

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of October 19, 2010

**SUBJECT: Briar Cove Site Plan for Planning Commission Approval
(650 Waymarket Drive) Project No. SP10-030**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby approves the Briar Cove Site Plan for Planning Commission Approval, subject to approval by the Washtenaw County Water Resources Commissioner.

STAFF RECOMMENDATION

Staff recommends that the petition be **postponed** to allow staff time to confirm outstanding staff comments have been addressed and obtain approval by the Washtenaw County Water Resources Commissioner (WCWRC).

LOCATION

This site is located on both sides of Waymarket Drive, just south of Eisenhower (South Area, Malletts Creek watershed).

DESCRIPTION OF PETITION

The petitioner proposes to construct 23 additional parking spaces in this apartment complex to address resident demand. The petitioner is also working with the City Traffic Engineer to obtain approval to add approximately 23 parking spaces on Waymarket Drive, which is a public street. The Briar Cove development consists of 272 apartments in 18 buildings on 20 acres. No additional dwelling units are proposed; eight new carport structures will be constructed.

The proposed parking will be constructed in three phases. In Phase 1, the petitioner will implement the Waymarket Drive on-street parking and construct 14 new spaces in a parking area in the northeastern part of the site (Area A on the attached site plan). Ten of the new spaces will be covered by a carport. The petitioner also will install all required bicycle parking (28 Class A bicycle lockers), landscaping, and improvements to the existing off-site storm water detention system as a part of Phase 1. The bicycle lockers are shown as Areas E, F, G on the attached plan.

After completion of Phase 1, the petitioner will then assess whether or not the parking demand has been satisfied. If the parking demand has not been addressed, the petitioner will proceed with construction of Phase 2 (Areas B, C) which will provide an additional 7 parking spaces.

If additional parking is still needed after Phase 2, the petitioner will add the remaining parking area (Area D) containing two additional parking spaces in Phase 3, the final phase of the project. Upon completion of all three phases, the complex would contain 436 parking spaces, 243 of which are contained in carports.

A storm water management system does currently exist for the entire site and is being reviewed to ensure adequate capacity for the additional impervious surface. The primary detention basin is located off-site, and as such, the plan is being reviewed by the Washtenaw County Water Resources Commissioner (WCWRC). Although the primary detention basin is located off-site, there are several smaller basins that provide first flush located on the site. Limited improvements, including some grading modifications and addition of a small boulder retaining wall, will be added to one on-site basin to restore capacity. Final approval of all improvements is needed from the WCWRC prior to approval of the site plan by the City.

The petitioner is also required to bring the existing site up to current codes regarding landscaping for the interior vehicular use area as well as screening from Waymarket Drive. No landmark trees will be removed for expansion of the parking areas. Landscape improvements to the site will consist of 29 additional trees (mix of Oak and Maple species) and 33 shrubs. The trees and shrubs will be installed as part of the required improvements of Phase 1.

COMPARISION CHART

		EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning		R4B Multiple-Family	R4B Multiple-Family	R4B Multiple-Family
Gross Lot Area		871,200 sq ft (20 acres)	871,200 sq ft (20 acres)	14,000 sq ft MIN
Minimum Open Space as % of Lot Area		63%	62.5 %	55% MIN
Minimum Active Open Space per Dwelling Unit		1,167 sq ft	1,150 sq ft	300 sq ft MIN
Set-backs	Front	Varies - 46 ft MIN (north side of Waymarket) 50 ft MIN (south side of Waymarket)	46 ft MIN (north side of Waymarket) 50 ft MIN (south side of Waymarket)	46 ft MIN (north side of Waymarket)* 50 ft MIN (south side of Waymarket)*
	Side	Varies - 40 ft MIN	40 ft MIN	12 ft MIN
	Rear	Varies - 49 ft MIN	49 ft MIN	30 ft MIN
Height		30 ft	30 ft	30 ft MAX
Vehicle Parking		413 spaces	436 spaces (does not include 23 on-street spaces)	408 spaces
Bicycle Parking		32 Class C	28 Class A spaces 32 Class C spaces	27 Class A MIN 27 Class C MIN

*Additional front setback required due to length of buildings on site.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Hotel and Multiple-Family Residential	O (Office), R4C (Multiple-Family), R4D (Multiple-Family)
EAST	Multiple-Family Residential	R4B (Multiple-Family)
SOUTH	Multiple-Family Residential	R4B (Multiple-Family)
WEST	Office and I-94 Freeway	O (Office) N/A

HISTORY

The Briar Cove apartment complex site plan was approved in 1987 and constructed in two phases between 1988 and 1990. The provisions of the development agreement for this project were satisfied as part of the original construction.

PLANNING BACKGROUND

The Master Plan – Future Land Use Element (2009) recommends multiple-family residential uses for this site.

SERVICE UNIT COMMENTS

Land Development – Petitioner has submitted an updated landscape plan and vehicular use area calculations. Staff needs to verify code requirements have been met.

Washtenaw County Water Resources Commissioner (WCWRC) – Preliminary approval by the Water Resources Commissioner’s Office is required, per Chapter 63, Section 5:654(1), prior to site plan approval. Revised plans were submitted to the WCWRC on October 1, 2010 and preliminary approval is pending.

Traffic –The petitioner has requested a revised Traffic Control Order to add a total of 23 parking spaces along the west side of Waymarket Drive. The Traffic Engineer has reviewed and approved the preliminary plan, which will eliminate the center turning lane on Waymarket Drive and re-stripe the center line to allow parking on the west side. This will be the same configuration that exists further to the south on Waymarket Drive adjacent to Signature Apartments.

Planning – The petitioner has indicated the apartment complex is at 93 percent occupancy and has approximately 575 residents. The site currently has 413 parking spaces or 1.5 parking spaces per unit, which is the minimum required by code for multiple-family dwellings in the R4B zoning district. The petitioner has indicated that this amount of parking is insufficient to meet current resident demand.

Given that the current parking provided on the site is just slightly above the minimum required by City Code, the historically high occupancy rate, and the general nature of the resident population (more than one adult per apartment), staff feels that it is a reasonable request to add 23 more spaces, especially since no landmark tree or recreation amenities will be removed to provide the increased parking, and the phased approach reduces the possibility of adding excess parking. The additional bicycle parking, landscaping and storm water enhancements,

while required by codes, are also a benefit for the site and its residents. Planning staff also supports the proposal to add parking on Waymarket Drive.

Prepared by Matt Kowalski
Reviewed by Wendy Rampson
10/15/10

Attachments: Parcel/Zoning Map
Aerial Photo
Site Plan with Landscaping
Project Information Provided by Petitioner

c: Owner: Bella Costa Associates
31731 Northwestern Highway, Suite 250
Farmington Hills, MI 48334

Petitioner: Beztak Companies
Attn: Mark Highlen
31731 Northwestern Highway, Suite 250
Farmington Hills, MI 48334

Project Management
Systems Planning
File No. SP10-030