

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of November 18, 2008**

**SUBJECT: Arlington Site Condominium Site Plan (1125 Arlington Boulevard)  
File No. 9341J12.5 and TRAKIT No. PLNG08-0066**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Arlington Site Condominium Site Plan.

**STAFF RECOMMENDATION**

Staff recommends that this petition be **approved** because it would comply with local, state and federal laws and regulations; the development would limit the disturbance of natural features to 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 REPORT**

This petition was tabled at the May 20, 2008, Planning Commission meeting to allow the petitioner time to address the following neighborhood and Planning Commission concerns.

Washtenaw County Drain Commissioner (WCDC) - Approval has been granted with conditions. See attached WCDC letter.

Land Development – Two landmark trees totaling 71 inches (diameter at breast height) are proposed to be removed. A total of 12 evergreen mitigation trees are proposed on site along the northern and western property lines.

The existing and proposed home is proposed to have an underground detention tank with overflows connected directly to the storm sewer located in Aberdeen Drive. The WCDC has approved this storm water management system.

Neighborhood Concerns – The petitioner has indicated to staff that a neighborhood meeting has been scheduled for the weekend of November 15, 2008, to discuss their soil erosion concerns in Aberdeen Drive. Staff has requested notes from this meeting from the petitioner to distribute to City Planning Commission.

The May 20, 2008 Planning Commission meeting minutes also indicate concern from a neighbor regarding a proposed structure covering a sewer line. All public utilities are located in Aberdeen Drive (see attached utility map) with no public utilities proposed under the future structure.

*Ja*

### SERVICE UNIT COMMENTS

Systems Planning – The westerly 30 feet of the property along Arlington Boulevard and the northwesterly 30 feet of the property along Aberdeen Drive shall be dedicated as right-of-way in a manner to be determined by the City Attorney's Office. Approved legal descriptions in electronic format for all required roadway easements, accompanied by a copy of the title insurance policy evidencing fee simple ownership, and a copy of the recorded warranty deed evidencing ownership are required. The City will accept a copy of the title commitment, but prefers a copy of the owner's policy of title insurance, when available. Approved legal descriptions shall be provided prior to issuance of any permits.

Proposed connections to the existing storm sewer may be made at a manhole per the Public Services Area Standard Specifications. The existing catch basin may need to be rebuilt depending upon its condition and size. The work is to be performed by the petitioner's contractor, with the work being permitted and inspected by the Public Services Area and the Plumbing Inspector of the Planning & Development Services Unit.

The draft FY 2010-2015 Capital Improvements Plan does not propose paving Aberdeen Drive. The City process for a proposed road paving requires at least 50 percent of the homeowners fronting Aberdeen Drive to petition the City as a special assessment district.

Planning & Development – Alternatives analysis were submitted by the petitioner and are attached. This 95,000-square foot site is zoned R1A and allows for up to a maximum of four residential units if granted site plan approval. This submittal includes one additional dwelling unit facing Aberdeen Drive. Staff finds the proposed location of the additional dwelling unit appropriate.

Prepared by Chris Cheng  
Reviewed by Connie Pulcifer and Mark Lloyd  
jsj/11/13/08

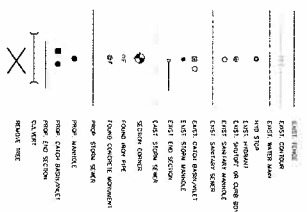


Attachments: Revised Site Plan  
Revised Landscape Plan  
Utilities Location Map  
Alternatives Analysis  
5/20/08 Staff Report

