention area required = 742 SF
Bio-retention area provided = 809 SF

Total Trees Required = 6
Total Trees Provided = 6

A. RIGHT-OF-WAY SCREENING:
Buffer Strip 10' avg required / 5 min.
Trees 1.30 LF, 2" cal. 8' above root ball, evg. trees 7' ht. min., hedge 24" height req. / proposed

Ann Arbor-Saline Road
120 lf, 4 trees required / 4 provided, 41 shrubs, 43' min width

Lambeth Drive
54 lf, 2 trees required / provided, 10 shrubs, 245' min width

II. STREET TREE ESCROW
\$.1.30/lf of street frontage

Ann Arbor-Saline Road
264 lf x \$1.30 = \$343.20

Lambeth Drive
60 lf x \$1.30 = \$78.00
Total escrow due = \$421.20

III. TREE MITIGATION

Tree No.	Common Name	Caliper
5209	Honeylocust	19"
5377	American elm	26"
5394	Sugar maple	23"
5412	Black pine	19"
5415	Sycamore	27"
5418	Silver maple	23"

Landmark trees to be removed = 6 trees / 137 caliper inches

50% mitigation required
137 / 2 = 68.5 caliper inches required
29 trees x 2.5" = 72.5 caliper inches provided

IV. CONFLICTING LAND USE BUFFER

Ave. 15' width, 8' minimum
Trees 1.15 LF, 2" cal. measured 6' above root ball
Evergreen trees 7' ht. min.
Minimum 50% evergreen
15-30 o.c., max. 50' o.c. required
30' hedge required

North Property Line
334 lf / 15 lf = 23 trees required / 23 provided (87% evergreen)
37 shrubs provided

Northwest Property Line
493 lf / 15 lf = 33 trees required / 33 provided (79% evergreen)
63 shrubs provided

South Property Line
588 lf / 15 lf = 40 trees required / 40 provided (82.5% evergreen)
112 shrubs provided

West Property Line
397 lf / 15 lf = 27 trees required / 27 provided (81.8% evergreen)
55 shrubs provided

SOUTH CONFLICTING LAND USE BUFFER
588 LF
40 TREES
110 SHRUBS

WETLAND MITIGATION CALCULATIONS:

Wetland mitigation is proposed to mitigate three small wetlands that will be removed in the west end of the site due to detention basin and driveway construction.

Wetland	Area	Volume
1. Wetland removals		
Wetland A	689 sf	
Wetland B	494 sf	
Wetland C	545 sf	
Total wetland removed		1,728 sf total removed
2. City wetland mitigation requirements:		
Mitigation required at 1.5' wetland removed		2,592 sf / 150% required
1,728 sf removed x 150% =		2,592 sf / 150% required
3. Proposed wetland:		
New construction	2,735 sf	
Total proposed wetland		2,735 sf / 158% proposed

LANDSCAPE NOTES

- Water outlets will be provided within 150 feet of all required plantings.
- Plant materials shall be selected and installed as detailed. Street trees, if any, shall be installed in accordance with standards established by the City of Ann Arbor Parks and Recreation Department and as shown on the Street Tree Planting Detail.
- All diseased, damaged or dead material shown on the site plan as proposed plantings shall be replaced by the end of the following growing season as a continuing obligation for the duration of the site plan.
- Restore all disturbed and proposed landscape areas with a minimum of three (3) inches of topsoil and then sod or seed/fertilizer/mulch per the plan. Provide sod or seed and erosion control blankets on all slopes 3:1 or steeper.
- Seed mixes and fertilizer:

Lawns (Seed Mix 'A')
Lawn seed mix shall be as follows:
15% Rugby Kentucky Bluegrass
10% Park Kentucky Bluegrass
40% Ruby Creeping Red Fescue
15% Pennine Perennial Ryegrass
20% Scalis Hard Fescue

Seed shall be applied at the rate of five pounds (5 lbs) per 1000 sq. ft.
Fertilizer for the initial installation of lawns shall provide not less than one (1) pound of actual nitrogen per 1000 sq. ft. of lawn area and shall contain not less than two percent (2%) potassium and four percent (4%) phosphoric acid.
After the first growing season, only fertilizers that contain no phosphorus shall be used on the site.

Mulch within 24 hours with two (2) tons of straw per acre, or 71 bales of excelsior mulch per acre. Anchor straw mulch with spray coating of adhesive material applied at the rate of 150 gals./acre.
Fertilizer for the initial installation of lawns shall provide not less than one (1) pound of actual nitrogen per 1000 sq. ft. of lawn area and shall contain not less than two percent (2%) potassium and four percent (4%) phosphoric acid.
After the first growing season, only fertilizers that contain no phosphorus shall be used on the site.

No Mowing/Natural Areas (Seed Mix 'B')
Natural area seed mix shall be as follows:
MDOT Standard Specifications for THM (turk loamy to heavy).
Seed shall be applied at the rate of two hundred and twenty pounds (220 lbs) per acre. Fertilizer shall be MDOT Class B applied at the rate of one hundred and twenty pounds (120 lbs) per acre.
Mulch within 24 hours with two (2) tons of straw per acre, or 71 bales of excelsior mulch per acre. Anchor straw mulch with spray coating of adhesive material applied at the rate of 150 gals./acre.

Detention Basin Bottom and Side Slopes/Rain Garden Bottom and Side Slopes (Seed Mix 'C')
This seed mix is to be used to a minimum of 25 feet beyond the limits of the rain garden and beyond the freeboard elevation of the detention basin.

Botanical Name	Common Name	Application
Andropogon gerardii	Big Blue Stem	8 oz./acre
Carex vulpinoidea	Fox Sedge	4 oz./acre
Elymus canadensis	Canada Wild Rice	8 oz./acre
Koeleria macrantha	Jame Grass	1 lb./acre
Panicum virgatum	Switch Grass	2 lbs./acre
Schizachyrium scoparium	Little Blue Stem	1.5 lbs./acre
Lolium multiflorum	Annual Ryegrass	200 lbs./acre

IR is annual, movable, semi-natural, cool-season seed mix suited for basin bottom and side slopes.)

Mulch with straw mulch at the rate of two (2) bales per 1,000 sq. ft.
Deciduous plants shall be planted between March 1 and May 15 and from October 1 until the prepared soil becomes frozen. Evergreen plants shall be planted between March 1 and June 1 and from August 15 and September 15.
All plants except ground cover are to receive three (3) inches of shredded bark mulch. Ground cover areas are to receive two (2) inches of Canadian peat mulch. All mulch beds to have landscape fabric between mulch and planting soil.

All trees to be located a minimum of ten (10) feet from public utilities.
All single trunk, deciduous trees shall have a straight and a symmetrical crown with a central leader. One sided trees or those with thin or open crowns shall not be accepted.
All evergreen trees shall be branched fully to the ground, symmetrical in shape and have not been sheared in the last three (3) growing seasons.
Shade trees are to be a minimum of 15 feet in center. Evergreen trees are to be a 12 feet in center minimum. Shade trees in the conflicting land use buffer are to be 15 feet in center.
All compacted subgrade soils in proposed landscape areas shall be tilled to a minimum 12-inch depth prior to placement of topsoil, geotextile fabric, or other planting media as specified.
Planting Soil: Existing, in-place or stockpiled topsoil. Supplement with imported topsoil as needed. Verify suitability of existing surface soil to produce viable planting soil. Remove stones, roots, plants, sod, clods, clay lumps, pockets of coarse sand, concrete slurry, concrete layers or chunks, cement, plaster, building debris, and other extraneous materials harmful to plant growth. Mix surface soil with the following soil amendments to produce planting soil:

- Ratio of Loose Compost to Topsoil by Volume: 1:4.
- Weight of Lime per 1000 sq. ft. Amend with lime only on recommendation of soil test to adjust soil pH.
- Weight of sulfur or aluminum sulfate per 1,000 sq. ft. amend with sulfur or aluminum sulfate only on recommendation of soil test to adjust soil pH.
- Volume of Sand: amend with sand only on recommendation of the Landscape Architect to adjust soil texture.
- Weight of Slow-release Fertilizer per 1,000 sq. ft. amend with fertilizer only on recommendation of soil test to adjust soil fertility.

14. Snow cannot be pushed onto interior islands unless they are designated on the plan for snow storage. Bio-retention islands are also snow storage islands.
15. Shrubs and trees are to be a minimum of 5 feet from hydrants.

NOTES: SEE SHEET 9 FOR ADDITIONAL NOTES AND DETAILS.

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of July 21, 2015

**SUBJECT: 2250 Ann Arbor-Saline Road Zoning, Site Plan and Wetland Use Permit for City Council Approval
(2250 Ann Arbor-Saline Road)
File Nos. Z14-017, SP14-023 & WUP15-001**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the R4B Multiple-Family Dwelling Zoning.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 2250 Ann Arbor-Saline Road Site Plan and Development Agreement, subject to preliminary plan approval by the Washtenaw County Water Resources Commissioner.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 2250 Ann Arbor Saline Road Wetland Use Permit, to remove up to 1,728 square feet of wetland area, and mitigation plan, including construction of at least 2,592 square feet of new wetland and restoration and monitoring of the remaining wetland area.

STAFF RECOMMENDATION

Staff recommends that the zoning be **approved** because it is within the City's water and sewer service area and the proposed R4B zoning is consistent with the adjacent zoning, surrounding land uses and the Master Plan Future Land Use Element.

Staff recommends that the site plan be **approved** because it complies with all the 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.

Staff recommends that the wetland use permit be **approved** because issuance of the permit is in the public interest, the permit is necessary to realize the benefits from the development, and the activity is otherwise lawful.

