

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of September 8, 2011

**SUBJECT: University Bank PUD Supplemental Regulations and PUD Site Plan
(2015 Washtenaw Avenue)
File Nos. Z09-028 & SP09-029**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the University Bank Planned Unit Development (PUD) Supplemental Regulations.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the University Bank Planned Unit Development (PUD) Site Plan, subject to the petitioner submitting revised plans showing relocation of the proposed parking lot and revised woodland and landmark tree mitigation calculations prior to Council action.

STAFF RECOMMENDATION

Staff recommends **approval** of the proposed PUD supplemental regulations, because the proposed revisions to the occupancy and parking lot provide an overall beneficial effect for the City, consistent with the standards of Chapter 55, Section 5:80.

Staff recommends **approval** of the proposed PUD site plan, subject to incorporating the changes identified in the September 1, 2011 neighborhood meeting, as 1) it complies with the proposed PUD zoning district; 2) it limits the impact on both landmark and woodland trees to a minimum necessary to make a reasonable use of the land, as required by the review criteria of Chapter 57, Section 5:129, and 3) the development would not have a detrimental effect on the public health, safety or welfare.

STAFF REPORT

On October 19, 2010, the Planning Commission postponed this petition to allow the petitioner an opportunity to address a number of outstanding issues.

Background

The petitioner is proposing to revise the PUD zoning district, originally approved in 1978, to increase the allowable number of employees on this bank site from 50 to 59 and to construct 14 additional employee and customer parking spaces in a new lot on the east side of the building.

With the new parking lot, the site will contain a total of 53 off-street parking spaces. Since no supplemental regulations were required as part of this PUD approval in 1978, this petition includes proposed supplemental regulations as part of the request (attached).

To comply with storm water detention requirements, a new storm water basin is proposed to be created in the front lawn area of this site. New bicycle parking spaces are proposed to be installed at the southeast corner of the bank building. A new 5-foot wide walkway connecting Washtenaw Avenue to the bank will be constructed on the western part of the site.

Impact to Natural Features

Staff and Commission raised concerns at the October 19, 2010 Commission meeting that the proposed parking lot resulted in disturbance to a mid-level concern urban woodland on the northeast portion of the site. Since that time, the petitioner has reviewed several alternatives, including locating parking on the front driveway. The driveway parking alternative appears not to be viable due to the language of an existing access easement. The petitioner now proposes to shift the new parking lot an additional seven feet away from the east property line to reduce the disturbance of the woodland.

The Land Development Coordinator attended the neighborhood meeting on September 1, 2011 (see below), and agreed that the proposed changes reduce the impact on the woodland. At the time this staff report was written, the revised parking location and woodland mitigation calculations and planting plan have not yet been submitted nor reviewed. Staff anticipates that these revisions will be submitted and reviewed before the September 8 Planning Commission meeting.

Landscaping and Screening

At the October 19, 2010 meeting, neighbors raised concerns about inadequate buffering between the new parking lot and their homes. The previous proposal showed the access drive to the new parking lot to be one foot off the property line. This driveway has been adjusted and is now shown to be nine feet off the property line of 2021 Washtenaw Avenue. The access driveway width has been reduced from 22 feet to 20 feet.

After discussion at the neighborhood meeting, the petitioner agreed to increase the height of the three-foot tall masonry screening wall around the parking lot to a six-foot tall masonry wall to screen the parking lot from the residences to the east. The northern segment of the screening wall will remain three feet tall. The petitioner has also agreed to provide additional trees and shrubs in the conflicting land use buffer area. These additional requirements will be incorporated in the PUD supplemental regulations and shown on the site plan.

Neighborhood Meeting

Letters from the petitioner were either hand delivered or mailed to abutting neighbors of University Bank requesting feedback on the proposed parking lot layout in the last year. Copies of these letters are attached.

Staff met with neighbors and the University Bank representative at the site on Thursday, September 1, 2011, to discuss the proposed parking lot layout. The neighbors requested a six-foot tall wall along the proposed drive and the eastern side of the parking lot to screen from the

neighborhood. The petitioner agreed to increase the wall height from three feet, which is the requirement under the Landscape Ordinance, to six feet in these areas.

The neighbors also requested that light from the new parking lot not spill into their yards. The photometric plan shows no light shining onto the adjacent residential property. To ensure the lights don't spillover into the neighbors' yards, the petitioner agreed to shield the lights if necessary and adjust lamp height in the future to prevent any lighting violations or complaints.

PUD Public Benefits

At the October 19, 2010 meeting, staff recommended denial of the PUD supplemental regulations because the petitioner did not demonstrate overall public benefit. Since that time, the petitioner has proposed several changes to the site that demonstrate public benefit:

- The petitioner proposes encouraging alternative transportation by constructing a five-foot wide walkway located along the western property line connecting Washtenaw Avenue to the parking lot where five Class C bicycle parking spaces are located.
- Additional mitigation landscaping for removed landmark and woodland trees are proposed on site to screen neighbors from the proposed parking lot. Along with this increase in landscaping, the petitioner agreed to increase the conflicting land use wall from 3 feet to 6 feet in height and extend the eastern screening wall approximately 28 additional feet to provide additional screening for the neighbors. These height and length increases are not required by code.

The updated PUD standards are provided below.

PUD STANDARDS FOR APPROVAL

According to Section 5:30(6) of the Zoning Ordinance, the Commission shall recommend approval, approval with conditions, or denial, and City Council shall approve or deny the proposed PUD zoning district based on the following standards (petitioner's responses in regular type, staff responses in *italic type*):

- (a) The use or uses, physical characteristics, design features, or amenities proposed shall have a beneficial effect for the City, in terms of public health, safety, welfare, aesthetics, or convenience, or any combination thereof, on present and potential surrounding land uses.**

Use of European pavers provide an environmentally friendly parking surface as well as promote better drainage for the site as well as adjacent residential parcels. European pavers are designed to allow water to flow through the parking surface. Water will be diverted to the front of the site via proposed storm drains. The proposed site for the parking lot slopes dramatically toward neighboring parcels. The proposed parking area and storm water system will divert water away from these areas.

The original PUD allowed for the adaptive re-use and preservation of an unusual, and difficult to use building. Operation of the bank also prevented the potential conversion of the property to other uses which might be less compatible with the existing neighborhood fabric. This amendment to the PUD seeks to continue these advantages and not impact the existing structure.

This site is no longer listed as an individual historic district. The proposed amended PUD will support the preservation of the existing building onsite. There are no proposed additions to the buildings, thus maintaining the existing character of the street elevations and the site as a whole.

- (b) This beneficial effect for the City shall be one which could not be achieved under any other zoning classification and shall be one which is not required to be provided under any existing standard, regulation or ordinance of any local, state or federal agency.**

An increase in parking allows for job opportunities within the city due to an increase in employees at the bank. Increasing the number of employees on site from 49 to 59 would create the potential for 10 additional jobs within the city. The increase would require additional employee and customer parking. The current PUD only allows for 49 employees at the site and has parking available for only 39.

By increasing the number of allowable employees as well as the availability of parking on the site the petitioner will be able to remain on the site and continue its stewardship of the property.

The site is already zoned PUD. The size of the structure lessens the likelihood that it would be used solely as a single-family residence. Other permitted special exception uses in the single-family zoning districts, such as churches, child care centers, or group day care homes would tend to generate more traffic and parking demand on a daily basis.

- (c) The use or uses proposed shall not have a detrimental effect on public utilities or surrounding properties.**

No public utilities are impacted.

The bank recognizes that spillover parking to nearby residential streets could potentially impact surrounding properties. The petitioner contacted the synagogue across Washtenaw Avenue and was unable to secure shared parking. However, the spillover impact would be limited, since parking is no longer permitted along Devonshire without proper permits during the weekday from 8-5 pm; Tuomy Street does not allow parking Monday-Friday; and Austin Street allows weekday parking on one side of the street only.

- (d) The use or uses proposed shall be consistent with the Master Plan and policies adopted by the City or the petitioner shall provide adequate justification for departures from the approved plans and policies.**

The original PUD conforms to the City's Master Plan, as do the proposed amendments. The Master Plan: Land Use Element recommends mixed uses for this site.

- (e) If the proposed district allows residential uses, the residential density proposed shall be consistent with the Master Plan and policies adopted by the City or the underlying zoning when the master plan does not contain a residential density recommendation, unless additional density has been proposed in order to provide affordable housing for lower income households in the following manner:**

Proposed PUD projects exceeding the residential density recommendation of the master plan, or the underlying zoning when the master plan does not contain a residential density recommendation, by up to 25 percent shall provide 10 percent of the total dwelling units as dwelling units affordable to lower income house holds. Proposed PUD projects exceeding the residential density recommendation of the master plan or the underlying zoning when the master plan does not contain a residential density recommendation, by over 25 percent shall provide 15 percent of the total dwelling units as dwelling units affordable to lower income households.

Provisions to implement the affordable housing proposal shall be included in the PUD supplemental regulations or the development agreement, or both, as determined by the City.

Because no density increase is requested, this provision does not apply.

- (f) The supplemental regulations shall include analysis and justification sufficient to determine what the purported benefit is, how the special benefit will be provided, and performance standards by which the special benefit will be evaluated.**

See attached supplemental regulations.

Based on the public benefits articulated by the petitioner, staff finds the beneficial effects of the of this PUD proposal for the City to be preservation of an historic building and providing storm water detention facilities for a previously developed site. Bicycle parking and a pedestrian linkage have also been provided as public amenities along with additional landscape and barrier screening above the minimum required for a conflicting land use buffer.

- (g) Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within and to the district shall be provided and, where feasible, the proposal shall encourage and support the use of alternative methods of transportation.**

Increased on-site parking will eliminate the need to park on the access drive and surrounding residential streets. Vehicular and pedestrian circulation will remain relatively the same as under the current PUD.

