

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of November 20, 2018**

**SUBJECT: Zeta Tau Alpha Site Plan for City Planning Commission Approval (1550 Washtenaw Avenue)  
File No. SP18-029**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby approves the Zeta Tau Alpha Site Plan conditioned on recording a roadway easement for the portion of the public street and sidewalk that encroach onto private property and recording a shared access easement with the Chi Phi fraternity to provide shared access to the parking areas and dumpster area.

**STAFF RECOMMENDATION**

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

**LOCATION**

The site is located near the corner of Washtenaw Avenue and Hill Street. This site is located in the Mallets Creek watershed. The site is adjacent to "The Rock".

**DESCRIPTION OF PETITION**

The petitioner proposes to construct a 455 square foot kitchen addition at the northwest corner of the building (back of building). City Code does not require sororities/fraternities to obtain a Special Exception Use when proposing kitchen additions of less than 10% of the floor area. A basement is proposed to be constructed underneath the kitchen addition to accommodate a laundry room and storage. A new dumpster enclosure is proposed to be provided on the north side of the site and accessed from an improved shared access drive to Washtenaw Avenue. The petitioner proposes to handle a 100 year storm in an underground system beneath the rear parking lot. A reconstructed parking lot with a van accessible barrier free space is proposed at the rear (west side) of the building. No additional beds are proposed to be added. Nine landscaping trees with some shrubs are proposed to be installed.

Vehicular access will continue to be provided from an access point between Washenaw Avenue and Hill street which accesses a 7 space parking lot in front of the building. An additional access point from Washtenaw Avenue will be enhanced and provide access to a 13 space parking lot in back of the house. A shared access easement will be established over this access drive to allow shared access between Zeta Tau Alpha and Chi Phi fraternity, the property to the north. Thirteen Class A bicycle parking spaces will be provided in a room in the basement. Twelve additional Class B spaces will be provided adjacent to the rear parking lot.

A reconstructed sidewalk is proposed to be installed from Washtenaw Avenue. An existing sidewalk exists from the building to Hill Street. A barrier free sidewalk is proposed to be constructed on the south side (front) of the building to provide barrier free access to the main entrance

The Unified Development Code allows Fraternities and Sororities to continue their use without a Special Exception Use if the use was in place prior to August 18, 1983 and has been uninteruped since that time.

**SURROUNDING LAND USES AND ZONING**

	LAND USE	ZONING
NORTH	Chi Psi Fraternity	R2B (Two-Family Dwelling District and Student Dwelling District)
EAST	Residential	R2B
WEST	University of Michigan, Hillel Center	R2B
SOUTH	Residential	R2B

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	R2B (Two-Family Dwelling District and Student Dwelling District)	R2B (Two-Family Dwelling District and Student Dwelling District)	R2B (Two-Family Dwelling District and Student Dwelling District)
Gross Lot Area	82,195 sq ft (1.89 a)	82,195 sq ft	8,500 sq ft MIN
Min. Net Lot Area per Occupant	1,677 sq ft	1,677 sq ft	350 sq ft MIN
Occupants	49 MAX	49 MAX	50 MAX
Minimum Building Size	14,581 sq ft	15,036 sq ft	5,000 sq ft MIN
Building Height	34.2 ft	34.2 ft	30 ft MAX
Setback – Front 1 (Wash)	93.8 ft	93.8 ft	25 MIN
Setback – Front 2 (Hill)	64.8 ft	64.8 ft	25 ft MIN
Setback – Front (corner)	217.1 ft	217 ft	25 ft MIN
Setback – Rear (west)	56.7 ft	42.7 ft	30 ft MIN
Parking – Automobile	25 spaces (unpaved)	20 spaces	10 spaces MIN (1 space per 5 beds)
Parking – Bicycle	14 Class C	13 Class A 12 Class B	13 Class A 12 Class B

**HISTORY**

The Tudor Revival house was constructed in 1921.

**PLANNING BACKGROUND**

The Master Plan Land Use Element recommends single and two-family housing and group housing for this parcel.

**COMMENTS PENDING, DISMISSED OR UNRESOLVED**

Planning: The proposed addition and site work was approved by the Historic District Commission on May 10, 2018.

Zeta Tau Alpha Site Plan for Planning Commission  
Page 4

Reviewed by Brett Lenart  
11/14/18

Attachments: [Zoning/Parcel Maps](#)  
[Aerial Photo](#)  
[Site Plan](#)

c: Petitioner: Sue Dickinson  
Midwestern Consulting, Inc.  
3815 Plaza Drive  
Ann Arbor, MI 48108

Owner: Zeta Tau Alpha Sorority  
1550 Washtenaw  
Ann Arbor, MI 48104

City Assessor  
Systems Planning  
File No. SP18-029