STAFF REPORT

The 2250 Ann Arbor-Saline Road Zoning and Site Plan petitions were postponed by the Planning Commission at the December 2, 2014 meeting to allow for the petitioner to address staff and Commission comments regarding traffic access to Lambeth Drive and pedestrian circulation on site. At that meeting, the Commission recommended approval of the annexation request, which has been scheduled for consideration at the August 17, 2015 City Council meeting.

The site plan has been revised to add an interior sidewalk segment, remove the front gate and change the rear driveway connection to Lambeth Drive to emergency access only with a gate and Knox box. There are no changes to proposed density; the project remains as 75 residential units. A site development agreement has been drafted to address utility, storm water basin and on-site improvements (see attachment).

Areas of concern raised by staff and Planning Commission at the December 2, 2014 meeting are discussed below:

Access to Lambeth Drive – Planning Commission expressed concern about a general purpose gated connection to the adjacent single-family neighborhood using the existing Lambeth Drive stub street, but indicated support for an emergency access only drive. The petitioner has responded by eliminating the front access gate near the Ann Arbor-Saline Road entrance and converting the rear gate to emergency access only, consistent with recommendations of the Fire Marshal. The gate will remain locked with a Knox Box for use by emergency services only. Residents of the development will not have a key. The locked gate is shown on the site plan, and removal of the gate for facilitation of general public access will be a violation of the site plan and enforceable against the property owner. This requirement will also be included in the site development agreement, which is a legally binding document between the City and the property owner.

The emergency drive surface will be paved, which is preferred by the Fire Marshal because it provides a stable and visible access route that can be maintained year round. The use of porous drive materials is not preferred due to the heavy clay soils, which do not allow much infiltration, and the difficulty in providing seasonal maintenance, which makes snow clearing and visibility of the emergency access a challenge. This drive may also assist in providing emergency access to the adjacent properties along Ann Arbor-Saline Road, including the assisted living facility to the north, during events of extreme traffic or road closures.

Sidewalk Circulation – An additional interior sidewalk segment and curb ramps were added near the front of the site to aid in providing pedestrian through-traffic from the adjacent neighborhood to Ann Arbor-Saline Road. The Ann Arbor-Saline Road mid-block pedestrian crossing, which is scheduled to be constructed by the City starting this month, has been designed in coordination with the proposed 2250 Ann Arbor-Saline Road driveway location. The new crossing will provide a safe access from residential uses on the west side of the street to the Woodland Plaza shopping center on the east side of Ann Arbor-Saline Road.

Traffic - The Traffic Engineer has reviewed the project and determined that a traffic impact study was not required. The threshold for the requirement of a traffic impact study is a peak hour trip generation of 50 trips; the proposed development is estimated to generate around 25 peak hour trips, well below the threshold to require the study.

The Traffic Engineer also has reviewed the proposed replacement of a general purpose connection to Lambeth Drive with a gated emergency access point and supports the change because the emergency connection would benefit the public by providing improved response times.

Regional Detention Basin – There have been no changes to the planned regional detention basin. The site plan is proposed with a much larger storm water facility than is required for the impervious surface on the site alone. The extra capacity will serve to detain the additional storm water from off-site and release over time to minimize flooding in downstream neighborhoods. The development agreement covers the installation and management of the regional storm water system.

Planning – Planning staff recommends that the project, as proposed, be approved. The petitioner has addressed Planning Commission concerns regarding a general purpose access to Lambeth Drive by converting it to emergency only, designed in accordance with the Fire Marshal recommendations and approval. The petitioner also has added sidewalks and ramps to help facilitate non-motorized access through the site.

COMPARISON CHART

		EXISTING	PROPOSED	REQUIRED
Zoning		TWP (Township)	R4B (Multiple-Family)_	R4B
Gross Lot Area		5.34 acre	5.34 acre	.32 acre (14,000 sf MIN)
Lot Area per Dwelling Unit		N/A	3,145 sf/unit (13.7 units/acre)	2,900 sf/unit MIN (15 units/acre)
Minimum Useable Open Space		N/A	83%	55% MIN
Minimum Active Open Space		N/A	28,000 sf	22,200 sf MIN
Height		N/A	44.75 ft	45 ft MAX (for buildings with parking underneath at least 35% of building)
Setbacks	Front	N/A	40 ft	15 ft MIN 40 ft MAX
	Side(s)	N/A	31.3 ft (South) ** 60.9 ft (North) **	70.88 ft MIN (South)* 75 ft MIN (North) *
	Rear	N/A	230.9 ft	30 ft MIN
Parking - Automobiles		N/A	79 spaces-under structure 75 spaces- surface lot 154 spaces - Total	111 spaces MIN
Parking – Bicycles		N/A	16 spaces 8 Class A (garage) 8 Class C	15 spaces MIN 50% – Class A 50%– Class C

*Required side setback shall be increased 1 ½ inches for each foot of building length over 50 feet.

** Per Chapter 55, 5:62(2) As an alternate to providing the additional side setback for a section of the building as required due to the building length exceeding 50 feet, a greater amount of useable open space has been provided between the minimum required setback and the building in another section.

Prepared by Matt Kowalski
Reviewed by Wendy Rampson
7/16/15

Attachments: 7/17/15 Draft Development Agreement
12/02/14 Planning Staff Report
Landscape Plan
Site Plan

c: Petitioner: Mirafzali Family LLC
1125 Country Club Drive
Ann Arbor, MI 48105

Petitioner's Representative: Brad Moore
J. Bradley Moore & Associates
4844 Jackson Road Suite 150
Ann Arbor, MI 48103

City Attorney
Systems Planning
File Nos. SP14-023, Z14-01, WUP15-001

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of December 02, 2014

**SUBJECT: 2250 Ann Arbor-Saline Road Zoning and Site Plan for City Council Approval
(2250 Ann Arbor-Saline Road)
File Nos. A14-003, Z14-017 & SP14-023**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 2250 Ann Arbor-Saline Road Annexation, R4B Multiple-Family Dwelling Zoning, Site Plan and Development Agreement, subject to preliminary plan approval by the Washtenaw County Water Resources Commissioner.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 2250 Ann Arbor Saline Road Wetland Use Permit, to remove up to 1,728 square feet of wetland area, and mitigation plan, including construction of at least 2,592 square feet of new wetland, restoration and monitoring of the remaining wetland area.

STAFF RECOMMENDATION

Staff recommends that the annexation, zoning and site plan be **approved** because it is within the City's water and sewer service area and the proposed R4B zoning is consistent with the adjacent zoning, surrounding land uses and the Master Plan Future Land Use Element.

Staff recommends that the wetland use permit be **approved** because issuance of the permit is in the public interest, the permit is necessary to realize the benefits from the development, and the activity is otherwise lawful.

LOCATION

The site is located on the west side of Ann Arbor-Saline Road, just south of Scio Church Road (South Area, Malletts Creek Watershed, Ward 4).

DESCRIPTION OF PETITION

The subject site is 5.34 acres and currently in Pittsfield Township's jurisdiction. The petitioner is requesting R4B (Multiple-Family Dwelling District) zoning and site plan approval in order to construct 75 attached residential units in a single building. The site will need to be annexed from

Pittsfield Township. When the annexation is accepted by the State of Michigan, the site plan and zoning will proceed to City Council for final action. Residential units will be a mix of one (20), two (53) and three (2) bedrooms and will range in size from 785 square feet to 2,098 square feet.

The building will be marketed to active adults and will contain a community gathering area, exercise room and outdoor pool. Outdoor amenities will also be provided including a water feature, fire pit, walking paths and outdoor seating areas. There will be a total of 154 parking spaces provided on the site, 79 of these spaces enclosed underneath the building, the remaining 75 spaces provided in an exterior parking lot. The site is proposed to be accessed by two curb cuts, the primary access will be from Ann Arbor-Saline Road with a secondary gated access from Lambeth Road to the west. The security gate on the secondary access will be controlled through a security card permitting only residents and emergency services to use this for vehicular traffic. A new sidewalk will be constructed that will connect the existing neighborhood to the west to the non-motorized path along Ann Arbor-Saline Road. There are two AAATA bus stops near the site on Ann Arbor-Saline Road, one to the north and one south of the proposed driveway. Solid waste and recycling facilities will be provided adjacent to the underground parking entrance.

Storm water management will be provided in a detention basin in the southwest corner of the site. Currently no storm water treatment exists for the site. The location of the basin is at a natural low point for the site and the adjacent neighborhoods. The surrounding neighborhoods have been subject to flooding during extreme weather events. The petitioner and property owner have worked with the City and adjacent property owners from the adjacent Village Oaks neighborhood, in order to engineer a much larger storm water facility than is required for the impervious surface on the site alone. The extra capacity will serve to absorb the additional storm water from off-site and release over time to minimize flooding in downstream neighborhoods. The City and the owner will have an agreement that covers the installation and management of the regional storm water system.

There are 6 landmark trees located on the site. The site plan indicates all 6 will be removed for construction of the building or site elements such as parking or detention. All landmark trees removed will be mitigated onsite as required by City Code. The petitioner will plant 29 trees with a total of 72.5 caliper inches on the site for mitigation.

There are three small wetlands located on the site totaling 1,728 square feet. These wetlands will be removed for construction of the large regional storm water basin. The wetlands will be mitigated on site with the installation of 2,592 square feet of wetland on the site as required by City Code. The new wetland will be located near the northwest corner of the site.

The estimated cost of construction is \$3,500,000.