See Item (c) above regarding spillover parking on neighborhood streets.

Per the Traffic Impact Report, the bank is a walk-up bank use, with no drive-through teller windows or automatic teller machine vehicle lanes provided. The petitioner indicates the site should fall under bank use parking requirement of a minimum of 43 spaces and a maximum of 52 spaces. It has been staff's observation that the bank is primarily used as a headquarters office, with occasional customer visits. Under the office use parking requirements, a 9,400-square foot office would require a minimum of 28 parking spaces and a maximum of 38 parking spaces for general office use. This seems consistent with the current operation, since the parking lot has only been observed to be full during annual auditor visits.

- (h) Disturbance of existing natural features, historical features and historically significant architectural features of the district shall be limited to the minimum necessary to allow a reasonable use of the land and the benefit to the community shall be substantially greater than any negative impacts.**

The proposed parking expansion has been since reduced to avoid all but 2 landmark trees and almost all of the woodland area. Calculations for tree mitigation are included in the current plan.

The petitioner has provided an alternative analysis that would avoid all natural features impacts. New information has been provided to staff that eliminates the alternative of using the existing driveway to parking vehicles on the 30-foot entrance drive. The Fire Department also requires drives between 26-32 feet in width to be posted on one side of the drive for a fire lane.

(i) List any modifications of the City Code that are requested; provide justification for each modification.

No modifications are requested.

DEPARTMENT COMMENTS

Malletts Creek Coordinating Committee - The committee met on December 9, 2009 and made two recommendations: 1) detention should be placed under the parking lot; and 2) the parking lot should not impact natural features.

Land Development – As required by Chapter 57, section 5:126(3) an alternatives analysis has been provided in the plan set (Sheet C-7). Once the revised plans for shifting the parking lot are submitted, staff will review the impact on the woodland and re-evaluate the alternatives. The petitioner must justify to the approving body why the alternative design is not feasible/desirable.

Chapter 62, the Landscape Code, has been revised. The Landscape Plan must now be modified to meet the revisions. The landscape plan is being updated accordingly.

Planning – The petitioner is developing revised plans to shift the parking lot away from the residential neighbors and decrease the impact on woodland and landmark trees. Details on these changes will be presented at the September 8 Planning Commission meeting.

The neighbors facing the entrance drive off Washtenaw Avenue prefer the proposed parking lot layout as opposed to the alternative parking spaces proposed off the entrance drive. A neighbor submitted documentation of a Driveway Easement Agreement that prevents vehicular obstruction over the easement area. Both the petitioner and neighbor agreed that if the proposed parking lot is constructed, signs will be placed along the entrance drive preventing parking. The Fire Department requires drives between 26 to 32 feet in width be signed indicating half the drive be used for fire lane. Staff does not support this alternative parking layout with the new information provided.

The petitioner has also indicated parking cannot be placed on the driveway, as shown for the natural features alternatives analysis, due to the following reasons; 1) it causes a nuisance to the two houses accessing their driveway off the main entrance drive; 2) cars parked along the drive makes it difficult for service and delivery trucks to access the site; 3) cars parked on the driveway make access from Washtenaw difficult due to the sharp bend at the drive entrance; and 4) hidden parking from the street view allows the bank building to better blend in with the surrounding neighborhood.

Although storm water is not located under the proposed parking lot, 100-year storm detention is provided on a site where presently none exists. The petitioner also added a 5 foot wide walkway connecting Washtenaw Avenue to the site encouraging alternative transportation. At the September 1, 2011, on-site meeting between the neighbors, petitioner and staff, all parties were satisfied with the proposed new parking lot location located further away from the woodland and residential properties and increased landscaping and screening.

Prepared by Chris Cheng
Reviewed by Wendy Rampson
mg/9/1/11

Attachments: Neighborhood Letters
9/2/11 Supplemental Regulations
10/19/10 Staff Report

c: Petitioner/Owner: Hoover LLC
University Bank
2015 Washtenaw Ave.
Ann Arbor, MI 48104

Petitioner's Representative: Ken Sprinkles
University Bank
2015 Washtenaw Avenue
Ann Arbor, MI 48104

Building
City Attorney
Project Management
File No. SP09-029 & Z09-028



2015 WASHTENAW AVENUE • ANN ARBOR, MI 48104 • PHONE (734) 741-5858 • FAX (734) 741-5859

- E-Mail: information@university-bank.com
- Web Site: <http://www.university-bank.com>

October 25, 2010

Dear Neighbor:

As you are aware University Bank has petitioned the city of Ann Arbor to modify our PUD to allow the construction of a 14 space parking lot on our site at 2015 and also increase the maximum number of employees allowed from 49 to 59. This additional parking would result in a net increase of 12 spaces bring the total number of spaces on the site to 47. The increase would allow for future growth of our business and ensure adequate parking for our customers. Attached is a copy of the plans and regulations that have been submitted to the city. We are currently awaiting a revised plan that includes some minor modifications. The changes include a low wall on three sides of the parking area, additional landscaping and a walk/bike path from Washtenaw Ave. The revised plan should be available for review in a few days.

University bank is extending an invitation to all of the neighbors adjacent to either 2015 or 2013 Washtenaw to meet and discuss any thoughts or concerns you may have about the proposed changes. Over the past twenty months University bank has worked with the City of Ann Arbor Planning Department, Kem-Tec Engineers, Registered Landscape Architect, Eric Olson, Traffic Engineers at Midwestern Consulting, and other expert planning professionals to ensure compliance to the regulations of the city of Ann Arbor and to limit the impact on the site and surrounding properties. University Bank's goal is to maintain the site as a viable place to do business and to preserve as much of the historical significance of the site as possible.

Your input is important and will be considered during this process. In the event that you have no concerns or questions it would be greatly appreciated to hear from you as well. Please drop me a note in the mail, send me an e-mail or give me a call, my contact information is listed below. Please contact me and I will coordinate possible meeting times to accommodate as many schedules as possible to hold up to two group meetings. We will also accommodate individual meetings if necessary.

Thank you

Ken Sprinkles
AVP Asset Management
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December 21, 2010

Dear Neighbor:

As you are aware University Bank has petitioned the city of Ann Arbor to modify our PUD to allow the construction of a 14 space parking lot on our site at 2015 and also increase the maximum number of employees allowed from 50 to 60. This additional parking would result in a net increase of 13 spaces bring the total number of spaces on the site to 47. After extensive discussion with City of Ann Arbor planning staff we have developed two alternative plans for you review. Please review the enclosed sketches. Alternative #1 moves the lot further from the property line and also avoids more trees than the original plan. Alternate #2 moves the parking to the front of the building and would avoid more trees as well as allow for the addition of up to 15 spaces.

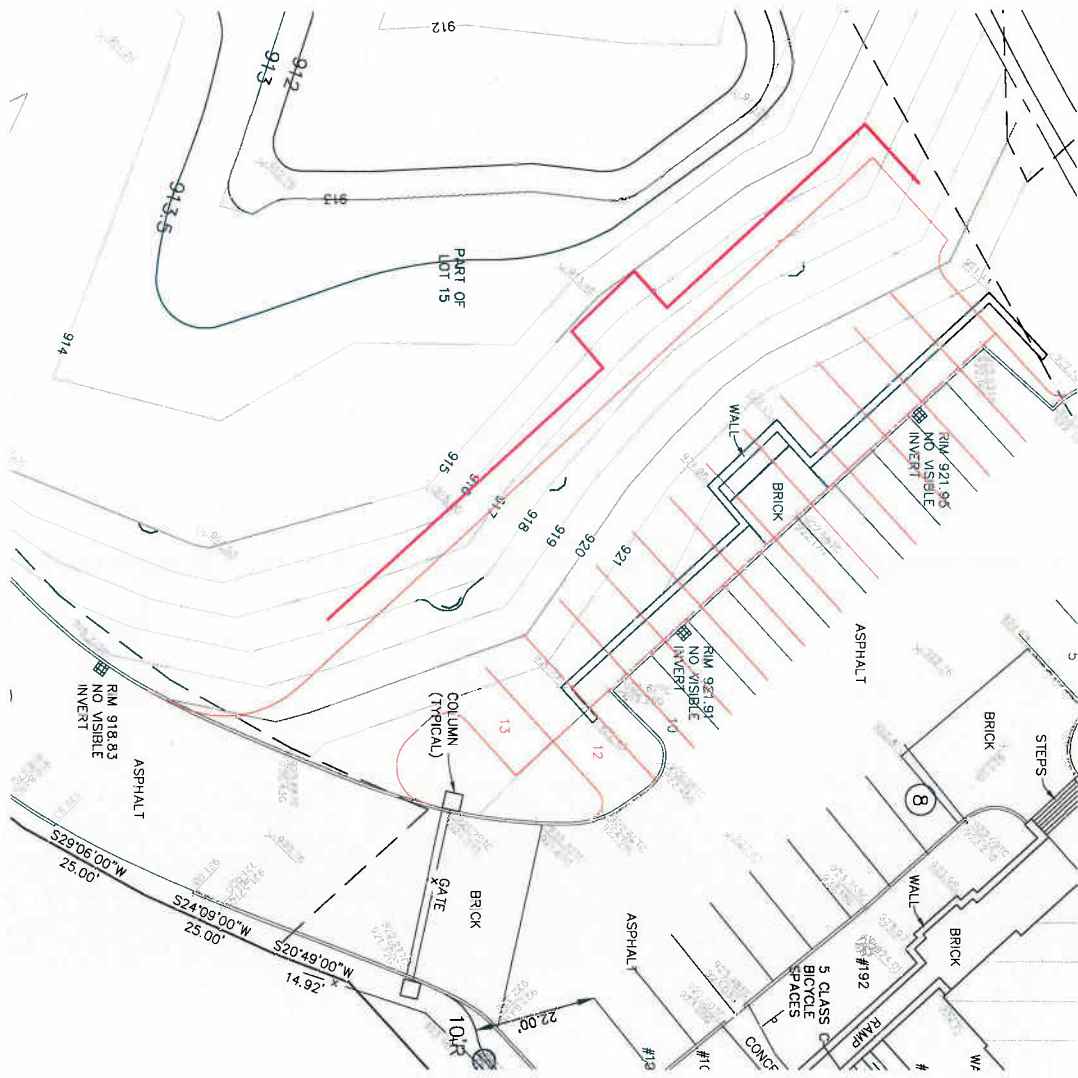
Please let me know your thoughts on the enclosed sketches. If you have any suggestions, concerns or comments please forward them to me. I would be happy to meet with anyone that would like to discuss this project.