City Attorney  
Systems Planning  
File No. 9341J12.5 & PLNG080066



**LEGEND**



**LANDSCAPE LEGEND**

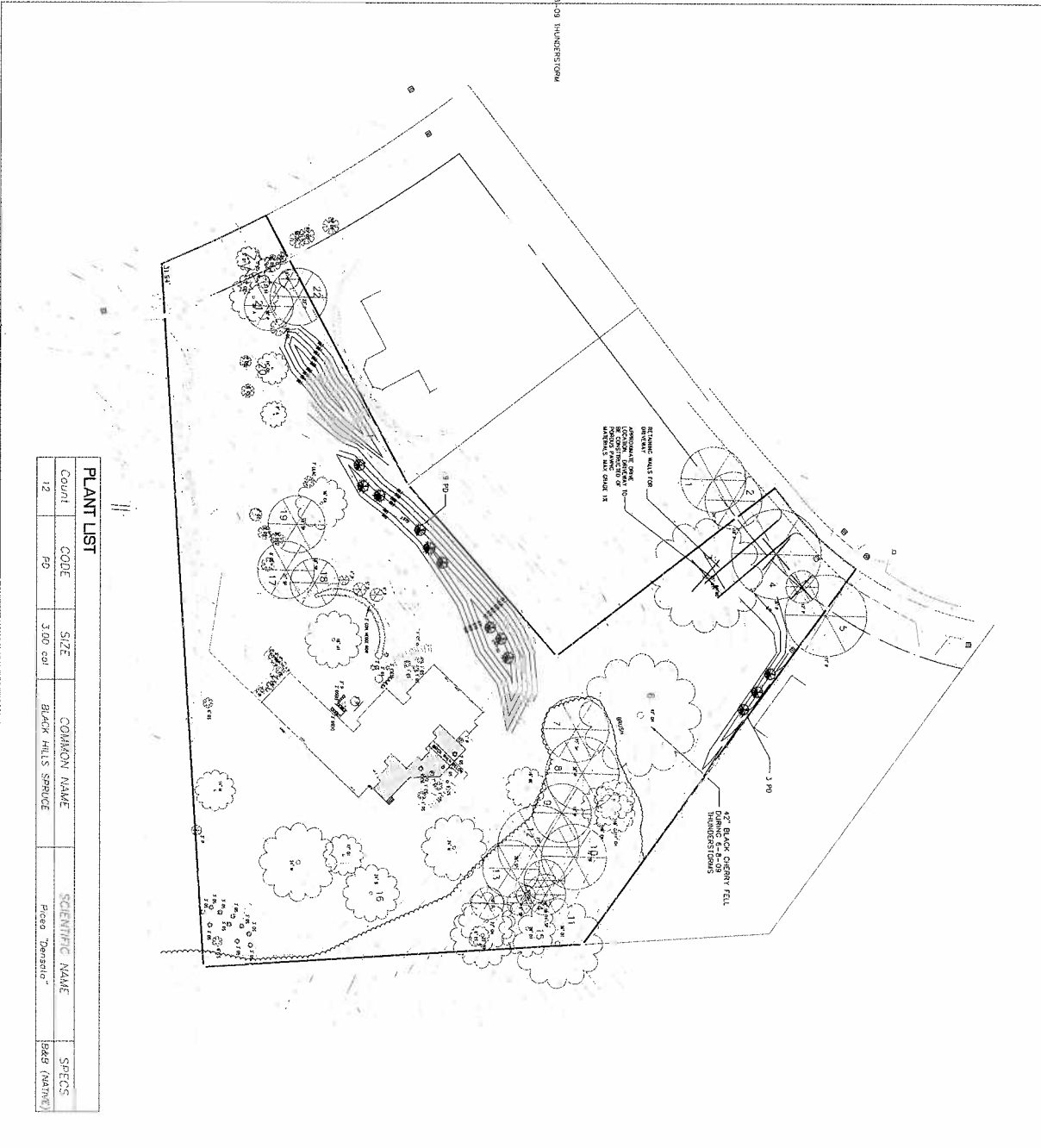


**LANDMARK TREE LIST**

Number	Common Name	Genus/Species	Size (in)
1	White Spruce	Picea canadensis	24
2	White Spruce	Picea canadensis	24
3	American Bluestem	Pharus americanus	36
4	Norway Spruce	Picea abies	36
5	Norway Spruce	Picea abies	27
6	Black Cherry	Prairies serrulata	42
7	Norway Spruce	Picea abies	24
8	Norway Spruce	Picea abies	24
9	White Spruce	Picea canadensis	18
10	Norway Spruce	Picea abies	22
11	White Oak	Quercus alba	36
12	White Pine	Pinus strobus	27
13	White Spruce	Picea canadensis	18
14	White Spruce	Picea canadensis	18
15	Black Cherry	Prairies serrulata	22
16	White Birch	Betula papyrifera	24
17	Blue Spruce	Picea pungens	21
18	Blue Spruce	Picea pungens	18
19	Flowering Cherry	Prairies serrulata	14
20	Flowering Cherry	Prairies serrulata	14
21	Blue Spruce	Picea pungens	18
22	White Pine	Pinus strobus	22