CITIZEN PARTICIPATION

The petitioner held a meeting for interested citizens on March 12, 2014. Invitations were sent to all residents and property owners within 1,000 feet of the site as well as all subscribers to the GovDelivery planning update service. Thirty people attended the meeting. The attendees asked questions about storm water controls, neighborhood flooding and neighborhood traffic. The full report provided by the petitioner is attached.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Residential	R4B (Multiple-Family Residential District)
EAST	Commercial	C1B (Community Convenience Center)
SOUTH	Residential	R2A (Two-Family Dwelling District)
WEST	Residential	R1C (Single-Family Residential District)

COMPARISON CHART

		EXISTING	PROPOSED	REQUIRED
Zoning		TWP (Township)	R4B	R4B
Gross Lot Area		5.34 acre	5.34 acre	.32 acre (14,000 sf MIN)
Setbacks	Front	N/A	40 ft	15 ft MIN 40 ft MAX
	Side(s)	N/A	31.3 ft (South) ** 60.9 ft (North) **	70.88 ft MIN (South)* 75 ft MIN (North) *
	Rear	N/A	230.9 ft	30 ft MIN
Minimum Useable Open Space		N/A	83%	55% MIN
Minimum Active Open Space		N/A	28,000 sf	22,200 sf MIN
Height		N/A	44.75 ft	45 ft MAX (for buildings with parking underneath at least 35% of building)
Parking - Automobiles		N/A	79 spaces-under structure 75 spaces- surface lot 154 spaces - Total	111 spaces MIN
Parking – Bicycles		N/A	16 spaces 8 Class A (garage) 8 Class C	15 spaces MIN 50% – Class A 50%– Class C

*Required side setback shall be increased 1 ½ inches for each foot of building length over 50 feet.

** Per Chapter 55, 5:62(2) As an alternate to providing the additional side setback for a section of the building as required due to the building length exceeding 50 feet, a greater amount of useable open space has been provided between the minimum required setback and the building in another section.

HISTORY

The parcel currently is vacant. Early (pre-1960) aerial photographs indicate the land was used for some limited farming. In recent years, the parcel had contained a single-family house and accessory buildings. The house and detached garages were demolished in 2005.

PLANNING BACKGROUND

The City of Ann Arbor Master Plan: Land Use Element identifies this parcel as part of Site 1 in the South Area. Single-family detached uses are recommended adjacent to the Lansdowne Subdivision and south of The Meadows Condominiums. Future residential uses will need to have linkages to Ascot Street for access to Lawton School and Lansdowne Park.

Chapter Five of the City of Ann Arbor Master Plan: Land Use Element recommends providing pedestrian, bicycle and transit connections and amenities to encourage alternatives to vehicular access by increasing travel choices. They include but are not limited to: a) providing safe, well lighted and convenient pedestrian and bicycle paths between development projects, along major and minor streets and to transit stops, b) providing secure bicycle storage facilities such as covered parking or lockers, c) providing conveniently located bus shelters that are close to stores and street crossings, and d) designing sites with an emphasis on pedestrians, bicyclists and transit riders.

Chapter Five of the City of Ann Arbor Master Plan: Land Use Element states an objective of locating high residential densities near mass transit routes and in proximity to commercial, employment and activity centers. Another objective is improving transportation integration between neighborhoods.

STAFF COMMENTS

Systems Planning – Adequate utilities exist to serve the site. Twenty-one footing drain disconnects or equivalents will be required.

The City's FY2014-2019 Capital Improvement Plan has identified the need for a regional storm water detention basin to be constructed within the area of this proposed development site. The Systems Planning Unit has been working with the petitioner's project team for implementation of the regional storm water detention basin in conjunction with the proposed development. An agreement is being drafted and will be forwarded to the petitioner when completed for their review.

Traffic- The City's Traffic Engineer has reviewed the project and determined that a traffic impact study was not required. The threshold for the requirement of a traffic impact study is a peak hour trip generation of 50 trips; the proposed development is estimated to generate around 25 peak hour trips, well below the threshold to require the study.

The site plan as submitted does not have general purpose connection to Lambeth, only a gated emergency and resident access point. Traffic Engineering staff supports a general purpose connection as it would benefit the public providing for improved neighborhood connectivity, a reduction in vehicle-miles travelled, improved emergency response times, and improved routing for snow plowing and trash pickup.

Fire – Fire hydrant coverage is being met, an additional hydrant will be installed on the site. The Fire Marshall supports the gated connection to Lambeth Drive for secondary access to the site. While the connection is not required because the project is less than 100 units, it is preferred to have multiple access routes available when it is possible to install them.

Planning – Planning staff supports the project as proposed. The project will help provide a diversity of housing product in the area appealing primarily to an active adult market. The amenities provided on site will be targeted for older residents, and the majority of units will be one and two bedrooms. The proposed use is consistent with the adjacent land uses to the north and many of the City of Ann Arbor Master Plan: Land Use Element objectives including locating high residential densities near mass transit routes and in proximity to commercial, employment and activity centers.

Staff encouraged the petitioner to consult the City’s Land Use Element for design guidelines for the design of the building as well the overall site layout. The design of the building places the majority of the massing away from the adjacent single and two-family developments to the south and west. Providing parking underneath permits the petitioner to build up to 45 feet in height, this allows the massing to be consolidated into one building. As a result, the majority of the site (83%) is considered useable open space, which is significantly above the minimum requirement of 55% useable open space in the R4B District. The proposed multiple-family use and R4B Zoning is consistent with the adjacent zoning to the north of the site. The density proposed would result in 13.9 units per acre; the maximum density permitted in the R4B Zone is 15 units per acre.

The petitioner has also worked extensively with the City to provide a solution to the regional flooding problem in the area. The detention basin will be significantly oversized in order to detain water flowing onto the site from the adjacent area. There is currently no storm water detention provided on the parcel, as result water now flows directly off of the property to adjacent neighborhoods to the south.

A Development Agreement has been written to address utility, storm water basin maintenance and on-site improvements.

Parks – Petitioner has provided some outdoor amenities, however the location of the volleyball court is not supported by Parks staff. Staff has suggested providing outdoor exercise equipment (instead of the volleyball court) to compliment the interior gym. If this provided, Parks staff may be able to reduce or waive the requested parks contribution. If there are no exterior amenities provided for residents, the requested donation will be \$46,500.

Prepared by Matt Kowalski

Reviewed by Jeff Kahan

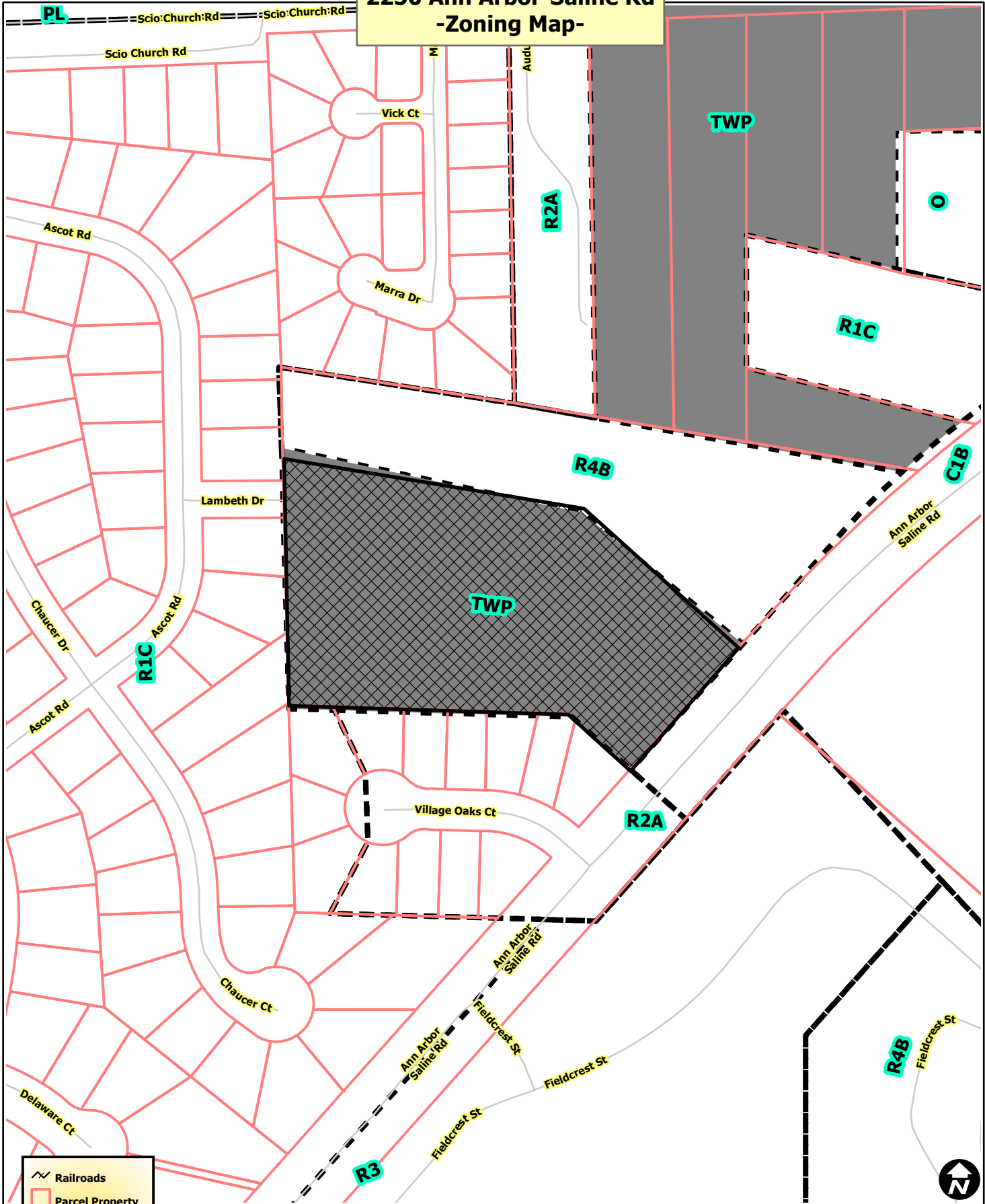
Attachments: Parcel/Zoning Map
Aerial Photo
Site Plan
Landscape Plan
Zoning Application
Draft Development Agreement
Citizen Participation Report

c: Petitioner: Mirafzali Family LLC
1125 Country Club Drive
Ann Arbor, MI 48105

Petitioner's Representative: Brad Moore
J. Bradley Moore & Associates
4844 Jackson Road Suite 150
Ann Arbor, MI 48103