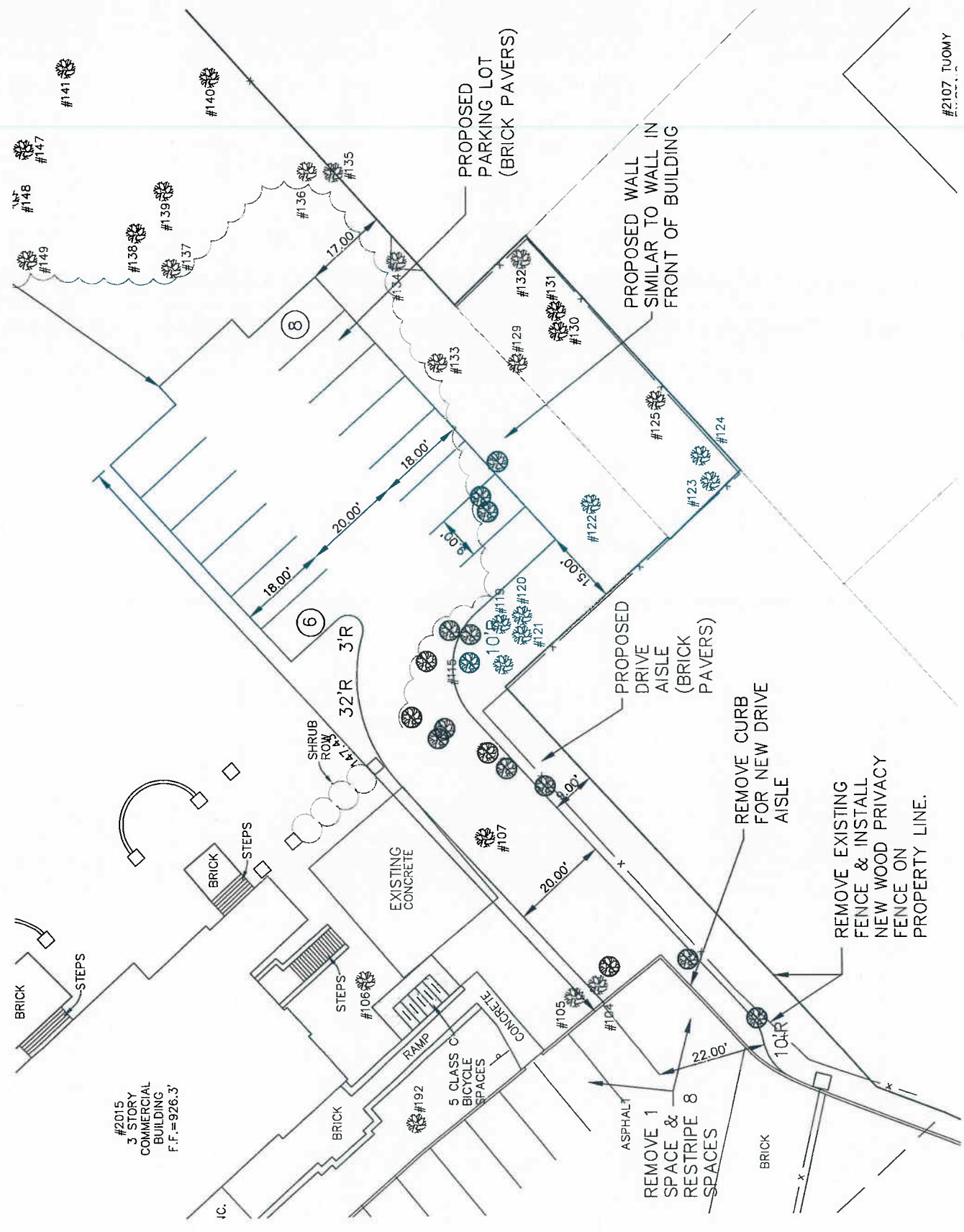
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#2015
3 STORY
COMMERCIAL
BUILDING
F.F. = 926.3'

BRICK
STEPS

BRICK
STEPS

BRICK
STEPS

EXISTING
CONCRETE

RAMP

CONCRETE

5 CLASS
BICYCLE
SPACES

ASPHALT

REMOVE 1
SPACE &
RESTRIPE 8
SPACES

BRICK

REMOVE EXISTING
FENCE & INSTALL
NEW WOOD PRIVACY
FENCE ON
PROPERTY LINE.

REMOVE CURB
FOR NEW DRIVE
AISLE

PROPOSED
DRIVE
AISLE
(BRICK
PAVERS)

PROPOSED WALL
SIMILAR TO WALL IN
FRONT OF BUILDING

PROPOSED
PARKING LOT
(BRICK PAVERS)

#2107 TUOMY

#141

#147

#148

#149

#138

#139

#137

#140

#136

#135

#134

#133

#129

#132

#131

#130

#125

#124

#123

#122

#119

#120

#121

#115

#116

#117

#118

#107

#105

#104

10'R

22.00'

20.00'

2.00'

15.00'

10.00'

9.00'

20.00'

18.00'

17.00'

32'R

3'R

8

6

SHRUB
ROW

IC.



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- E-Mail: information@university-bank.com
- Web Site: <http://www.university-bank.com>

January 6, 2011

Dear Neighbors,

Over the last few months I have provided our neighbors with information regarding our parking lot addition here at University Bank. On October 29th 2010 I delivered information about our proposal to each neighbor bordering the Bank property. At that time I requested feedback from neighbors so that we could consider modifications to the plan. We received almost no feedback from the information sent in October. On December 22nd, 2010, neighbors were provided with information on 2 alternative plans for parking and again were asked for feedback and given the opportunity to meet with me. Other than one e-mail of support for the project, no other feedback or inquiries have been received. I have enclosed the three alternative plans for your review. I need to have your feedback, concerns, questions or support of one or all of the plans by Monday January 10th. This feedback will be used to determine the final plan that is brought to the City of Ann Arbor for approval. Without your feedback we will proceed with the proposed parking addition based on what limited feedback we have now. Please contact me; my contact information is listed below

I have also included a preprinted form to indicate your preferred alternative. Please check the box next to the appropriate response. Send the form back to me in the provided prepaid envelope or drop it off at the front desk here at the bank.

Thank You

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Cell#248-921-4758

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- E-Mail: information@university-bank.com
- Web Site: <http://www.university-bank.com>

June 16, 2011

Dear Neighbors,

Over the last several months we have gathered information and feedback from our neighbors regarding our proposed parking lot addition here at University Bank. This information has been used to create a revised plan that incorporates the thoughts, suggestions and concerns of the neighborhood. I have included a small copy of that plan.

The full size set of plans are available for review during business hours (Tuesday-Thursday 9-5 Monday and Friday 9-6 and Saturday 10-12) here at the bank or after hours by request. I have also included a form that requests your thoughts on the new plan.

Please review the revised plan and fill out the attached form and either mail back to me or drop it off at the bank. The revised plan will be submitted to the City of Ann Arbor for approval. Please contact me with any questions.