REMOVAL/REPLACEMENT CALCULATIONS:  
 REMOVE TOTAL OF 71 LANDMARK TREES  
 REQUIRED REPLACEMENT = 35.5"  
 REPLACEMENT PROVIDED = 36"

- NOTES:**
1. SPECIFICATIONS OF PLANTS TO BE USED ARE LISTED IN THE PLANT LIST.
  2. NO PROVISIONS, DAMAGED OR DEAD MATERIAL WILL BE REPLACED IN THE FOLLOWING GROWING SEASON.
  3. ALL PLANTINGS ARE TO BE IN ACCORDANCE WITH THE CURRENT CITY OF ANN ARBOR REQUIREMENTS.



**PLANT LIST**

Count	CODE	SIZE	COMMON NAME	SCIENTIFIC NAME	SPECS
12	PD	3.00 cal	BLACK HILLS SPRUCE	Picea canadensis	36\"/>



**PERIMETER**

PERIMETER ENGINEERING LLC  
 11545 BONDY ROAD  
 CHELSEA, MI 48118  
 734-215-9941

SECTION 34  
 TOWN 2 SOUTH, RANGE 6 EAST  
 CITY OF ANN ARBOR  
 WASHTENAW COUNTY, MI

ARLINGTON SITE CONDOMINIUM  
 CONSTRUCTION DOCUMENTS  
 LANDSCAPE PLAN

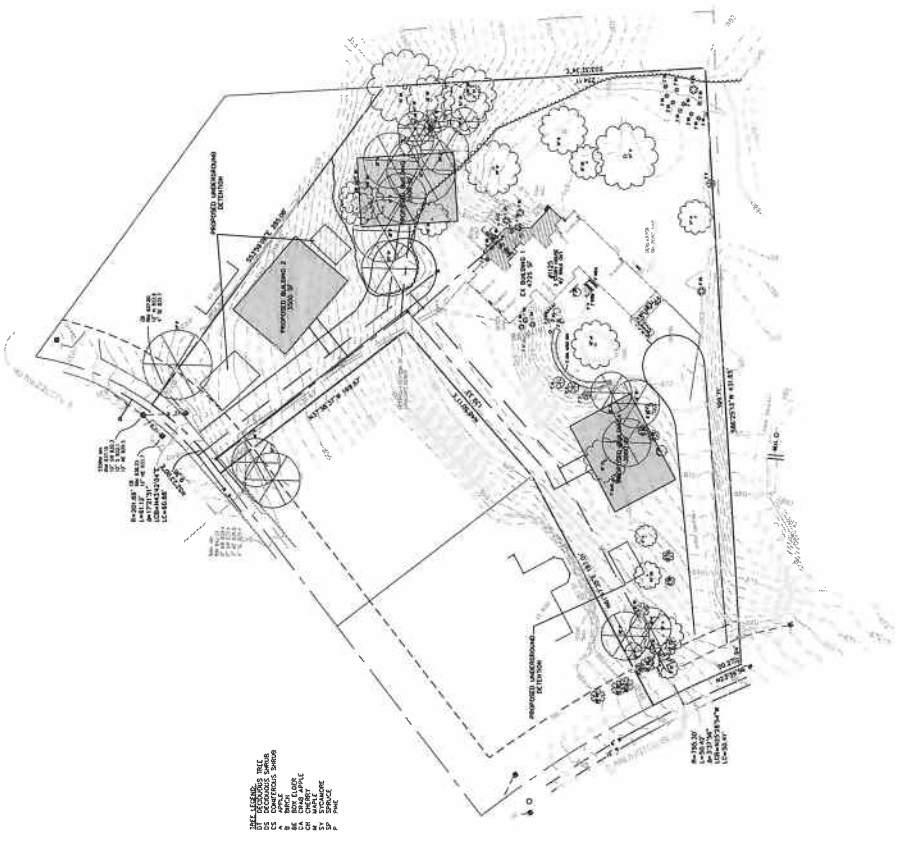
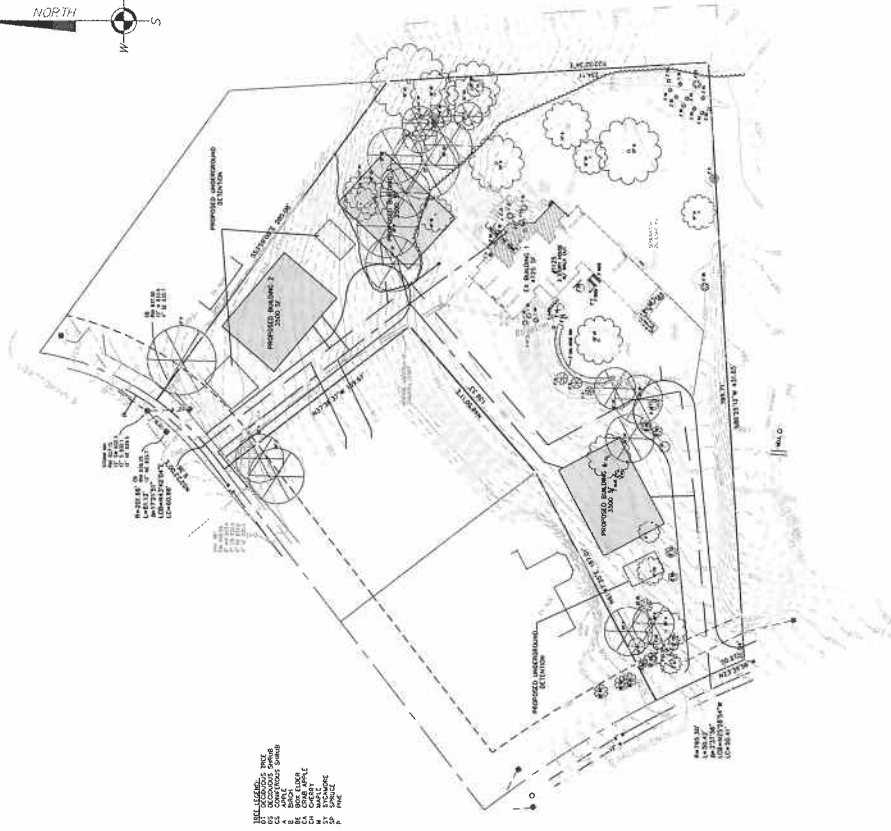
DATE: 05/21/2018  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1/8\"/>



Legend		
<b>Watermains</b>	<b>Sanitary Main</b>	<b>Storm Main</b>
SubType, Status, InCasing	call other values	SubType
— Distribution Main	SubType, STATUS	Collector
— Hydrant Lead	Force Main	Culvert
— Distribution Main, Encased	Collector	Curb Drain
— Raw Water	Collector, Abandoned	Basin Storage
— Raw Water, Encased	SubType	Interceptor
— Water in Treatment Process	Manhole	Open Channel
⊙ Abandoned Water Lines		Overflow
		Storm Miscellaneous Lines

**Utilities Location Map  
Aberdeen Drive  
November 13, 2008**





# Alternatives Analysis

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of May 20, 2008**

**SUBJECT: Arlington Site Condominium Site Plan (1125 Arlington Boulevard)  
File No. 9341J12.5**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Arlington Site Condominium Site Plan and Development Agreement, subject to approval by the Washtenaw County Drain Commissioner.

**STAFF RECOMMENDATION**

Staff recommends that the petition be **tabled** to allow additional time for staff review, for the petitioner to respond to staff comments, and for the petitioner to obtain preliminary plan approval from the Washtenaw County Drain Commissioner.

**LOCATION**

This site is located at 1125 Arlington Boulevard, near the southeast corner of Arlington Boulevard and Aberdeen Drive, with frontage on both Arlington and Aberdeen. It is in the Northeast Area and the Huron River watershed.