City Attorney
Systems Planning
File Nos. SP14-023, A14-003, Z14-017

2250 Ann Arbor-Saline Rd -Zoning Map-



Legend

- Railroads
- Parcel Property
- Zoning**
- Township Island
- Zoning



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2250 Ann Arbor-Saline Rd -Aerial Map-

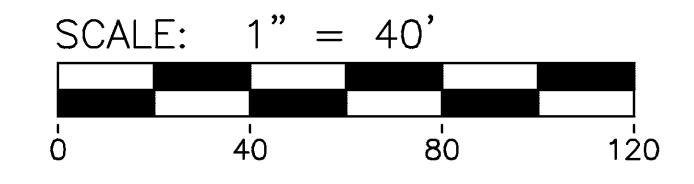
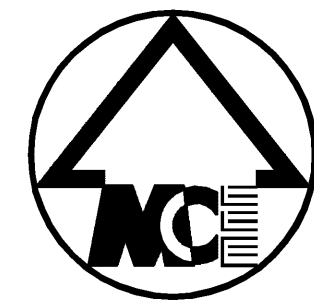


-  Railroads
-  Parcel Property



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LEGEND

- SIGN
- RAMP
- EXIST. CURB & GUTTER
- TRASH AREA
- DETENTION AREA (HIGH WATER LINE)
- BARRIER FREE PARKING SIGN
- BITUMINOUS PAVING
- CONCRETE WALKS
- HEAVY DUTY CONCRETE

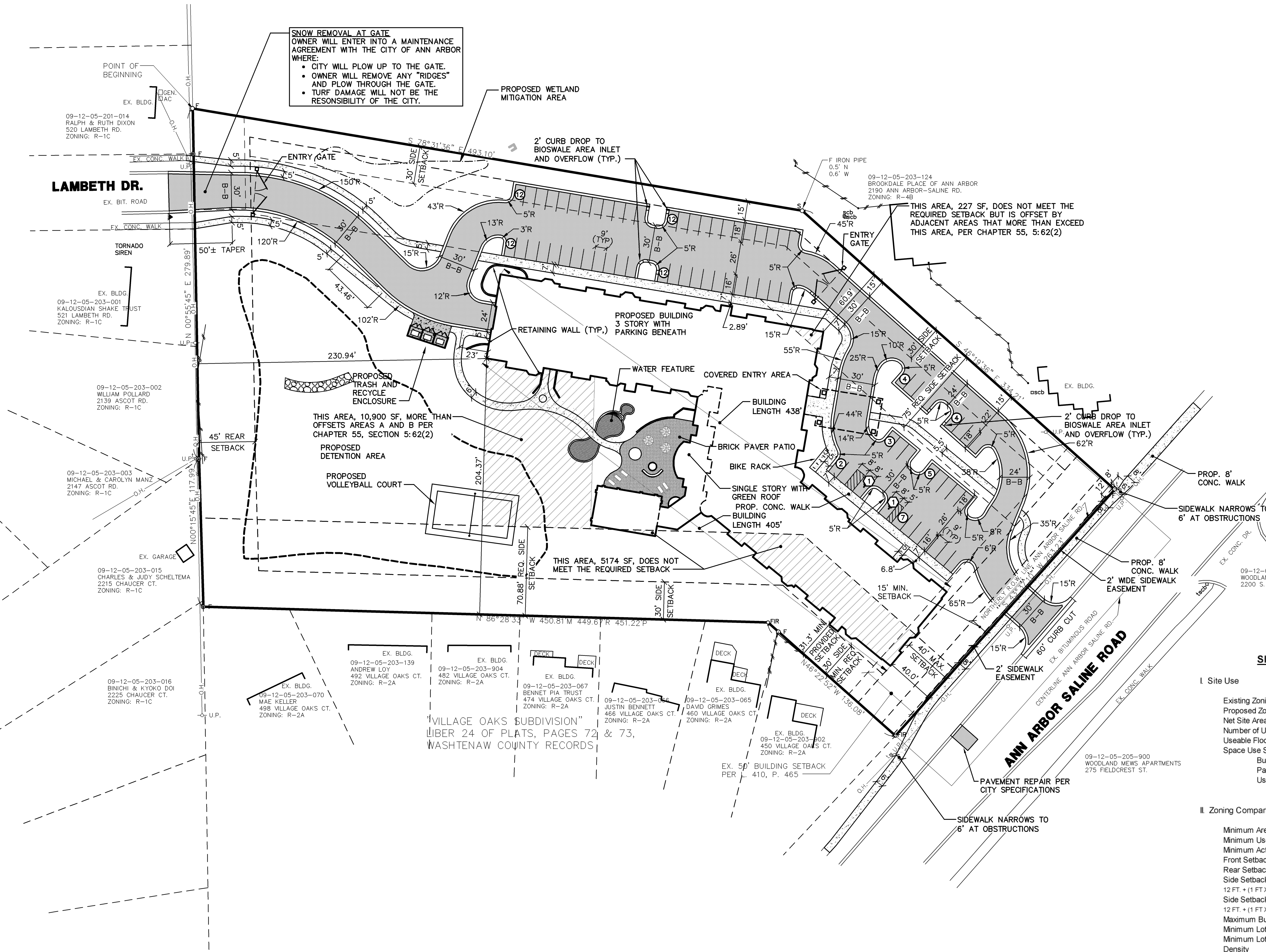
SITE DATA ANALYSIS

I. Site Use		
Existing Zoning		R-1A (Pittsfield Township)
Proposed Zoning		R4B
Net Site Area		5.34 Acres
Number of Units		75
Useable Floor Area		86,576 SF
Space Use Summary		
Building		39,250 SF
Parking & Drives		51,802 SF
Useable Open Space		141,643 SF

II. Zoning Comparison Information		
	Required	Provided
Minimum Area per Dwelling Unit	2900	3145
Minimum Useable Open Space	55%	83.0%
Minimum Active Open Space	22,200 FT	28,000 FT
Front Setback (Min./Max)	15/40 FT	40 FT
Rear Setback	30 FT	230.9 FT
Side Setback (South)	70.88 FT	31.3 FT
12 FT. + (1 FT X (44.5' HT. - 30')) + (1.5' X (405 FT - 50 FT LENGTH))		
Side Setback (North)	75 FT	60.9 FT
12 FT. + (1 FT X (44.5' HT. - 30')) + (1.5' X (438 FT - 50 FT LENGTH))		
Maximum Building Height	45 FT	44.75 FT
Minimum Lot Size	14,000 SF	232,695 SF
Minimum Lot Width	120 FT	263 FT
Density	15 Units/Acre Max.	13.86 Units/Acre
Units	80	75

III. Parking Requirements		
	Required	Provided
1.5 spaces are required per unit (79 interior) =	111	154 *
Barrier Free spaces	5	6
1 bicycle space is required per 5 units	15	16
	50% CL A	8 in Garage
	50% CL C	8

* As an active adult community it is very likely that many owners will have two vehicles, thus the additional spaces beyond the minimum.



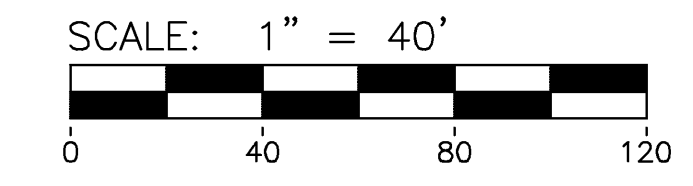
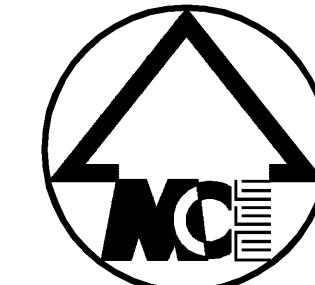
MIDWESTERN CONSULTING
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 Planners, Surveyors
 Landscape Architects
 3815 Plaza Drive
 Ann Arbor, Michigan 48108
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CLIENT
 MIRAFZALI FAMILY L.L.C.
 1125 COUNTRY CLUB DRIVE
 ANN ARBOR, MI 48105
 TONY IRAFZALI