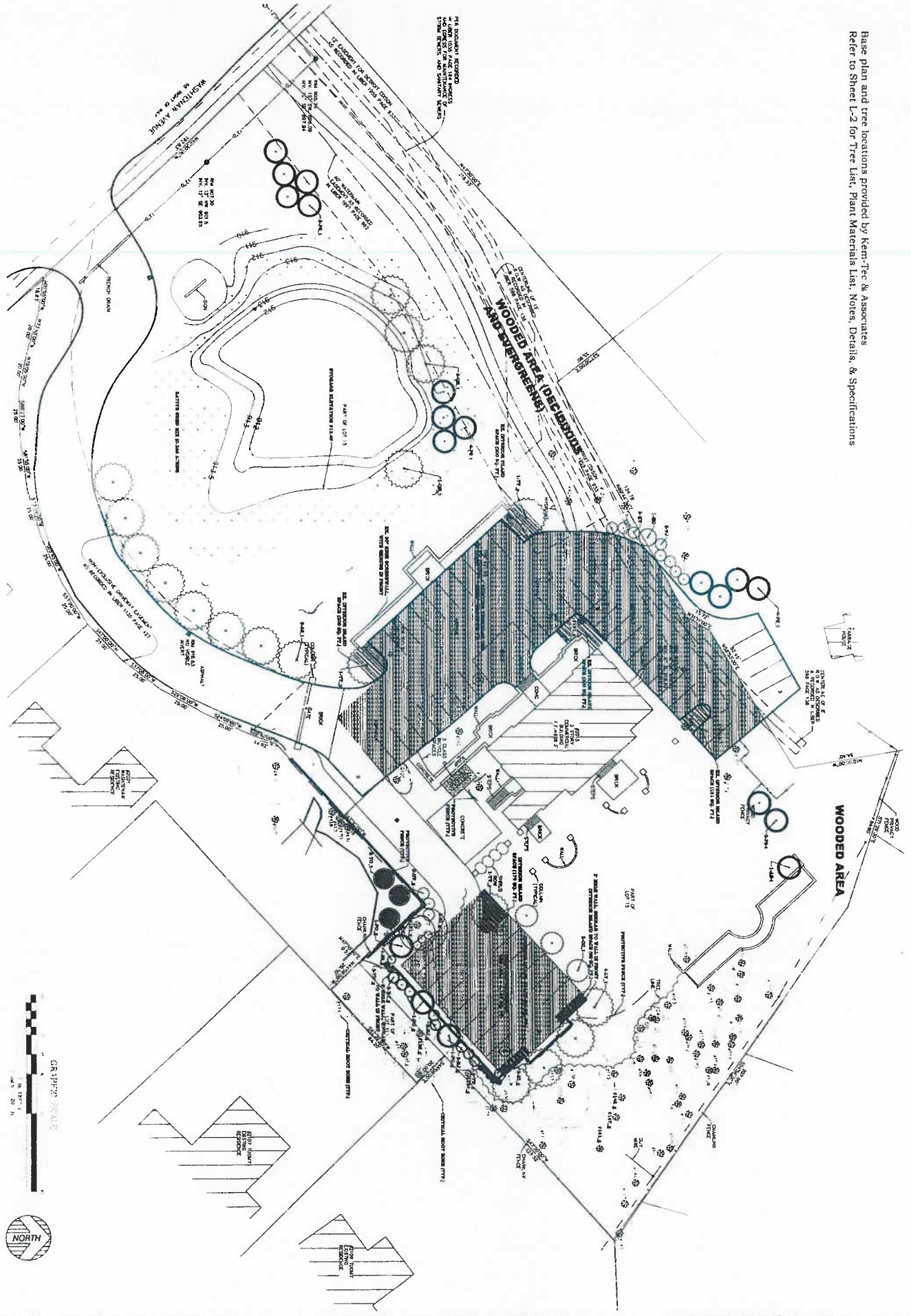
Thank You

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Base plan and tree locations provided by Kern, Tec & Associates
 Refer to Sheet L-2 for Tree List, Plant Materials List, Notes, Details, & Specifications



Job No. 09141-06 Sheet 1 of 2	Landscape And Tree Protection Details for: UNIVERSITY BANK PARKING LOT 2015 Washtenaw Avenue, City of Ann Arbor, Michigan	Design by: Eric A. Olson, RLA 1008 Odessa Drive Holly, Michigan 48442 (248) 634-6300 Fax (248) 634-4909 EOlson@RLAgroup.com	Date: June 6, 2009 - For Owner Review June 11, 2009 - For Site Plan Submission May 7, 2010 - For Review for City June 11, 2010 - Re-submitted for Review for City Oct. 27, 2010 - For construction start conditions Mar. 24, 2011 - For Site Plan Approval
	<small> Michigan State Code. Use plan as such for all construction. All work shall conform to the design and all construction shall be in accordance with the Michigan State Code. The contractor shall be responsible for obtaining all necessary permits. </small>		

**2015 Washtenaw Ave PUD Zoning District
Supplemental Regulations**

Section 1: Purpose

It is the purpose of City Council in adopting these regulations to create a more functional set of PUD regulations for this parcel. These regulations will create additional parking as well as create the opportunity for additional employees. These regulations will limit the use of the parcel to uses that are compatible with the surrounding residential parcels.

Section 2: Applicability

The provisions of these regulations shall apply to the property described as follows:

PRT LOT 15 C L TUOMY WASHTENAW HILLS SUB BEG SW COR LOT 21 TH SE 84 FT IN SL LOT 21 TH SE 207.9 FT IN SL LOTS 22 23 & 24 TH S 47 DEG 30 MIN W 127.52 FT TH S 42 DEG 30 MIN E 20 FT TH S 47 DEG 30 MIN W 64.2 FT TH N 42 DEG 30 MIN W 64.70 FT TH S 47 DEG 30 MIN W 110.19 FT TH S 20 DEG 49 MIN W 14.92 FT TH S 24 DEG 9 MIN W 25 FT TH S 29 DEG 6 MIN W 25 FT TH S 37 DEG 8 MIN W 25 FT TH S 47 DEG W 25 FT TH S 57 DEG 20 MIN W 25 FT TH S 65 DEG 45 MIN W 25 FT TH S 73 DEG 39 MIN W 25 FT TH S 81 DEG 55 MIN W 25 FT TH S 88 DEG 23 MIN W 25 FT TH N 78 DEG 5 MIN W 20 FT TH N 73 DEG 48 MIN W 20 FT TH N 81 DEG 55 MIN W 18.63 FT TH N 42 DEG 30 MIN W 192.84 FT TH NE 218.33 FT TH SW 35.9 FT TH N 60 DEG 45 MIN E 134.78 FT TH NE 13.72 FT TH N 59 DEG 4 MIN E 82.45 FT TH NW 52.1 FT TO POB

Otherwise known as 2015 Washtenaw Ave. Ann Arbor, MI 48104

These regulations are intended to supplement only those provisions in the City Codes that may be modified as a part of a PUD and shall not be construed to replace or modify other provisions or regulations in the City Codes.

Section 3: Beneficial Effects

The beneficial effects of the proposed site plan & supplemental PUD regulations are as follows:

- A. Increased job opportunities within the city due to the increase in employees allowed to work on the site.
- B. Increased on-site parking will eliminate the need to park on the access drive and surrounding residential streets.
- C. Use of pavers will provide an environmental-friendly parking surface as well as promote better drainage for the site as well as the adjacent residential parcels.
- D. By increasing the number of allowable employees as well as the availability of parking on site the petitioner will be able to remain on the site and continue its stewardship of this property.

- E. The proposed site plan includes a sidewalk and bicycle parking to encourage the use of alternate transportation.
- F. Negative impacts of the proposed site plan and supplemental regulations on surrounding public streets and adjacent properties will be mitigated by the petitioner's appropriate remedial measures. Mitigation efforts may include but are not limited to, landscape screening, directional lighting and improved storm water retention.

Section 4: Regulations

A. Permitted Principal Uses

- Business offices of a public utility, real estate, insurance, commercial or industrial establishment
- Offices of physicians, dentists and other health practitioners; legal, engineering, architectural and surveying services; accounting, auditing and bookkeeping services
- Finance, insurance and real estate offices; travel bureau; and banks (drive-through facilities are not permitted)
- Government offices
- Business services such as: advertising, consumer credit reporting agencies, mailing list and copy services, business and management consulting services.
- Office of nonprofit organizations, such as professional membership organizations, labor unions, civic, social and fraternal associations, political organizations and religious organizations
- The maximum number of employees on site shall be limited to 59.

B. Permitted Accessory Uses

- Employee and customer parking lot
- Those accessory uses allowed in the R3 zoning district

C. Setback Requirements

- Front: 250 feet minimum
- Rear: 50 feet minimum
- Side: 30 feet minimum

D. Height

Height shall not exceed current building height of the existing building. The maximum number of stories is three (3).

E. Lot Size

The size of the PUD zoning district is 2.1 acres, more or less.

F. Floor Area Ratio

The floor area in percentage of lot area for the PUD shall determined for the entire 2.1 acre zoning district and shall not exceed 20 percent based on gross building area.

G. Parking:

Parking shall consist of maximum of 53 spaces for vehicles and 10 class C bicycle parking spaces. The northeast parking lot shall be surfaced with pavers.

H. Screening and Landscape Buffers

Conflicting land use buffer for northwest parking lot:

- Maintain existing vegetation

Conflicting land use buffer for northeast parking lot:

- Width: 22 feet minimum
- Screening: 6 foot tall masonry wall minimum between parking lot and eastern property line; 3 foot tall masonry wall minimum between parking lot and north property line.
- Plant materials: As required by Chapter 62

Eastern driveway screening:

- 6 foot tall masonry wall minimum between the driveway and shared property line with 2021 Washtenaw Avenue

Attachment: Exhibit A – Landscape Plan

Prepared by Chris Cheng

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of October 19, 2010

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File No. Z09-028 & SP09-029**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the University Bank Planned Unit Development (PUD) Supplemental Regulations and Site Plan.

STAFF RECOMMENDATION

Staff recommends **denial** of the proposed PUD supplemental regulations, because the proposed revisions to the occupancy and parking do not provide an overall beneficial effect for the City.

Staff recommends **denial** of the proposed PUD site plan (dated August 11, 2010) because the proposed plan impacts both landmark and woodland trees and does not limit impacts to natural features to the minimum necessary to make a reasonable use of the land, as required by the review criteria of Chapter 57, Section 5:129.

LOCATION

The site is located north of Washtenaw Avenue and west of Devonshire Road (Northeast Area and Malletts Creek Watershed).

DESCRIPTION OF PETITION

The petitioner is proposing to revise the PUD zoning district to increase the allowable number of employees on this bank site from 50 to 59 and construct 14 additional employee and customer parking spaces in a new lot on the east side of the building, for a new total of 53 on-site spaces. The current PUD, approved in 1978, allowed 39 parking spaces to support approximately 9,400 square feet of office space, one 1,119-square foot dwelling, and 571 square feet of storage. Since no supplemental regulations were required as part of this PUD approval in 1978, this petition includes proposed supplemental regulations as part of the request.

The proposed location of the new parking lot contains a mid-level concern urban woodland. Construction will remove 17 landmark and woodland trees. A total of 211 inches of mitigation trees is proposed to be planted throughout the site. A 15-foot conflicting land use buffer is proposed along the east side of parking lot to screen from the adjacent residences. The natural features alternatives analysis is attached.

To comply with storm water detention requirements, a new storm water basin will be created in the in the front lawn area of this site. New bicycle parking spaces will be installed at the southeast corner of the bank building. A traffic impact study was submitted (attached).