**DESCRIPTION OF PETITION**

The petitioners seek approval of a two-unit site condominium site plan for a 2.2-acre parcel in the R1A Single-Family Dwelling District. The parcel shape resembles a boomerang with ends fronting on Arlington Boulevard and Aberdeen Drive. The parcel currently contains a single-family dwelling at 1125 Arlington Boulevard. From Aberdeen Drive, the parcel appears vacant.

The parcel was part of a larger parent parcel at the southeast corner of Arlington and Aberdeen that was previously divided into four child parcels, the maximum number permitted without platting or site planning per state law. Further division of the parent parcel requires site condominium site plan approval, which is being sought by the petitioner.

The R1A district requires a minimum of 20,000 square feet per dwelling unit. As proposed, the site condominium provides for 47,916 square feet per dwelling unit. The existing dwelling at 1125 Arlington Boulevard is within the required minimum front, side and rear setback lines. There is sufficient area fronting Aberdeen Drive to develop a second single-family dwelling within the required minimum front, side and rear setback lines.

The site contains landmark trees, woodland areas and steep slopes, some of which are found inside of the minimum setback areas. No construction is immediately proposed so it is undetermined how these natural features will be impacted in the future.

**SURROUNDING LAND USES AND ZONING**

	LAND USE	ZONING
<b>NORTH</b>	Single-Family Residential	R1A (Single-Family Dwelling District)
<b>EAST</b>	Single-Family Residential	R1A
<b>SOUTH</b>	Single-Family Residential	TWP (Township District)
<b>WEST</b>	Single-Family Residential	R1A

**COMPARISON CHART**

	EXISTING	PROPOSED	REQUIRED
Zoning	R1A	R1A	R1A
Gross Lot Area	95,832 square feet	95,832 square feet	20,000 sq ft MIN
Lot Area per Dwelling Unit	95,832 square feet	47,916 square feet	20,000 sq ft MIN
Lot Width	100 ft at front setback along Arlington, 92 ft at front setback along Aberdeen	No change	90 ft MIN
Setbacks	Front	235 ft (from Arlington)	No change for 1125 Arlington 40 ft MIN for any new
	Side	50 ft (from south) 55 ft (from northwest)	No change for 1125 Arlington 18 ft total MIN for any new
	Rear	95 ft (from east)	No change for 1125 Arlington 50 ft MIN for any new
Height	Approx. 25 ft	No change for 1125 Arlington 30 ft MAX for any new	30 ft MAX

**HISTORY**

The subject site is part of a tract of land annexed from Ann Arbor Township in 2001. It was divided into four parcels in 2003, creating three parcels of approximately 20,000 square feet each and one parcel of approximately 95,000 square feet.

**PLANNING BACKGROUND**

The Northeast Area Plan recommends continued single or two-family residential use for the site and the surrounding area.

**SERVICE UNIT COMMENTS**

Land Development – Natural features and storm water management issues need to be addressed.

Systems Planning – Comments are pending. No major issues or site plan revisions are anticipated.



Planning & Development – At the time this staff report was prepared, some comments had not yet been returned from reviewing service units, while others noted items that did not meet code. Therefore, staff is recommending tabling of the petition. Revised plans are expected to be submitted by the petitioner and, if all comments have been received and the revised plans satisfy outstanding items, staff will provide an updated recommendation at the Planning Commission meeting.

Prepared by Chris Cheng and Alexis DiLeo  
Reviewed by Connie Pulcifer and Mark Lloyd  
jsj/5/13/08