2250 ANN ARBOR-SALINE ROAD
 SITE PLAN
 DIMENSIONAL SITE PLAN

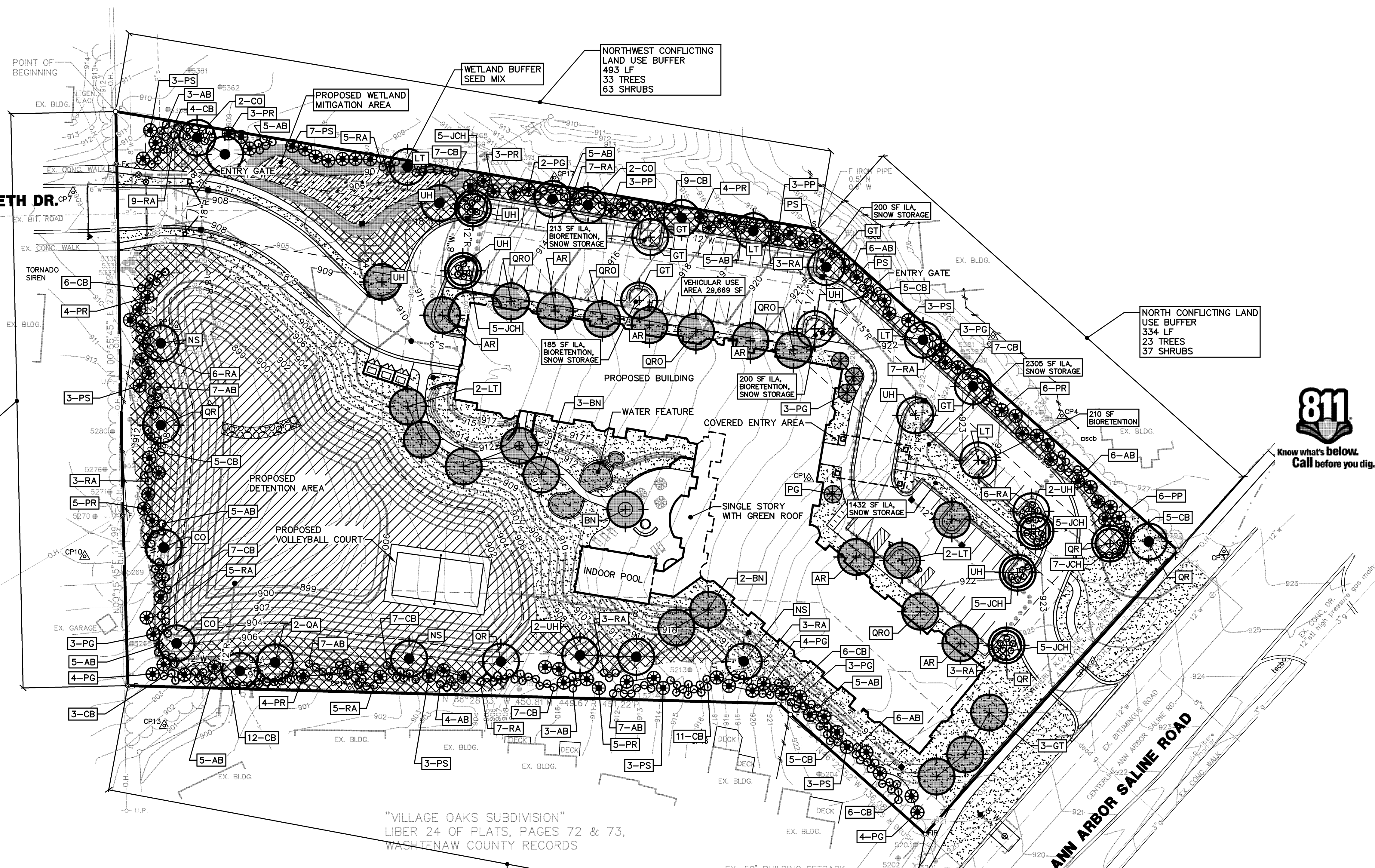
4

JOB No.	13090
DATE	04-25-14
SHEET	4 OF 14
REV. DATE	
08-29-14	CADD: ACT, WAJ
11-05-14	ENG: SWB
	TECH: SWB
	SITE: 13090SP1
	PRF



LANDSCAPE LEGEND

- PROPOSED CANOPY TREE
- PROPOSED FLOWERING TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS
- PROPOSED CANOPY TREE (INTERIOR VUA)
- PROPOSED CANOPY TREE (R.O.W. SCREEN)
- PROPOSED EVERGREEN TREE (R.O.W. SCREEN)
- PROPOSED EVERGREEN TREE (CLU BUFFER)
- PROPOSED EVERGREEN TREE (LANDMARK REPLACEMENT)
- PROPOSED CANOPY TREE (CLU BUFFER)
- PROPOSED CANOPY TREE (LANDMARK REPLACEMENT)
- EXISTING TREE TO REMAIN
- SEED MIX "A"
- SEED MIX "B"
- SEED MIX "C"
- WETLAND SEED MIX
- WETLAND BUFFER SEED MIX
- PROPOSED VEHICULAR USE AREA
- 185 SF ILA INTERIOR LANDSCAPE AREA (TYP.)



"VILLAGE OAKS SUBDIVISION"
LIBER 24 OF PLATS, PAGES 72 & 73,
WASHTENAW COUNTY RECORDS

WEST CONFLICTING LAND USE BUFFER
323 LF
22 TREES
55 SHRUBS

NORTHWEST CONFLICTING LAND USE BUFFER
493 LF
33 TREES
63 SHRUBS

NORTH CONFLICTING LAND USE BUFFER
234 LF
23 TREES
37 SHRUBS

SOUTH CONFLICTING LAND USE BUFFER
588 LF
40 TREES
110 SHRUBS

LANDSCAPE REQUIREMENTS:

- I. **PARKING LOT LANDSCAPING:**
Vehicular Use Area = 29,669 SF
Interior Landscape Area required = 1,483 SF
Interior Landscape Area proposed = 4,745 SF

50% bio-retention area required = 742 SF
Bio-retention area provided = 808 SF

Total Trees Required = 6
Total Trees Provided = 6
- A. **RIGHT-OF-WAY SCREENING:**
Buffer Strip 10' avg required / 5' min.
Trees 1.30 LF, 2" cal. 6' above root ball, evg. trees 7' ht. min., hedge 24" height req. / proposed

Ann Arbor-Saline Road
120 lf, 4 trees required/ 4 provided, 41 shrubs, 43' min width

Lambeth Drive
54 lf, 2 trees required/provided, 10 shrubs, 245' min width
- II. **STREET TREE ESCROW:**
\$1.30/lf of street frontage

Ann Arbor-Saline Road
264 lf x \$1.30 = \$343.20

Lambeth Drive
60 lf x \$1.30 = \$78.00
Total escrow due = \$421.20

III. TREE MITIGATION		
Tree No.	Common Name	Caliper
5209	Honeylocust	19"
5377	American elm	26"
5394	Sugar maple	26"
5412	Black pine	19"
5415	Sycamore	27"
5418	Silver maple	23"

Landmark trees to be removed = 6 trees / 137 caliper inches

50% mitigation required
137 / 2 = 68.5 caliper inches required
29 trees x 2.5" = 72.5 caliper inches provided

IV. CONFLICTING LAND USE BUFFER		
Property Line	Trees	Shrubs
North Property Line 334 lf / 15 ft = 23 trees required/ 23 provided (87% evergreen)	37 shrubs provided	
Northwest Property Line 493 lf / 15 ft = 33 trees required/ 33 provided (79% evergreen)	63 shrubs provided	
South Property Line 588 lf / 15 ft = 40 trees required/ 40 provided (82.5% evergreen)	112 shrubs provided	
West Property Line 397 lf / 15 ft = 27 trees required/ 27 provided (81.8% evergreen)	55 shrubs provided	

WETLAND MITIGATION CALCULATIONS:

Wetland mitigation is proposed to mitigate three small wetlands that will be removed in the west end of the site due to detention basin and driveway construction.

Wetland	Area	Volume
Wetland A	689 sf	494 cf
Wetland B	494 sf	346 cf
Wetland C	545 sf	382 cf
Total wetland removed	1,728 sf	1,222 cf

City wetland mitigation requirements:	Volume
Mitigation required at 1.5 lf/wetland removed	2,592 sf/150% required
1,728 sf removed x 150% =	2,592 sf/150% required

Proposed wetland:	Volume
New construction	2,735 sf
Total proposed wetland	2,735 sf/158% proposed

LANDSCAPE NOTES

1. Water outlets will be provided within 150 feet of all required plantings.
 2. Plant materials shall be selected and installed as detailed. Street trees, if any, shall be installed in accordance with standards established by the City of Ann Arbor Parks and Recreation Department and as shown on the Street Tree Planting Detail.
 3. All diseased, damaged or dead material shown on the site plan as proposed plantings shall be replaced by the end of the following growing season as a continuing obligation for the duration of the site plan.
 4. Restore all disturbed and proposed landscape areas with a minimum of three (3) inches of topsoil and then sod or seed/fertilizer/mulch per the plan. Provide sod or seed and erosion control blankets on all slopes 3:1 or steeper.
 5. Seed mixes and fertilizer.
- Lawns (Seed Mix 'A'):**
Lawn seed mix shall be as follows:
10% Rugby Kentucky Bluegrass
10% Park Kentucky Bluegrass
40% Ruby Creeping Red Fescue
15% Penitence Perennial Ryegrass
20% Scotch Hard Fescue
- Seed shall be applied at the rate of five pounds (5 lbs) per 1000 sq. ft.
Fertilizer for the initial installation of lawns shall provide not less than one (1) pound of actual nitrogen per 1000 sq. ft. of lawn area and shall contain not less than two percent (2%) potassium and four percent (4%) phosphoric acid.
After the first growing season, only fertilizers that contain no phosphorus shall be used on the site.
- Mulch within 24 hours with two (2) tons of straw per acre, or 71 bales of excelsior mulch per acre. Anchor straw mulch with spray coating of adhesive material applied at the rate of 150 gals./acre.
Fertilizer for the initial installation of lawns shall provide not less than one (1) pound of actual nitrogen per 1000 sq. ft. of lawn area and shall contain not less than two percent (2%) potassium and four percent (4%) phosphoric acid.
After the first growing season, only fertilizers that contain no phosphorus shall be used on the site.
- No Mowing/Natural Areas (Seed Mix 'C'):**
Natural area seed mix shall be as follows:
MDOT Standard Specifications for THM (turf loamy to heavy).
Seed shall be applied at the rate of two hundred and twenty pounds (220 lbs) per acre. Fertilizer shall be MDOT Class B applied at the rate of one hundred and twenty pounds (120 lbs) per acre.
Mulch within 24 hours with two (2) tons of straw per acre, or 71 bales of excelsior mulch per acre. Anchor straw mulch with spray coating of adhesive material applied at the rate of 150 gals./acre.
- Detention Basin and Rain Garden Bottom and Side Slopes (Seed Mix 'C'): this seed mix is to be used to a minimum of 25 feet beyond the limits of the rain garden and beyond the freeboard elevation of the detention basin.