The petitioner held a neighborhood meeting on May 28, 2009, consistent with the Citizen Participation Ordinance requirements. The petitioner's summary of this meeting is attached.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single-Family Residential	R1B (Single-Family Dwelling District)
EAST	Single-Family Residential	R1B
SOUTH	Single-Family Residential and Religious Uses	R1B
WEST	Single-Family Residential	R1B

COMPARISON CHART

	EXISTING	PROPOSED	1978 APPROVED PUD SITE PLAN REQUIRED/PERMITTED	PROPOSED PUD SUPPLEMENTAL REGULATIONS REQUIRED/PERMITTED
Zoning	PUD	PUD	PUD	PUD
Gross Lot Area	91,500 sq ft (2.1 acres)	91,500 sq ft (2.1 acres)	91,500 sq ft MIN (2.1 acres)	91,500 sq ft MIN (2.1 acres)
Open Space	Not applicable	Not applicable	Not applicable	Not applicable
Floor Area in Percentage of Lot Area	11.1%	11.1%	11.1% MAX	11.1% MAX
Setback – Front (Washtenaw)	320 ft to building 250 ft to parking	320 ft	320 ft MIN	250 ft MIN - Washtenaw
Setback – Side(s)	60 ft - west 45 ft - east	60 ft – west 45 ft - east	60 ft – west MIN 45 ft – east MIN	30 ft MIN
Setback – Rear	140 ft	140 ft	140 ft MIN	50 ft MIN
Height	3 stories	3 stories	30 ft (3 stories) MAX	3 stories MAX
Parking – Automobile	39 spaces	53 spaces	39 spaces MIN/MAX	53 spaces MIN
Parking – Bicycle	None	5 spaces – Class A	None	5 spaces MIN – Class C

HISTORY

The Hoover Mansion was constructed in 1918. This site was zoned PUD (Planned Unit Development District) in 1978 by Domino's Pizza for business office purposes limited to no more than 50 employees. One dwelling unit for a caretaker was also permitted. In 1982, a proposal was submitted to expand the Hoover Mansion PUD to include the existing carriage house located at 2013 Washtenaw Avenue. The carriage house was proposed to be used as a daycare center, office space and support services, and construction of an additional 15 parking spaces also was proposed. Planning Commission recommended denial of this proposal and it was withdrawn by the petitioner before going to City Council.

This site included in the Individual Historic Properties District. The district was subsequently deemed invalid by the courts.

This PUD proposal was presented to the City Planning Commission for a pre-petition conference at its March 10, 2009 working session.

PLANNING BACKGROUND

The Master Plan: Land Use Element recommends mixed uses for this site.

PUD STANDARDS FOR APPROVAL

According to Section 5:30(6) of the Zoning Ordinance, the Commission shall recommend approval, approval with conditions, or denial, and City Council shall approve or deny the proposed PUD zoning district based on the following standards (petitioner's responses in regular type, staff responses in *italic type*):

- (a) The use or uses, physical characteristics, design features, or amenities proposed shall have a beneficial effect for the City, in terms of public health, safety, welfare, aesthetics, or convenience, or any combination thereof, on present and potential surrounding land uses.**

Use of European pavers provide an environmentally friendly parking surface as well as promote better drainage for the site as well as adjacent residential parcels. European pavers are designed to allow water to flow through the parking surface. Water will be diverted to the front of the site via proposed storm drains. The proposed site for the parking lot slopes dramatically toward neighboring parcels. The proposed parking area and storm water system will divert water away from these areas.

The original PUD allowed for the adaptive re-use and preservation of an unusual, and difficult to use building. Operation of the bank also prevented the potential conversion of the property to other uses which might be less compatible with the existing neighborhood fabric. This amendment to the PUD seeks to continue these advantages and not impact the existing structure.

This site is no longer listed as an individual historic district. The proposed amended PUD will ensure the survival of the existing building onsite. There are no proposed additions to the buildings, thus maintaining the existing character of the street elevations and the site as a whole.

- (b) This beneficial effect for the City shall be one which could not be achieved under any other zoning classification and shall be one which is not required to be provided under any existing standard, regulation or ordinance of any local, state or federal agency.**

An increase in parking allows for job opportunities within the city due to an increase in employees at the bank. Increasing the number of employees on site from 49 to 59 would create the potential for 10 additional jobs within the city. The increase would require additional employee and customer parking. The current PUD only allows for 49 employees at the site and

has parking available for only 39.

By increasing the number of allowable employees as well as the availability of parking on the site the petitioner will be able to remain on the site and continue its stewardship of the property.

The site is already zoned PUD. The size of the structure lessens the likelihood that it would be used solely as a single-family residence. Other permitted special exception uses in the single-family zoning districts, such as churches, child care centers, or group day care homes would tend to generate more traffic and parking demand on a daily basis.

(c) The use or uses proposed shall not have a detrimental effect on public utilities or surrounding properties.

No public utilities are impacted.

The bank recognizes that spillover parking to nearby residential streets could potentially impact surrounding properties. The petitioner contacted the synagogue across Washtenaw Avenue and was unable to secure shared parking. However, the spillover impact would be limited, since parking is no longer permitted along Devonshire without proper permits during the weekday from 8-5 pm; Tuomy Street does not allow parking Monday-Friday; and Austin Street allows weekday parking on one side of the street only.

(d) The use or uses proposed shall be consistent with the Master Plan and policies adopted by the City or the petitioner shall provide adequate justification for departures from the approved plans and policies.

The original PUD conforms to the City's Master Plan, as do the proposed amendments. The Master Plan: Land Use Element recommends mixed uses for this site.

(e) If the proposed district allows residential uses, the residential density proposed shall be consistent with the Master Plan and policies adopted by the City or the underlying zoning when the master plan does not contain a residential density recommendation, unless additional density has been proposed in order to provide affordable housing for lower income households in the following manner:

Proposed PUD projects exceeding the residential density recommendation of the master plan, or the underlying zoning when the master plan does not contain a residential density recommendation, by up to 25 percent shall provide 10 percent of the total dwelling units as dwelling units affordable to lower income house holds. Proposed PUD projects exceeding the residential density recommendation of the master plan or the underlying zoning when the master plan does not contain a residential density recommendation, by over 25 percent shall provide 15 percent of the total dwelling units as dwelling units affordable to lower income households.

Provisions to implement the affordable housing proposal shall be included in the PUD supplemental regulations or the development agreement, or both, as determined by the City.

Because no density increase is requested, this request does not apply.

(f) The supplemental regulations shall include analysis and justification sufficient to

determine what the purported benefit is, how the special benefit will be provided, and performance standards by which the special benefit will be evaluated.

See attached supplemental regulations.

Based on the public benefits articulated by the petitioner, staff finds the beneficial effects of the of this PUD proposal for the City to be preserving the office use of the historic building and providing storm water detention facilities for the site. However, these benefits are countered by the negative impacts of the proposed parking lot on natural features (see item [h] below).

(g) Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within and to the district shall be provided and, where feasible, the proposal shall encourage and support the use of alternative methods of transportation.

Increased on-site parking will eliminate the need to park on the access drive and surrounding residential streets. Vehicular and pedestrian circulation will remain relatively the same as under the current PUD.

See Item (c) above regarding spillover parking on neighborhood streets.

Per the Traffic Impact Report, the bank is a walk-up bank use, with no drive-through teller windows or automatic teller machine vehicle lanes provided. The petitioner indicates the site should full under bank use parking requirement of a minimum of 43 spaces and a maximum of 52 spaces. It has been staff's observation that the bank is primarily used as a headquarters office, with occasional customer visits. Under the office use parking requirements, a 9,400-square foot office would require a minimum of 28 parking spaces and a maximum of 38 parking spaces for general office use. This seems consistent with the current operation, since the parking lot has only been observed to be full during annual auditor visits.

The petitioner has not provided a connecting sidewalk from the public sidewalk to the front entrance, as requested by Parks staff.

(h) Disturbance of existing natural features, historical features and historically significant architectural features of the district shall be limited to the minimum necessary to allow a reasonable use of the land and the benefit to the community shall be substantially greater than any negative impacts.

The proposed parking expansion has been since reduced to avoid all but 2 landmark trees and almost all of the woodland area. Calculations for tree mitigation are included in the current plan.

The petitioner has provided an alternative analysis that would avoid all natural features impacts, therefore staff does not believe this standard has been met. See the Land Development comments, below.

(i) List any modifications of the City Code that are requested; provide justification for each modification.

No modifications are requested.

DEPARTMENT COMMENTS PENDING OR UNRESOLVED

Malletts Creek Coordinating Committee - The committee met on December 9, 2009 and made two recommendations: 1) detention should be placed under the parking lot; and 2) the parking lot should not impact natural features.

Parks - As the building is open to customers, they should not be made to walk down the driveway to access the front entrance. Please provide a pedestrian walk as was requested in previous comments.

Land Development – The natural features alternative analysis shows 24 parking spaces located along the north side of the entrance drive between Washtenaw Avenue and the bank building. This alternative shows a layout that realistically preserves all of the landmark and woodland trees and reduces the total amount of impervious surface necessary to install the parking. The proposed plan (not the alternative) therefore has not justified that the natural features impact is limited to the minimum necessary, as required by the review criteria of Chapter 57, Section 5:129, as the proposed plan removes 17 regulated landmark/woodland trees. Staff cannot support the proposed parking layout with respect to natural features impacts, as the alternative design reduces impacts to a minimum.

The soil types are Miami Loam and allows for moderate storm water infiltration. The proposed drainage will not have an adverse impact on surrounding neighbors.

Planning –The petitioner held a neighborhood meeting on Thursday, May 28, 2009 (attached), to discuss the proposed parking expansion. The original proposal called for 24 spaces, and the petitioner has since reduced the proposal to 14 spaces. Planning requested the petitioner hold another public meeting since the previous meeting was held more than a year ago. The petitioner indicates another notification was sent to the neighbors recently and no feedback or concerns have been received to date.

