

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of May 17, 2022

**SUBJECT: 330 Detroit Site Plan for Planning Commission Approval
(303 Detroit Street)
Project No. SP21-046**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission approves the 330 Detroit Site Plan (303 Detroit Street) dated March 22, 2022, as the site plan complies with all applicable requirements of the Unified Development Code, and other applicable laws, ordinances, standards, and regulations.

STAFF RECOMMENDATION

Staff recommends **approval** of the site plan because it complies with all applicable, local, state, and federal ordinances, standards and regulations; and it will not cause a public or private nuisance.

LOCATION

This site is located on the east side of Detroit Street and North Fifth Avenue, just north of Catherine Street and is in the Downtown Development Authority district and the Allen Creek watershed.

DESCRIPTION OF PETITION

The 9,879 square foot site contains two small one story buildings with a parking lot in between. The site is zoned D2 (Downtown Interface) and is within the Kerrytown Character Overlay District. Detroit Street is considered a Primary Street Frontage and Fifth is considered a Secondary Street. The petitioner is seeking approval to demolish the existing buildings and construct a single building that is five stories in height. The site is a unique triangle shaped parcel with two fronts (Detroit and Fifth) and one side (west). The building is proposed to be a 31,944 square foot mixed use structure containing 14 dwelling units and 1,850 square feet of retail or Office space on the ground level. Parking is provided with 10 parking spaces on the ground level and 13 parking spaces underground. One of the garage levels will include an EV-Installed unit and there will be four EV-Ready and nine EV-Capable parking spaces. Bicycle parking spaces will be provided on the ground level of the garage. The base allowable floor area is 200% FAR. The petitioner proposes a density of 323% FAR utilizing premiums for LEED Gold certification. Sustainable features include a 3,550 square foot green roof (vegetated) and EV parking infrastructure. Specifications of all LEED provisions and confirmation of LEED status is required before issuance of a Certificate of Occupancy.

There are no regulated natural feature on the site. No traffic study was required because of the low level of trips anticipated to be generated by the site. The site has less than 10,000 square feet of impervious surface so detention of the First Flush storm water event is required. The petitioner is providing the green (vegetated) roof to retain the First Flush Storm event. The petitioner has agreed to provide a \$8,750 park contribution in-lieu of a park dedication, as

outlined in the Parks & Recreation Open Space Plan based on 14 residential units. The contribution will be used for improvements to nearby parks or the Ann Arbor Farmer’s Market.

The petitioner presented the project to the Design Review Board on November 10, 2021. The petitioner proposes a combination of Natural Precast concrete, primarily red brick walls with metal accent panels as primary exterior building materials on the upper levels. The ground level will be a mix of grey face brick with several dedicated wall spots for public art. The petitioner provided renderings of the building elevations ([linked attachment](#)).

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Commercial	D2 (Downtown Interface)
EAST	Office/Public School	D2 (Downtown Interface)/PL (Public Land)
SOUTH	Commercial	D2 (Downtown Interface)
WEST	Mixed Use/Farmer’s Market	D2 (Downtown Interface)/PL (Public Land)

COMPARISION CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Base Zoning	D2 (Downtown Interface)	D2 (Downtown Interface)	D2 (Downtown Interface)
Gross Lot Area	9,879 sq ft	9,879 sq ft	No minimum
Max. Usable Floor Area in % of Lot Area	38% (2,130 sq ft)	323% (31,944 sq ft)	200% MAX normal (17,444 sq ft MAX) 400% with Premiums
Character Overlay District	Kerrytown	Kerrytown	Kerrytown
Streetwall Height	2 stories	3 stories	2 stories MIN 3 stories MAX
Offset at Top of Streetwall	Not applicable	5 ft Average	5 ft MIN Average
Building Height	1 story	5 stories (60 feet)	2 stories MIN 60 ft MAX
Rear Setbacks	69 ft (north)	1.2 ft (north)	0 feet
Building Frontages	Primary Street: Detroit	Primary Street: Detroit	Primary Street: Detroit
Detroit Street	0 ft (south)	1 ft (west)	0 ft MIN
Building Frontages	Secondary Street: Fifth	Secondary Street: Fifth	Secondary Street: Detroit

Fifth Avenue	0 ft (south)	1 ft (east)	0 ft MIN
Parking	Special Parking District	Special Parking District	Special Parking District
Parking – Automobiles	15 space	23 spaces	0 spaces MIN Base FAR 15 spaces Premium FAR
Parking – Bicycles	0	14 Class A spaces 1 Class C	14 Class A spaces MIN 1 Class C

HISTORY

The building at the corner of Detroit and N. Fifth was constructed in 1940 as a gasoline filling station. This building was converted to a restaurant use in 1968 (DeLong's BBQ Pit), it is still in use today as a restaurant (Teriyaki Time). The parking lot adjacent was created in 1947 and the building on the south side of the site was constructed in approximately 1947 as a drive thru beer vault. It is now used as a garage.

PLANNING BACKGROUND

As part of the City's Comprehensive Plan, The Downtown Plan is based upon several guiding values which articulate the most fundamental elements of the downtown. These values include providing a diversity of uses and accommodating a diversity of users, and providing a viable economy, a "green" and energy-efficient built environment and transportation network and social and cultural opportunities. Dense land use and development patterns which draw people downtown and foster an active street life, contribute to its function as an urban neighborhood and support a sustainable transportation system is a goal expressed in the Plan (page 22) as well as encouraging a diversity of new downtown housing opportunities and expansion of the downtown resident population to strengthen downtown's role as an urban neighborhood, continuing to seek a range of age groups and income levels in the downtown (page 24).