Detention Basin Bottom and Side Slopes/Rain Garden Bioretention Seed Mix

Botanical Name	Common Name	Application
<i>Andropogon gerardii</i>	Big Blue Stem	5 lbs/acre
<i>Carex vulpinoidea</i>	Fox Sedge	4 lbs/acre
<i>Elymus canadensis</i>	Canada Wild Rice	8 lbs/acre
<i>Rhizoma macrantha</i>	Juncus Grass	1 lbs/acre
<i>Panicum virgatum</i>	Switch Grass	2 lbs/acre
<i>Schizachyrium scoparium</i>	Little Blue Stem	1.5 lbs/acre
<i>Lolium multiflorum</i>	Annual Rye	200 lbs/acre

(R = Annual, non-invasive, semi-natural, cool-season seed mix suited for basin bottom and side slopes.)

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

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CLIENT: MIRAFZALI FAMILY L.L.C.
1125 COUNTRY CLUB DRIVE
ANN ARBOR, MI 48105
TONY IRAFZALI

2250 ANN ARBOR-SALINE ROAD
SITE PLAN
LANDSCAPE PLAN

JOB NO. **13090**
DATE: 04-25-14
SHEET: 8 OF 14
REV. DATE: 08-29-14
REVISED PER CITY REVIEW: 11-05-14
ENC. SWB
TECH: SWB
SITE V. 03/06/17

Date: March 12, 2014

Time: 6:30pm

Location: Briarwood Holliday Inn Express
600 Briarwood Circle, Ann Arbor, MI

Presenters

J Bradley Moore & Associates, Architects, Inc - Brad Moore
Midwest Consulting, LLC - Scott Betzold

A Mailing list of approximately 200 names was supplied by the City Planning Department. Postcards were mailed to the addressees as require by city ordinance.

Approximately 30 attendees showed up (including Council persons Margie Teal & Jack Eaton) with about 20 singing attendance sheets (see attendance sheets appended hereto)

Presentation Started at about 6:40pm in order to leave additional travel time due to a snow storm earlier in the day.

After Mr.'s Moore & Betzold presented the drawings of the proposed development they fielded the questions below from the attendees and gave corresponding answers.

Q. Will Township codes or City codes govern the proposed development

A. City

Q: Where are the proposed driveway access control gates?

A. At the rear entrance to the surface portion of the parking lot east of the building and also at the Ann Arbor - Saline Rd. entrance to the surface parking on the east side of the building.

Q: Could you move the western one closer to Lambert?

A: The Manufacturer suggests closer to building is better to prevent vandalism but we will consider alternate location closer to the public right of way on/of Lambeth. (WE SUBSEQUENTLY HAVE RELOCATED THE GATE AS REQUESTED)

Q: Is the plan to develop the retention basin in excess of what is required just for the new building proposed?

A: Yes, it will be about 3 times what the requirements would be just for the proposed building/development. This to help out with flooding problems in the area.

Q: One attendee Pointed out that there were/are storm water issues up stream and city outflow in storm sewer. Has that been considered?

A: The development team is working closely with the city to address all stormwater issues related to storm water flow both upstream and downstream from the proposed project. The large volume of the proposed detention basin will go a long way to helping remedy the current problems with stormwater.

Q: The property to the north does not work with storm water. Are you doing anything about that?

A: We are working with the city to address stormwater issues in the area.

Q: Are they adjusting the pipe size on the Brookdale property to the north?

A: A Pipe restrictor in the Brookdale detention basin to the north was apparently never installed resulting in "gully-washes" and scouring of the drainage swale that cross our property and of course consequent problems downstream. It is our understanding that the outflow restrictor is now in place.

Q: Who screwed up in the first place?

A: We don't know.

Q: Little children are in the area and there is 45ft strip where flash flooding occurs there. If it starts to flash flood while children are playing how are you going to protect them or animals? Anything keeping them from washing away?

A: Now that the restrictor is in place upstream the intensity of storm water flow should decrease.

Q: Really concerned about safety. Lack of trees, asphalt etc. Is the designed basin enough to account for it all?

A: The basin is 3 times what is required for our project alone. City and County need to sign off on the design. The slopes on the sides of the detention basin are relatively shallow as called for in county and city guidelines.

Q: What about safety after the rain In the pond?

A: Only 4-5ft deep at the deepest . The slopes on the sides of the detention basin are relatively low/shallow as called for in county and city guidelines. it is not a permanent "pond" but rather a detention basin that will only fill during very heavy storm events and completely drain within 24 to 48 hours. For most of the time it will be a grassy lawn/meadow.

Q: There will be no safety fencing around the detention basin?

A: No, not as of now

Q: Are there already detention basins that are working?

A: Yes, Some in the area may have deficiencies that the city is addressing.

Q: Are there going to be plantings of trees?

A: Yes, there will be at least a double row of trees, both evergreen and deciduous around the detention basin and as otherwise required by the city ordinances.

Q: Are you going to keep the existing trees?

A: We are trying to preserve as many trees as possible. Over sizing the detention pond will require removal of some trees to aid in flooding control that would otherwise not need to be removed.

Q: How deep is the pond?

A: It will not be a "pond" except that it will detain water during very heavy rain events. it will be about 4-5 ft deep during a 100 year storm event. It will drain completely in 24 to 48 hours.

Q: At the Lambith side of the project it will be a 4 story building?

A: It will become 4 stories of exposed building wall only at the very north-west end of the building as the

grade falls away. This will allow access to the basement garage level. it is only 3 stories for most of the building. It is much the same as a one or two story home that has a walk-out basement except that it will be a 3 story residence with a walk-out basement level.

Q: You said the building height will be 45ft?

A: This is the Average building height as defined by the city ordinance.

Q: What is the city requirement for 2 driveway entrances? Nursing home doesn't have two.

A: current life safety codes for a project this size call for two access points for emergency vehicles such as police, fire and EMTs. Brookdale assisted living next door has fewer residents and was built under older codes so we can't say what standards are or were appropriate for that project. We are complying with best practices in terms of access to the city roads for the safety of our residents.

Q: There's a stream that flows across the back of your property and you are going to put a road across it?

A: it is not a stream it is a drainage swale. We are only proposing a private driveway over it and will comply with County & City ordinances with respect to storm water and such.

Q: Lambeth was never meant to go through.

A: We are not extending Lambeth to Ann Arbor -Saline Rd. There ill be a private drive connecting our project to the public ROW on/of Lambeth. Traffic access control gates will be installed to restrict use of the private drive on-site to our residents. Not ne but two will be installed. There will not be cut-through traffic.

Q: Time line for construction?

A: Planning is 6-8 months in best case. Construction 15-18 months For the total project. Detention basin is constructed early in the process.

Q: When can they start working each day?

A: They can only work during the hours prescribe in the city ordinance.

Q: There Needs to be a barrier or something to prevent traffic right at the entrance to the private drive from Lambeth

A: We will consider moving the access control point to Lambeth as well as installing a sign that says something along the lines of "Private Drive - no access or through traffic".

Q: What about going through the other way?

A: There will be another Access control gate closer to Ann Arbor-Saline Rd. as well.

Q: You are also going to have to not let the residents allow non residents to use the private drive.

A: We can put language into the condominium bylaws. Nobody who is a resident in our project wants unauthorized or unrestricted use of the private drive either.

Q: Will the tagged trees be saved?

A: Those tags are installed for recording purposes. Any trees removed will be available to be moved.

Q: How tall are the proposed new trees?

A: Conifer 5- 7ft. Deciduous various calipers depending on species.

Q: Are all the Tagged trees are being cut?

A: Not all of them. The tags are just inventorying aids.

Q: We Planted some trees are that not tagged and we planted them past our property line with permission of the former owner. Can we have them tagged?

A: Not tagged now and they are not included in the inventory so far.

Q: What are the setbacks?

A: As the project evolves the required setback under the city ordinance will be followed but the building will be at least 30 plus feet away from the property lines at closest approach.

Q: What about views into existing residences?

A: New building will be at least 30ft away from property with about 1:1 ratio to proposed building height. There will be trees planted along the property lines common to existing residences.

Q: Will traffic Getting out to Ann arbor saline road cause problems?

A: We have placed the entrance drive on Ann Arbor-Saline Rd. in the best possible location. It is unlikely that the project will generate enough traffic to require a full blown traffic study. City traffic personnel will review the proposal.

Q: People are going to cut through to avoid traffic especially on football days. It will become a short cut for everyone. Need to manage gate correctly.

A: There will not be 'cut-through' traffic due to access control gates.

Q: How often will water fill pond?

A: Graphic shows 100 year event. Depends on storm size and melt. Typically less than half the shown size would fill.

Q: Will it stay wet?

A: No. It will be planted with grass as a lawn.

Q: Who is going to maintain it and what about mosquitoes?

A: Dry basin most times not a 'pond' so as to prevent mosquitoes. City is going to take responsibility for long term maintenance since it will be a regional detention basin.