The petitioner also submitted a letter from the Beth Israel Congregation, located south of the bank, requesting shared parking (attached). This request was denied due to security and congregation scheduling during weekdays.

The petitioner has indicated parking cannot be placed on the driveway, as shown for the natural features alternatives analysis, due to the following reasons; 1) it causes a nuisance to the two houses accessing their driveway off the main entrance drive; 2) cars parked along the drive makes it difficult for service and delivery trucks to access the site; 3) cars parked on the driveway make access from Washtenaw difficult due to the sharp bend at the drive entrance; and 4) hidden parking from the street view allows the bank building to better blend in with the surrounding neighborhood. Planning staff believes these issues can be addressed by refining the design to provide for parallel parking along a limited portion of the driveway near the building.

Prepared by Chris Cheng
Reviewed by Wendy Rampson
mg/10/11/10

Attachments: Zoning/Parcel Maps
Aerial Photo
Proposed Supplemental Regulations

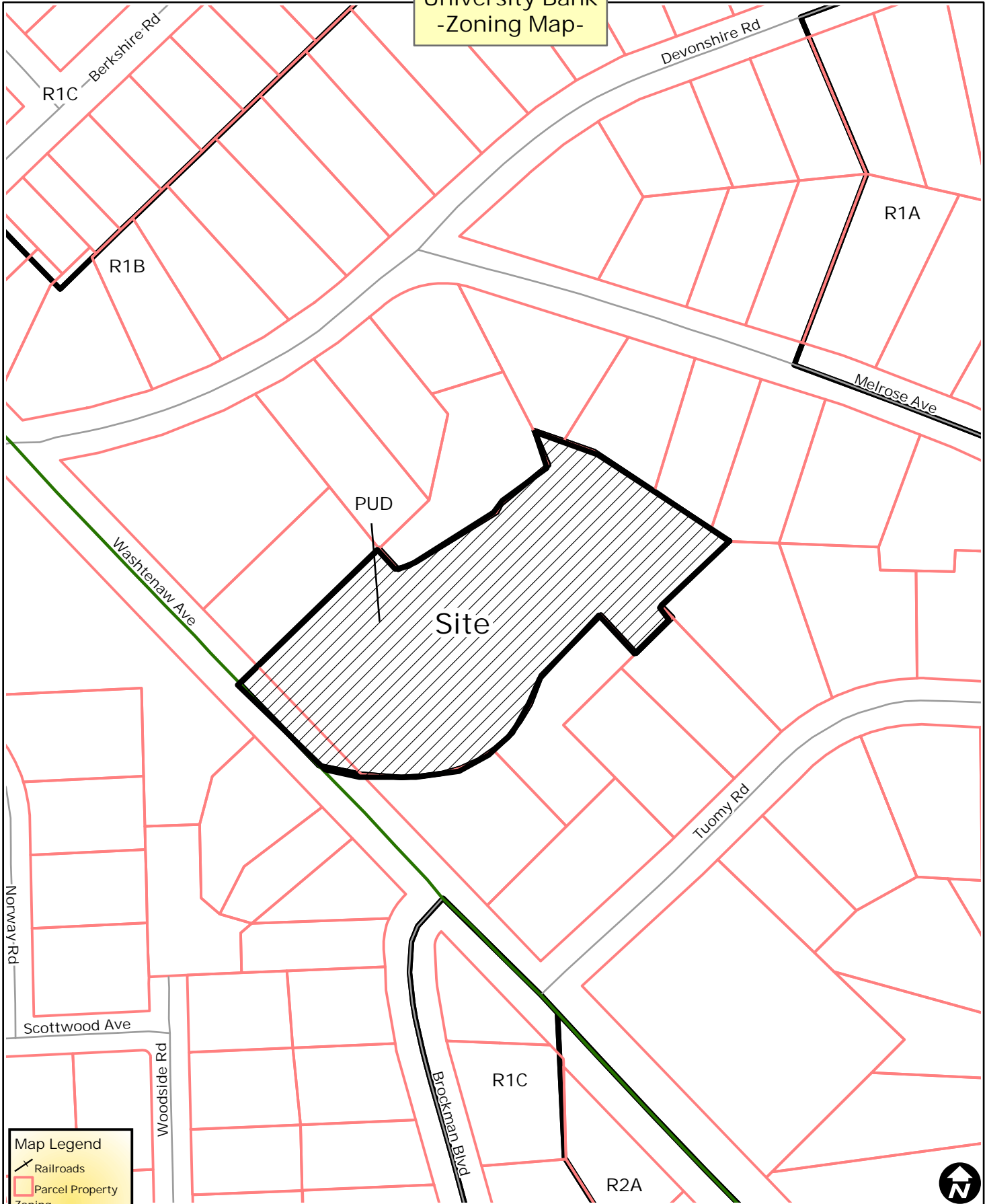
PUD Site Plan
Natural Features Alternative Analysis
Traffic Impact Study Summary
Synagogue Parking Request Letter
5/28/09 Citizen Participation Meeting Summary

c: Petitioner/Owner: Hoover LLC
University Bank
2015 Washtenaw Ave.
Ann Arbor, MI 48104

Petitioner's Representative: Ken Sprinkles
University Bank
2015 Washtenaw Avenue
Ann Arbor, MI 48104

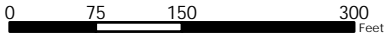
Building
City Attorney
Project Management
File No. SP09-029 & Z09-028

University Bank -Zoning Map-



Map Legend

- Railroads
- Parcel Property
- Zoning**
- Township
- City of Ann Arbor
- City Boundary



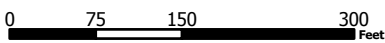
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Map Created: 9/28/2010

University Bank -Aerial Map-



Map Legend

- Railroads
- Huron River
- Parcel Property
- City Boundary



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Map Created: 9/28/2010

**2015 Washtenaw Ave PUD Zoning District
Supplemental Regulations**

Section 1: Purpose

It is the purpose of City Council in adopting these regulations to create a more functional set of PUD regulations for this parcel. These regulations will create additional parking as well as create the opportunity for additional employees. These regulations will limit the use of the parcel to uses that are compatible with the surrounding residential parcels.

Section 2: Applicability

The provisions of these regulations shall apply to the property described as follows:

PRT LOT 15 C L TUOMY WASHTENAW HILLS SUB BEG SW COR LOT 21 TH SE 84 FT IN SL LOT 21 TH SE 207.9 FT IN SL LOTS 22 23 & 24 TH S 47 DEG 30 MIN W 127.52 FT TH S 42 DEG 30 MIN E 20 FT TH S 47 DEG 30 MIN W 64.2 FT TH N 42 DEG 30 MIN W 64.70 FT TH S 47 DEG 30 MIN W 110.19 FT TH S 20 DEG 49 MIN W 14.92 FT TH S 24 DEG 9 MIN W 25 FT TH S 29 DEG 6 MIN W 25 FT TH S 37 DEG 8 MIN W 25 FT TH S 47 DEG W 25 FT TH S 57 DEG 20 MIN W 25 FT TH S 65 DEG 45 MIN W 25 FT TH S 73 DEG 39 MIN W 25 FT TH S 81 DEG 55 MIN W 25 FT TH S 88 DEG 23 MIN W 25 FT TH N 78 DEG 5 MIN W 20 FT TH N 73 DEG 48 MIN W 20 FT TH N 81 DEG 55 MIN W 18.63 FT TH N 42 DEG 30 MIN W 192.84 FT TH NE 218.33 FT TH SW 35.9 FT TH N 60 DEG 45 MIN E 134.78 FT TH NE 13.72 FT TH N 59 DEG 4 MIN E 82.45 FT TH NW 52.1 FT TO POB

Otherwise known as 2015 Washtenaw Ave. Ann Arbor, MI 48104

These regulations are intended to supplement only those provisions in the City Codes that may be modified as a part of a PUD and shall not be construed to replace or modify other provisions or regulations in the City Codes.

Section 3: Beneficial Effects

The beneficial effects of the proposed site plan & supplemental PUD regulations are as follows:

- A. Increased job opportunities within the city due to the increase in employees allowed to work on the site.
- B. Increased on site parking will eliminate the need to park on the access drive and surround residential streets.

- C. Use of European pavers will provide an environmental friendly parking surface as well as promote better drainage for the site as well as the adjacent residential parcels.
- D. By increasing the number of allowable employees as well as the availability of parking on site the petitioner will be able to remain on the site and continue its stewardship of this property.
- E. Negative impacts of the proposed site plan and supplemental regulations on surrounding public streets and adjacent properties will be mitigated by the petitioner's appropriate remedial measures. Mitigation efforts may include but are not limited to, landscape screening, directional lighting and improved storm water retention.

Section 4: Regulations

- A. Permitted principle uses of the parcel shall be as follows:

Bank headquarters

Bank branch

Bank operations

Mortgage offices

Insurance offices

The maximum number of employees on site shall be limited to 59

- B. Permitted accessory uses shall be:

Employee and customer parking lot

- C. Setbacks:

Front: 250 Feet Minimum

Rear: 50 Feet Minimum

Side: 30 Feet Minimum

- D. Height:

Height shall not exceed current building height of the existing building. The maximum number of stories is 3.

E. Lot Size:

The size of the PUD zoning district is 2.1 acres

F. Floor Area Ratio:

The floor area percentage of lot area for the PUD shall determined for the entire 2.1 acre zoning district and shall not exceed 20 percent based on gross building area.

G. Parking:

Parking shall consist of 48 spaces for vehicles and 5 class C bicycle parking spaces as described in the proposed site plan.

H. Screening and Buffers:

All dumpsters and outdoor mechanical components shall be screened per the proposed site plan. Buffers from the surrounding residential parcels through the use of landscaping and fencing shall be as described in the proposed site plan.

I. Landscaping and Amenities:

Landscaping shall meet the standards of all applicable City Codes for landscaping and screening as described in the proposed site plan. All parking surface materials and walls shall meet applicable standards of the City Code.