Ann Arbor Discovering Downtown (A2D2) – The site has been in the DDA since the DDA was established in 1983. In 2009, as part of the A2D2 planning effort, City Council approved the rezoning of land in the DDA from a variety of zoning districts to two primary districts: D1 and D2. At that time, this site was rezoned to D2 (Downtown Interface).

SERVICE UNIT COMMENTS

Planning – Staff supports the proposed site plan. The project is consistent with D2 zoning standards, proposes to provide new housing units downtown, and provide under-structure parking spaces. Staff recommends that the petitioner consider providing solar panels on the roof.

Attachments: Parcel and Zoning Map
Aerial Photo
[Site Plan](#)
[Architectural Elevations](#)

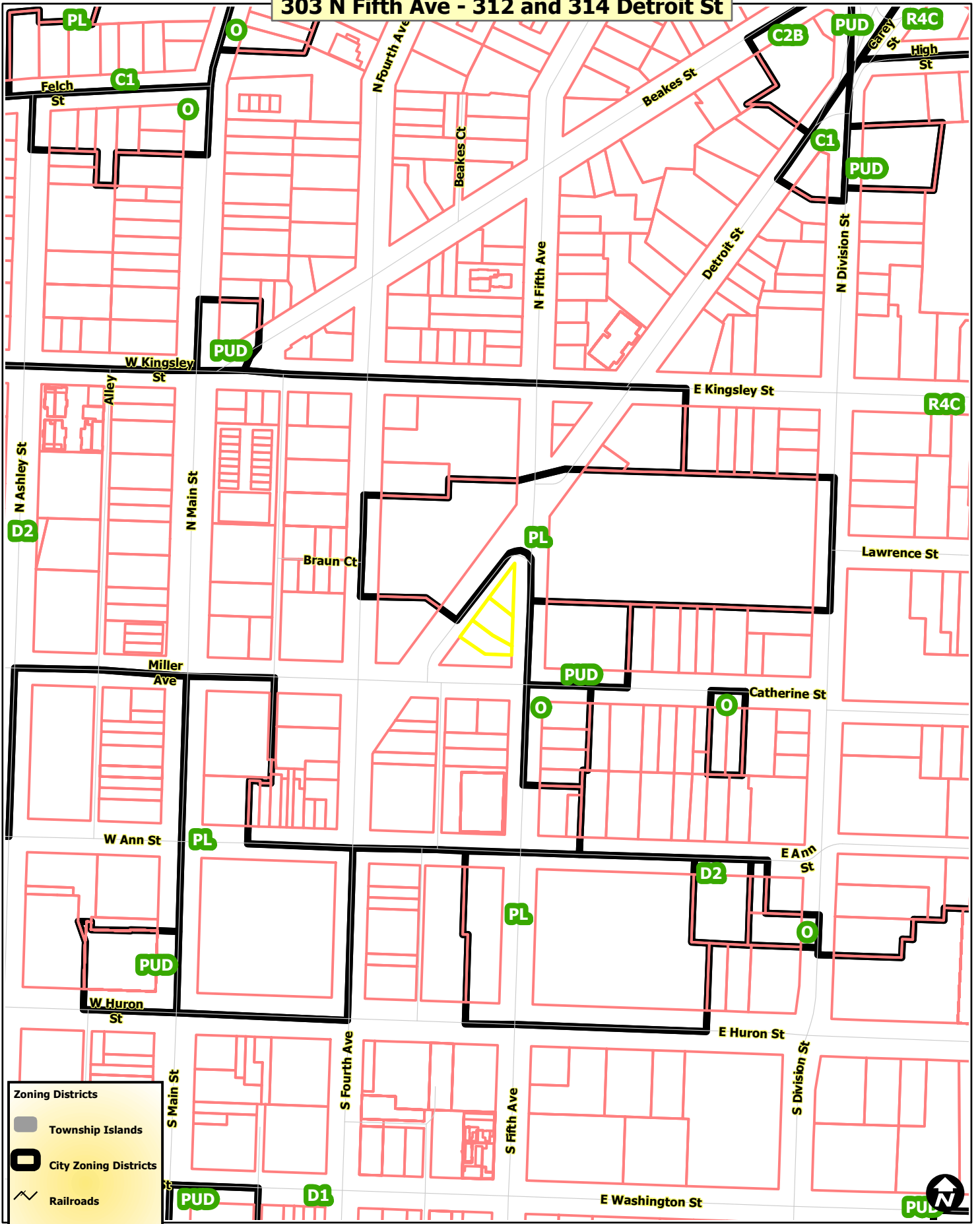
c: Owner: 303 Detroit Street LLC/MAVD
Greg Copp
2723 S. State Street
Ann Arbor, MI. 48104

Petitioner: Huron Contracting
P.O. Box 3783
Ann Arbor, MI 48103

Petitioner's Agent: Kathy Keinath
Macon Engineering, LLC
PO Box 314
Chelsea, MI 48118

Systems Planning
Project Management
Project No. SP21-046

303 N Fifth Ave - 312 and 314 Detroit St



Zoning Districts

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






Map date: 10/21/2021
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303 N Fifth Ave - 312 and 314 Detroit St






-  Railroads
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