Q: Who will be Fixing the sidewalk along Ann arbor-Saline Rd.?

A: It is in/on city property so we can't do anything about it.

Q: Projected sales value?

A: We are told Comparable Condominium Sale prices elsewhere in town are running at \$250-\$350 per sq.ft. Specific marketing prices have not been determined yet.

Q: Whose the builder?

A: Hasn't been selected yet.

Q: When will ground breaking happen?

A: Depends on timing of approvals.

Q: Who are the funders?

A: We are retained by the property owner. An individual owns the property.

Q: Any possibility the detention could be implemented sooner?

A: Depends on how quickly studies go, etc. but it is a possibility. The earliest would be fall of this year, we think.

Q: Retention pond costing village oaks residents money?

A: No idea at this point.

Q: How do we know that management company/developer is legit and that project is going to succeed?

A: There aren't any specifics determined yet as to the management company. Market is improving so we expect a successful project. Site plan approval process is good for three years. They want to get moving soon with current housing momentum being what it is. It is in developer's best interest to sell units as fast as possible given current economic circumstances.

Q: How long will it take to complete?

A: Public utilities are already on-site so the Entire process should be about 15months for the exterior with unit interiors to be finished for some months afterward.

Q: What's air quality going to be?

A: There will be some dust as with all construction projects.

Q: Are utilities underground?

A: yes.

Q: Where are gutters going to take water to?

A: They will be piped to the detention basin.

Q: How can we keep track of process?

A: City Planning Department website has email notification system you can sign up for. And Please feel free to contact us.

Formal Presentation Concluded @ 7:45pm

A subsequent meeting for three residents who were unable to make the CPM meeting was held at the offices of J Bradley Moore & Associates to explain the project. Additional people who could not attend either the CPM or the second meeting at the offices of J Bradley Moore & Associates submitted questions (via e-mail) of the same nature as those expressed at the CPM (chronicled herein) and were answered via e-mail along the same lines.

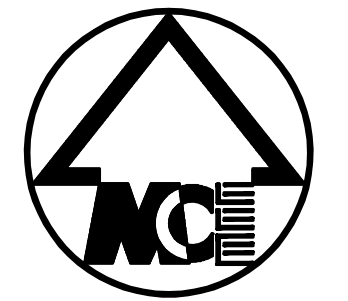
Project
250 AMN
ARBOR-SALINE

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John & Nancy Halonen	4874 Village Oaks Ct, Ann Arbor MI 48103 Nancy.Halonen@gmail.com	734-223-3109
Jack Eaton	1606 Dickson Dr 48103 jaton@azgov.org	
Jennifer Bennett	498 Village Oaks Ct	
DR. HEROLD & MRS. VELLER		
Paula Mehe	482 Village Oaks Ct, Ann Arbor MI 48103	
JOHN MCCORD	2013 NAVA DR Ann Arbor 48103	
Judy Banfield Tatum	Ann Arbor MI 48103	734-662-0742
RUTH & RALPH DYER	520 LAMBETH DR Ann Arbor MI 48103	734-662-6918
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"VILLAGE OAKS SUBDIVISION"
LIBER 24 OF PLATS, PAGES 72 & 73,
WASHTENAW COUNTY RECORDS



SCALE: 1" = 30'
0 30 60 90

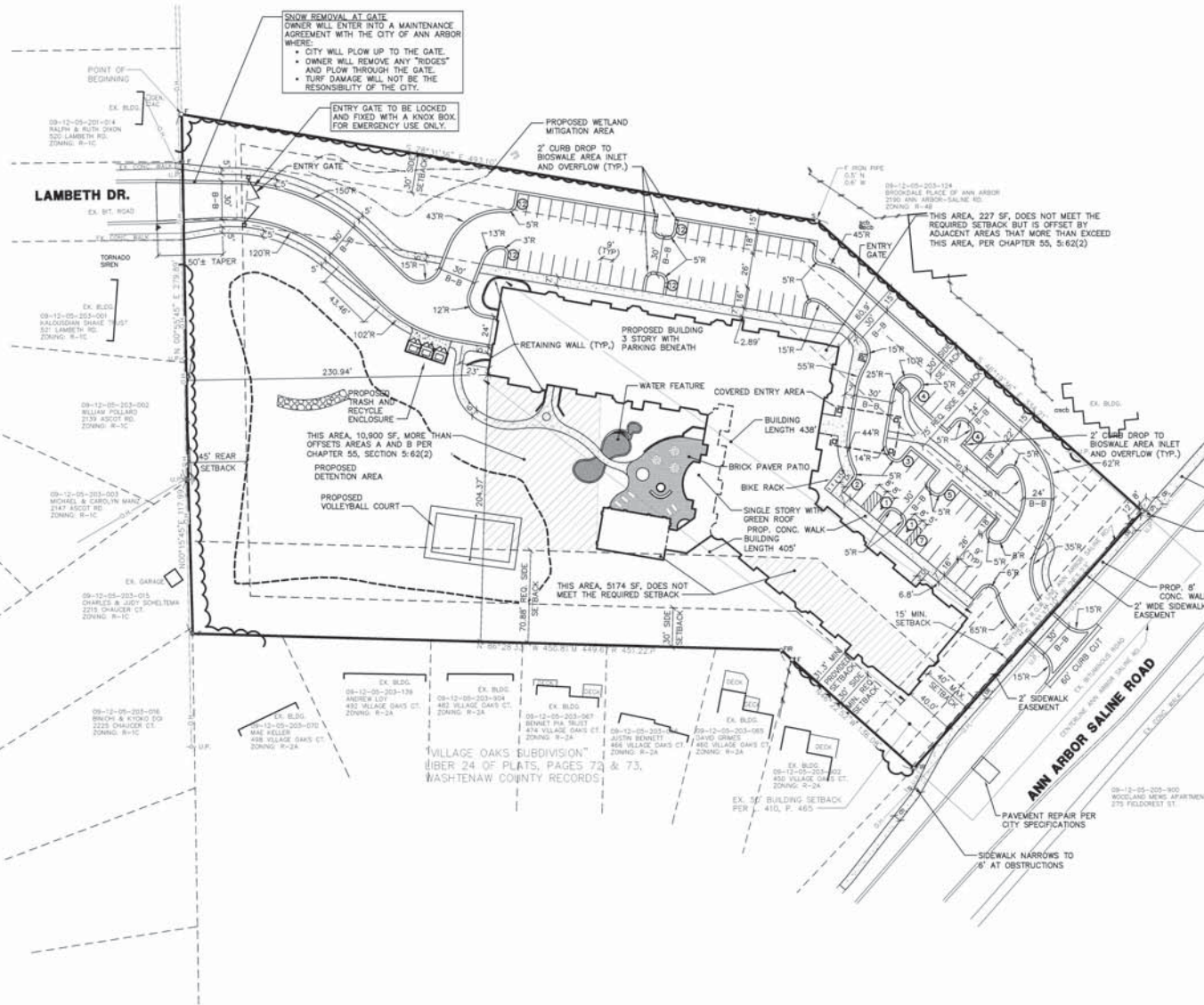
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2250 ANN ARBOR-SALINE ROAD
SITE PLAN
OVERALL SITE PLAN

JOB No. 13090	DATE: 3-11-14	REV. DATE
	SHEET 1 OF 1	
REVISIONS:	ADD: WAJ	
	ENG: SWB	
	PK: SWB	
	TECH: WAJ	
	DWG: V3300051	
	PRF:	

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SCALE: 1" = 40'

LEGEND

	SIGN
	RAMP
	EXIST. CURB & GUTTER
	TRASH AREA
	DETENTION AREA (HIGH WATER LINE)
	BARRIER FREE PARKING SIGN
	BITUMINOUS PAVING
	CONCRETE WALKS
	HEAVY DUTY CONCRETE

SITE DATA ANALYSIS

I. Site Use		
Existing Zoning	R-1A (Pittsfield Township)	
Proposed Zoning	R-4B	
Net Site Area	5.34 Acres	
Number of Units	75	
Usable Floor Area	86,576 SF	
Space Use Summary		
Building	39,250 SF	
Parking & Drives	51,802 SF	
Usable Open Space	141,643 SF	
II. Zoning Comparison Information		
Minimum Area per Dwelling Unit	Required: 2900 Provided: 3145	
Minimum Usable Open Space	Required: 55% Provided: 83.0%	
Minimum Active Open Space	Required: 22,200 FT ² Provided: 28,000 FT ²	
Front Setback (Min./Max)	Required: 15/40 FT Provided: 40 FT	
Rear Setback	Required: 30 FT Provided: 230.9 FT	
Side Setback (South)	Required: 70.88 FT Provided: 31.3 FT	
Side Setback (North)	Required: 12 FT + (1 FT x 44.5 FT - 30) + (1.5' x 405 FT - 50 FT LENGTH) Provided: 75 FT	
Side Setback (East)	Required: 12 FT + (1 FT x 44.5 FT - 30) + (1.5' x 438 FT - 50 FT LENGTH) Provided: 60.9 FT	
Maximum Building Height	Required: 45 FT Provided: 44.75 FT	
Minimum Lot Size	Required: 14,000 SF Provided: 232,695 SF	
Minimum Lot Width	Required: 120 FT Provided: 263 FT	
Density	Required: 15 Units/Acre Max Provided: 13.86 Units/Acre	
Units	Required: 80 Provided: 75	
III. Parking Requirements		
1.5 spaces are required per unit (79 interior) =	Required: 111 Provided: 154*	
Barrier Free spaces	Required: 5 Provided: 6	
1 bicycle space is required per 5 units	Required: 15 Provided: 16	
	Required: 50% C.L.A. Provided: 8 in Garage	
	Required: 50% C.L.C. Provided: 6	

* As an active adult community it is very likely that many owners will have two vehicles, thus the additional spaces beyond the minimum.