J. Site Access:

Vehicular and pedestrian access to the site is as shown in the proposed site plan.

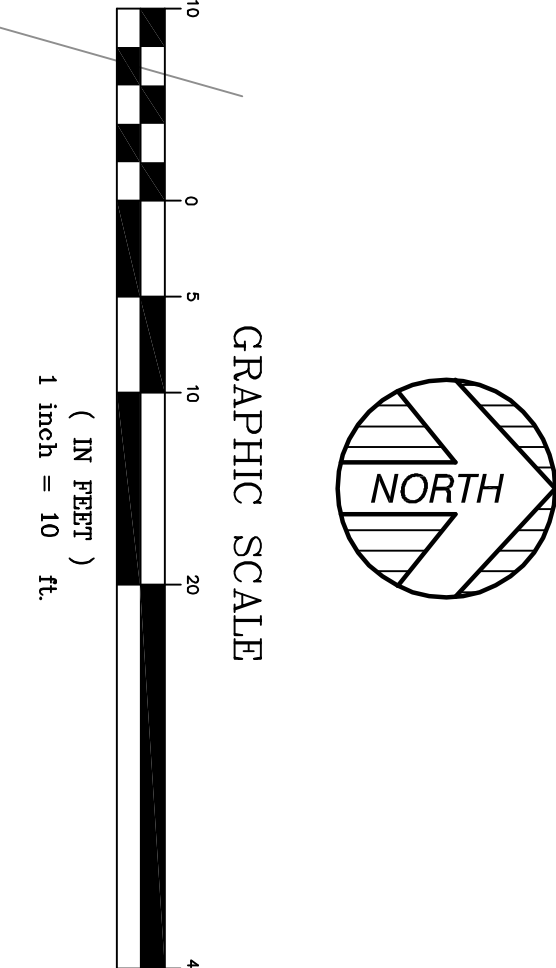
K. Architectural Design:

All buildings and features on the site will be similar in construction and appearance and material to the existing building.



SITE BENCHMARK: TOP OF CONCRETE LEDGE, ELEVATION = 926.04

TREE PROTECTION FENCING (TYP.)

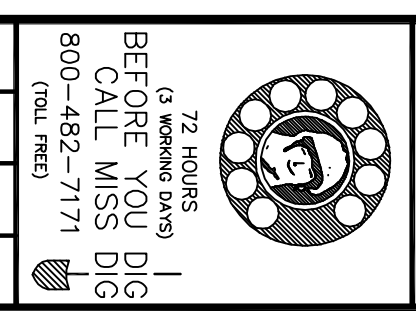


GRADING NOTES:
 1. PAVEMENT GRADES ARE TOP OF PAVEMENT GRADES UNLESS OTHERWISE NOTED.
 2. TOTAL DISRUPTION AREA = 0.60 ACRES

GRADING LEGEND
 XXXXX EXISTING SPOT GRADE
 XXXXX PROPOSED SPOT GRADE
 (Symbol with slash) REMOVE TREE

#2109 TUOMY EXISTING RESIDENCE

DRAWN BY: MDK 09/11/09
 SCALE: 1"=10'
 CHECKED BY: MDK 09/11/09
 PROJECT NO: 08-09143.10



KEM-TEC & ASSOCIATES
 PROFESSIONAL ENGINEERS
 22556 GRATIOT AVENUE
 EASTPOINTE, MI 48021
 (586)772-2222 PHONE
 (586)772-4048 FAX

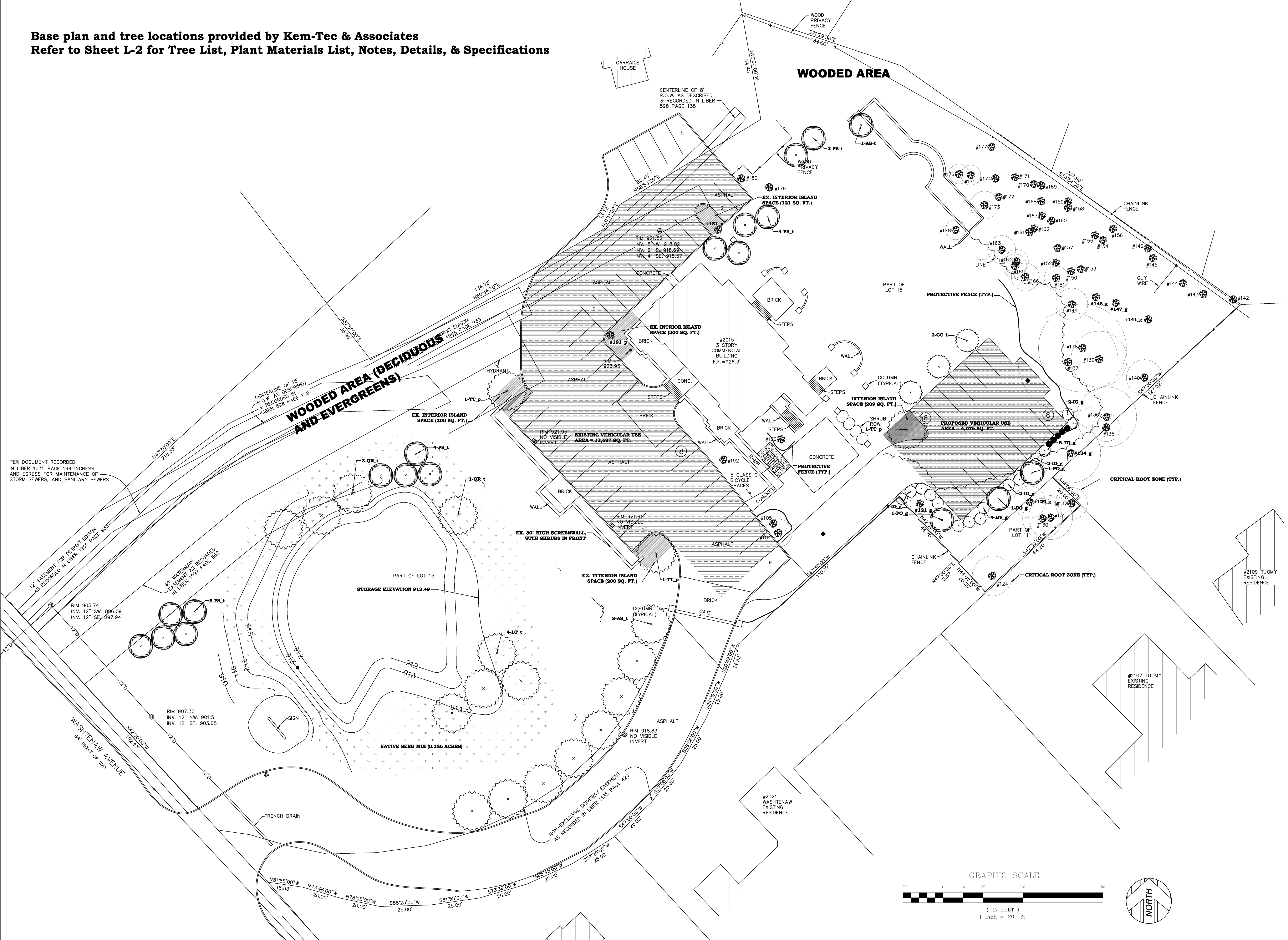
THE ENGINEERING LINES FROM FIELD SURVEYING DATA. THE SURVEYOR HAS UNDERSTOOD AND ACCEPTED THE DIMENSIONS AND LOCATIONS OF THE EXISTING AND PROPOSED FEATURES AND HAS THEREFORE ASSUMED RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. ANY DISCREPANCIES BETWEEN THE INFORMATION PROVIDED AND THE ACTUAL CONDITIONS OF THE SITE SHALL BE THE RESPONSIBILITY OF THE USER OF THIS PLAN.

CLIENT: UNIVERSITY BANK
GRADING PLAN
 2015 WASHTEAW AVENUE
 CITY OF ANN ARBOR, WASHTEAW COUNTY, MI

REVISION	DATE	BY	DESCRIPTION
02	08/11/10	MDK	REVISED PER CITY COMMENTS
01	05/13/10	MDK	REVISED PER CITY ADC MEETING & COMMENTS

SHEET NO. C-4

**Base plan and tree locations provided by Kem-Tec & Associates
 Refer to Sheet L-2 for Tree List, Plant Materials List, Notes, Details, & Specifications**



PER DOCUMENT RECORDED IN LIBER 1035 PAGE 194 INGRESS AND EGRESS FOR MAINTENANCE OF STORM SEWERS, AND SANITARY SEWERS

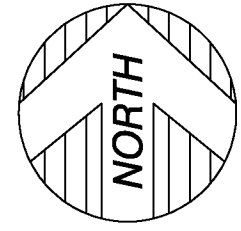
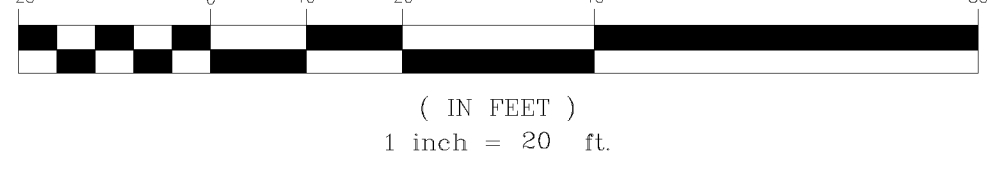
17' EASEMENT FOR DETROIT EDISON AS RECORDED IN LIBER 1905 PAGE 833

40' WATERMAIN EASEMENT AS RECORDED IN LIBER 1907 PAGE 062

WASHTENAW AVENUE
 66' RIGHT OF WAY

NON-EXCLUSIVE DRIVEWAY EASEMENT AS RECORDED IN LIBER 1135 PAGE 423

GRAPHIC SCALE



Date:	June 6, 2009 - For Owner Review
Revisions:	Sep. 11, 2009 - For Site Plan Approval
	May 7, 2010 - Revised per City
	Aug. 11, 2010 - Revised per City (July 16, 2010)

Design by:
Eric A. Olson, RLA
 1008 Odessa Drive
 Holly, Michigan 48442
 (248) 634-4320
 fax: (248) 634-4409
 E.OlsonRLA@gsbglobal.net

Information from this plan is to be used for this property. Design and all elements of the design are the property of Eric A. Olson, RLA, and not to be copied without permission.