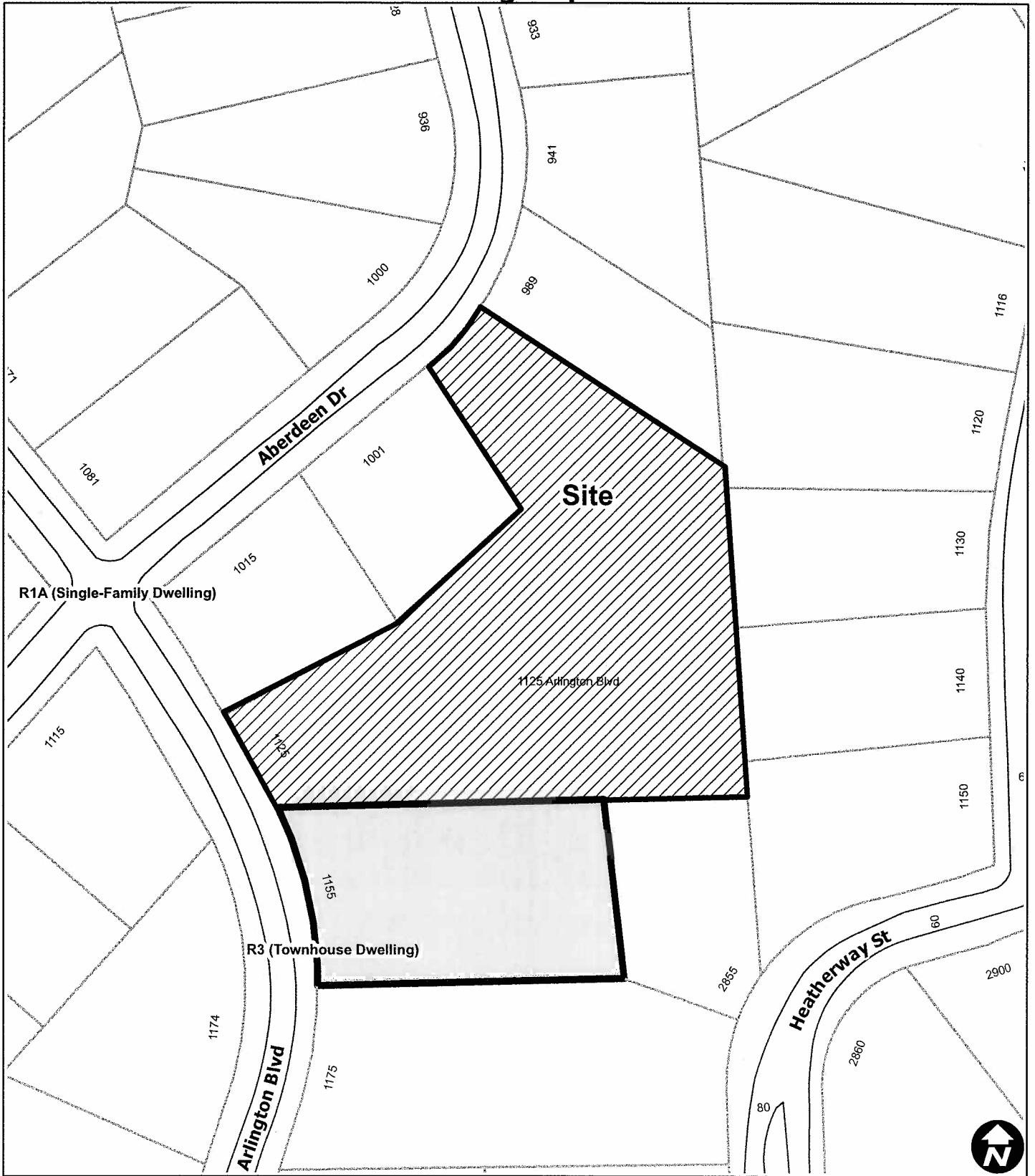
Attachments: Parcel/Zoning Map  
Aerial Photo  
Site Plan

c: Petitioner's Representative: Kathy Keinath  
Perimeter Engineering  
11245 Boyce Road  
Chelsea, MI 48118

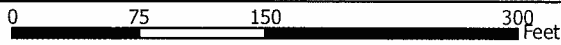
Owner: Daniel Pampreen  
1930 Washtenaw Avenue  
Ann Arbor, MI 48104

City Attorney  
Systems Planning  
File No. 9341J12.5

# 1125 Arlington Blvd. -Zoning Map-



Map Legend	
	City Boundary
	Railroads
	Edge Of Pavement
	Parcels



Maps available online:  
<http://gisweb.ewashtenaw.org/website/mapwashtenaw/>

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# 1125 Arlington Blvd. -Aerial Map-



Map Legend	
	City Boundary
	Railroads
	Edge Of Pavement
	Parcels

0 75 150 300 Feet



Maps available online:

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