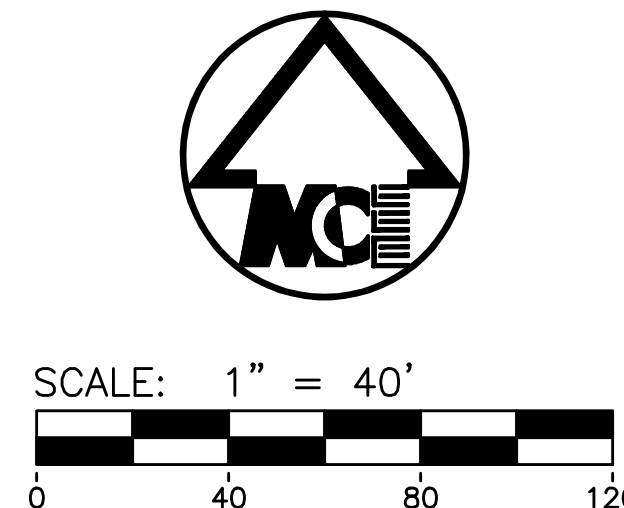
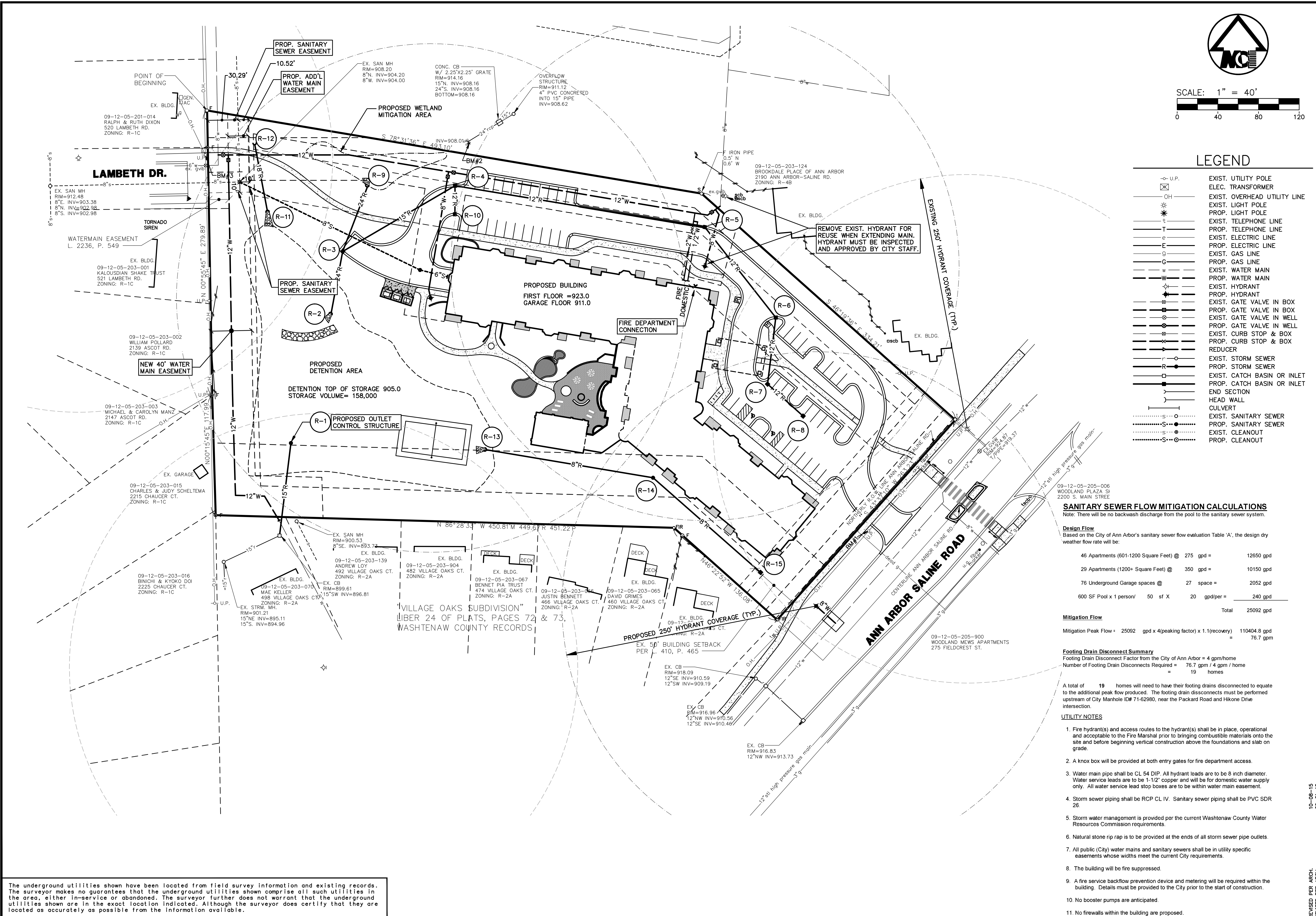


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CLIENT
 MIRZAZAI FAMILY L.L.C.
 1125 GOURNAY CLUB DRIVE
 ANN ARBOR MI 48105
 TONY MIRZAZAI

2250 ANN ARBOR-SALINE ROAD
 SITE PLAN
 DIMENSIONAL SITE PLAN

13090
 SHEET 4 OF 14
 DATE: 04-29-14
 REV. DATE: 05-01-14
 DRAWN BY: JACOB
 CHECKED BY: JACOB
 DESIGNED BY: JACOB
 PROJECT: 2250 ANN ARBOR-SALINE ROAD



LEGEND

- U.P. EXIST. UTILITY POLE
- OH ELEC. TRANSFORMER
- OH EXIST. OVERHEAD UTILITY LINE
- EXIST. LIGHT POLE
- PROF. LIGHT POLE
- EXIST. TELEPHONE LINE
- PROF. TELEPHONE LINE
- EXIST. ELECTRIC LINE
- PROF. ELECTRIC LINE
- EXIST. GAS LINE
- PROF. GAS LINE
- EXIST. WATER MAIN
- PROF. WATER MAIN
- EXIST. HYDRANT
- PROF. HYDRANT
- EXIST. GATE VALVE IN BOX
- PROF. GATE VALVE IN BOX
- EXIST. GATE VALVE IN WELL
- PROF. GATE VALVE IN WELL
- EXIST. CURB STOP & BOX
- PROF. CURB STOP & BOX
- REDUCER
- EXIST. STORM SEWER
- PROF. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- PROF. CATCH BASIN OR INLET
- END SECTION
- HEAD WALL
- CULVERT
- EXIST. SANITARY SEWER
- PROF. SANITARY SEWER
- EXIST. CLEANOUT
- PROF. CLEANOUT

SANITARY SEWER FLOW MITIGATION CALCULATIONS

Note: There will be no backwash discharge from the pool to the sanitary sewer system.

Design Flow
Based on the City of Ann Arbor's sanitary sewer flow evaluation Table 'A', the design dry weather flow rate will be:

46 Apartments (601-1200 Square Feet) @ 275 gpd =	12650 gpd
29 Apartments (1200+ Square Feet) @ 350 gpd =	10150 gpd
76 Underground Garage spaces @ 27 space =	2052 gpd
600 SF Pool x 1 person/ 50 sf X 20 gpd/per =	240 gpd
Total	25092 gpd

Mitigation Flow

Mitigation Peak Flow = 25092 gpd x 4(peaking factor) x 1.1(recovery) = 110404.8 gpd
= 76.7 gpm

Footing Drain Disconnect Summary

Footing Drain Disconnect Factor from the City of Ann Arbor = 4 gpm/home
Number of Footing Drain Disconnects Required = 76.7 gpm / 4 gpm / home = 19 homes

A total of 19 homes will need to have their footing drains disconnected to equate to the additional peak flow produced. The footing drain disconnects must be performed upstream of City Manhole ID# 71-62980, near the Packard Road and Hikone Drive intersection.

UTILITY NOTES

1. Fire hydrant(s) and access routes to the hydrant(s) shall be in place, operational and acceptable to the Fire Marshal prior to bringing combustible materials onto the site and before beginning vertical construction above the foundations and slab on grade.
2. A Knox box will be provided at both entry gates for fire department access.
3. Water main pipe shall be CL 54 DIP. All hydrant loads are to be 8 inch diameter. Water service leads are to be 1-1/2" copper and will be for domestic water supply only. All water service lead stop boxes are to be within water main easement.
4. Storm sewer piping shall be RCP CL IV. Sanitary sewer piping shall be PVC SDR 26.
5. Storm water management is provided per the current Washtenaw County Water Resources Commission requirements.
6. Natural stone rip rap is to be provided at the ends of all storm sewer pipe outlets.
7. All public (City) water mains and sanitary sewers shall be in utility specific easements whose widths meet the current City requirements.
8. The building will be fire suppressed.
9. A fire service backflow prevention device and metering will be required within the building. Details must be provided to the City prior to the start of construction.
10. No booster pumps are anticipated.
11. No firewalls within the building are proposed.

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

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2250 ANN ARBOR-SALINE ROAD
SITE PLAN
UTILITY PLAN

10-08-15 REVISED PER ARCH.
09-21-15 REVISED PER ARCH.

DATE: 04-25-14
SHEET 5 OF 20
REV. DATE: 08-29-14
ADD. ACT. WAJ
11-05-14 ENG. SWB
05-20-15 PM. SWB
05-29-15 TECH. SWB
08-20-15 SITE\1395001.PRF

JOB NO. **13090**

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