Landscape And Tree Protection Plan for:
UNIVERSITY BANK PARKING LOT
 2015 Washtenaw Avenue, City of Ann Arbor, Michigan



Traffic Impact

1.0 EXECUTIVE SUMMARY

The proposed Planned Urban Development (PUD) Amendment to the University Bank site is located on the northeast side of Washtenaw Avenue between Devonshire and Brockman in the City of Ann Arbor. The proposal is to construct a new off-street parking area to include 14 additional parking spaces. Currently University Bank's site includes a total of 35 parking spaces located on the bank's property. The proposed additional parking spaces will be located behind the bank building. There are no alterations, additions or expansions proposed to any existing building or structure on the site. Access to the proposed parking area will be made via a driving aisle extending from the existing parking area along the southeast side of the bank building toward the new parking area. No alterations or modifications to existing access locations to Washtenaw Avenue are being proposed.

The bank building includes a total of 10,200 square feet of gross floor area. The building itself has a storied history and was originally constructed as a residence. Through time, its use has changed to a walk-up bank use, with no drive-through teller windows or automatic teller machine vehicle lanes provided. The bank is currently occupied entirely with this land use, and it is not anticipated that additional employees will be hired in response to the proposed parking area expansion. Thus, there will be no traffic impact associated with employee travel, and the additional parking spaces will accommodate banking customers. Even though it is not anticipated that the proposed parking spaces would generate additional traffic, the overall size of the bank is predicted to generate greater than 50 peak hour trips. A traffic impact report is required to analyze existing peak hour traffic at three locations: 1) Washtenaw Avenue and Devonshire/Austin Road; 2) the existing University Bank entrance on Washtenaw Avenue; and 3) Washtenaw Avenue and Brockman.

The purpose of this traffic impact report is to demonstrate the effect of operating a 10,200 square foot bank operation with a total of 49 off-street parking spaces.

CONCLUSIONS

The proposed University Bank PUD Plan Amendment, indicating the addition of fourteen off-street parking spaces, will not adversely impact traffic safety or traffic service levels at any of the three intersections included within the study area.

From: Elliot Sorkin [mailto:execdirbicaa@tds.net]
Sent: Sunday, May 17, 2009 9:13 AM
To: Stephen Lange Ranzini
Subject: Re: Parking lot issues

This message confirms that Beth Israel Congregation would be unable to allow University Bank customers the use of its parking lot. Our parking lot is a small one, and we often have services for Jewish holidays on weekdays. In addition on Monday and Wednesdays starting at 3:00 p.m. our parking lot is used for our afternoon religious school teachers and parents. In thinking about it some more, due to security concerns, we would be unable to accommodate cars which do not register their license with the congregation. Unknown cars are subject to be towed from our limited parking lot which is located only a few steps from the building.

On the other hand, due to the small size of our parking lot, the availability of overflow parking at the University Bank parking areas would be very helpful to us particularly on weekends and evenings, but also on specific days during the week for which we would make arrangements with the bank way in advance of the event.

May I also suggest that you contact Vitosha Haus which is located on up the block from us who are very often looking for additional parking in the area and would also be able

Page 2 of 3

to utilize the new parking spaces for certain rental groups.

Elliot Sorkin

Executive Director

Beth Israel Congregation

2000 Washtenaw Ave.

Ann Arbor, MI 48104

Original Message

University Bank

Citizen's Participation Meeting, May 28th, 2009

University Bank held an informal citizen's participation meeting on Thursday May 28th, 2009 at 6:00p.m.

The meeting was held at 2015 Washtenaw Avenue for the purpose of presenting a preliminary proposal for a 24 space parking lot expansion to be located at the north eastern corner of the bank's property location.

Invitations to the meeting were sent out to all residents within 1000 feet of 2015 Washtenaw. In all 276 invitations were sent. A PDF copy of the invitations was also sent to the city of Ann Arbor

The meeting was conducted by Stephen Ranzini and Ken Sprinkles of University Bank, and project engineer Matt Kuehn, with KEM-TEC Engineering, was also in attendance to answer any questions from the public.

Citizen's that signed the attendance sheet included Gerald & Sheryl Serwer, Mike Sorosi, Helmut Ruff, David Decker and Rosann Hamaler. Mr. Sprinkles noted that in total there were 6 individuals from the immediate surrounding neighborhood that were at the meeting.

Mr. Ranzini opened the meeting by stating that University Bank had relocated to its present location in December of 2005, and since that time had been an excellent Steward of the property, preserving its historical aesthetics, maintaining the grounds, and being responsive to neighbors needs. Mr. Ranzini explained that the parking expansion is necessary for the bank to remain at the location for the long term. The fact that the proposal had been modified from the previous meeting was also noted. Mr. Ranzini informed the group that the bank would be requesting a further modification of the PUD from 50 employees to 60.

Mr. Ranzini stated that at present, under a zoned PUD, the bank is allowed 60 spaces (10,800 sq ft /180=60) and has 40 spaces available with five of those on the carriage house property next door and is in the preliminary stages of requesting an additional 24, for a total of 64 spaces. He stated that it was University Bank's goal is to work collectively with the surrounding neighborhood and the City of Ann Arbor in an effort to expand its existing parking lot.

Mr. Ranzini stated that it was very important to garner the feedback of the neighborhood, and invited everyone in attendance to view three perspectives of the parking lot expansion, the preliminary site plan as well as an alternate parking plan. Mr. Ranzini discussed the front, rear and aerial view sketches, and highlighted the site plan data that KEM TEC provided as well.

The feedback from the neighbors centered around five categories; 1) drainage, 2) lighting, 3) landscaping, 4) continuity of the historical preservation of the site and 5) Increase in noise.

In addressing the neighbor's feedback, Mr. Ranzini stated that the bank proposed to use European styled pavers that would actually promote better drainage of the site and would allow grass to grow through the actual parking area adding to the "Green" appeal and sensitivity of developing the parking lot, and also eliminate the need for additional black top pavement within the city limits. Mr. Ranzini noted that the parking lot would be fully enclosed with curbs and

that the flow of any drainage would be directed away from the rear and side of the parking lot to the front of the banks property.

Mr. Ranzini stated that the bank would investigate the code requirements for lighting the parking lot with the view of implementing any number of measures to reduce any unwarranted light during evening hours. Mr. Ranzini outlined directional shading, and Mr. Sprinkles discussed the possibility of timers or photoelectric sensors as also a possibility. Mike Sorosi was concerned about headlights in the winter months and suggested that cars all point away from his home. It was explained that the evergreen shrubs should provide an effective barrier to this as well as the fact that during the banks hours of operation headlight use would be minimal.

Mr. Ranzini stated that it was important to have appropriate landscaping all around the parking lot site, with particular emphasis on aesthetic appeal, appropriate height of either hedges or trees to provide a green/visual barrier and that would also aid in the overall drainage of the site. Mr. Ranzini stated that a certified arborist would be consulted with in regards to trees on the site. Mr. Ranzini also offered to work with a neighbor on there own site with regards to landscape planning.

The concept of radiant heat to remove snow and ice is considered to reduce noise from plow truck in the winter months.

A neighbor suggested that the bank could be designated a historical site. Mr. Ranzini stated that this was not a possibility and had been looked at in the past. Mr. Ranzini stated that the bank is particularly sensitive to the historical preservation of the grounds, and felt that through a combination of the design and use of European pavers, tasteful lighting, aesthetic and functional landscaping, that the addition of the parking lot would add value to the site and not in any way take away from its historical appeal.

Concerns of future uses or changes in the PUD was discussed and it was stated by Mr. Kuehn and Mr. Sprinkles that any further changes would have to follow the same approval process and that public participation would be required. It was also stated that if the site plan was approved any changes (lighting, landscaping, drainage etc.) would have to be approved as well.

The attendees were invited outside to tour the proposed location for the parking lot. The attendees thanked the bank for the opportunity to provide feed back. The meeting ended at 8:00 p.m.

University Bank
2015 Washtenaw Avenue
Ann Arbor, MI 48204

May 11, 2009

To: Whom it may concern

Re: Citizen Participation regarding a proposed parking lot expansion at 2015
Washtenaw Avenue (University Bank)

Dear Property Owners, Residents and Neighborhood Groups:

A petition will be submitted to the City of Ann Arbor for site plan approval to expand the parking area at the University Bank located at 2015 Washtenaw Avenue.

The purpose of this letter is to let you know that we will be available at a special meeting to answer any question you may have regarding this project.

The meeting will be held at 2015 Washtenaw Avenue on Thursday, May 28, 2009 at 6:00 p.m.

Persons with disabilities are encouraged to participate in public meetings. Accommodations, including sign language interpreters, may be arranged by contacting Ken Sprinkles at the number below. Requests need to be received at least 48 hours in advance of the meeting

Sincerely,

Ken Sprinkles
AVP Asset Management
University Bank
734-741-5858
ksprinkles@university-bank.com

5-28-09

<u>NAME</u>	<u>ADDRESS</u>
Sheryl Server	2024 Washburn Ave.
Maki Jones	2109 Thomp
Helmut Puff	2220 Washburn
David Becker	2108 Melrose Ave
Rosanne Hansen	2014 Washburn Ave