

## **ANN ARBOR PLANNING DEPARTMENT STAFF REPORT**

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

**SUBJECT: 523 Packard Street Addition Planned Project Site Plan  
File No. PPSP08-008**

### **PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 523 Packard Street Addition Planned Project Site Plan, subject to providing a minimum use of open space of 50 percent and mitigation of sanitary sewer flow equivalent to the disconnection of one footing drain before issuance of the first certificate of occupancy.

### **STAFF RECOMMENDATION**

Staff recommends that the planned project site plan be **approved** because it would comply with local, state and federal laws and regulations; the development would limit the disturbance of natural features to the 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. The requested planned project modification of height and side setbacks is consistent with the standards of Section 5:70 and is a benefit because this proposal is in excess of the minimum amount of required open space and the building location takes advantage of public transit by fronting a bus stop.

### **LOCATION**

The site is located on the east side of Packard Street south of Monroe Street (Central Area). This site is located in the Allen Creek River Watershed.

### **DESCRIPTION OF PETITION**

The site currently is zoned R4C and is approximately 0.29 acres in size. The site plan proposes interior renovations to the existing 4,600-square foot house by reducing the existing number of units to three units, housing 14 tenants and constructing a 3,000-square foot addition to the rear of the house for a new total of five units housing a total of 26 tenants.

Six parking spaces are proposed under the new addition with two additional surface spaces along the east side of the site. The existing driveway on Packard Street is proposed to be re-graded to remove the retaining wall separating this site from the neighboring property to the east. The two drives will be combined into one driveway adequate for two-way traffic. Four bicycle parking spaces are proposed under the addition.

Planned project modifications are requested to allow the height of the addition to exceed the 30-foot height maximum by approximately seven feet and the total side setback requirement of 63 feet to be reduced to 32 feet. In exchange for the increased height of the addition and the reduced side yard setbacks, the planned project will increase useable open space by four percent and provide pedestrian orientation with bus and pedestrian routes fronting this site.

First flush storm detention will be provided underground on the southern portion of the site (less than 10,000 square feet of impervious surface). One landmark tree located at the northeast

corner of the site will be impacted within the critical root zone due to the proposed addition. No mitigation is required due to the disturbance located ten feet away from the tree trunk.

### COMPARISON CHART

		EXISTING	PROPOSED	PERMITTED/REQUIRE D
Zoning		R4C (Multiple-Family Dwelling District)	R4C	R4C
Gross Lot Area		12,791 sq ft (0.29 acres)	12,791 sq ft (0.29 acres)	8,500 sq ft MIN (0.19 acre)
Minimum Lot Area per Dwelling Unit		1,599 sq ft *	2,558 sq ft	2,175 sq ft MIN
Minimum Usable Open Space in Percentage of Lot Area		5,884 sq ft 46%	6,395 sq ft MIN 50%	5,116 sq ft MIN 40%
Active Open Space		1,865 sq ft	1,865 sq ft	300 sq ft/unit (1,500 square feet)
Setbacks	Front	25 ft	25 ft	25 ft MIN
	Side(s)	14.35 ft – North 14 ft – South	18 ft – North *** 14 ft – South ***	32.5 ft MIN – North ** 30.5 ft MIN – South **
	Rear	95.7 ft	32 ft	30 ft MIN
Building Height		2.5-story house	37 ft ***	30 ft MAX
Parking - Automobiles		Gravel Lot	8 spaces	8 spaces MIN
Parking - Bicycles		None	4 spaces - Class A	2 spaces MIN - Class A

- \* Existing nonconforming.
- \*\* Additional setbacks are required due to length of building.
- \*\*\* Planned project modifications requested.

### SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Multiple-Family Dwellings	R4C (Multiple-Family Dwelling District)
EAST	Multiple-Family Dwellings	R4C
SOUTH	Multiple-Family Dwellings	R4C
WEST	Multiple-Family Dwellings	R4C

### HISTORY

The house on this site has been in the City of Ann Arbor since 1901. According to the property owner, this house is permitted for eight rental units. The petitioner plans on combining these units into three units. The petitioner held a neighborhood meeting on Sunday, October 26, 2008. (Please note this meeting is not yet a requirement for the planned project until January 2009.) The results of this meeting are attached.

### PLANNING BACKGROUND

The Central Area Plan recommends multiple-family residential use for this site.

## PLANNED PROJECT STANDARD FOR APPROVAL REVISIONS

According to Section 5:70 of the Zoning Ordinance, the City Planning Commission may recommend approval, and City Council may approve modifications of the area, height and placement regulations of the Zoning Chapter in the form of a planned project site plan, based on the following standards (Petitioner's responses in regular type, staff comments in *italic type*).

- (a) The lot or lots included in the planned project must meet the minimum gross lot size requirement of the zoning district in which they are located. In residential zoning districts, the minimum gross lot size shall be the combined total of the minimum gross lot sizes for each dwelling on a parcel. However, the minimum gross lot size and width requirements may be reduced as part of a planned project for a zero lot line duplex or townhouse development which provides affordable housing for lower income households. For purposes of this section, zero lot line duplex or townhouse development shall mean a development containing attached single-family units on individual lots. In no case may the gross lot size be reduced below the minimum lot area per dwelling unit requirement for the dwelling unit type proposed.**

*This lot exceeds the minimum lot size required for R4C zoning. Placing the parking spaces below the addition will increase the height seven feet above the maximum allowed while decreasing impervious surface on site.*

- (b) The proposed modifications of zoning requirements must provide one or more of the following:**

- 1. Usable open space in excess of the minimum requirement.**
- 2. Building or parking setback(s) in excess of the minimum requirement.**
- 3. Preservation of natural features.**
- 4. Preservation of historical or architectural features.**
- 5. Solar orientation or energy conservation design.**
- 6. An arrangement of buildings that provides a public benefit, such as transit access, pedestrian orientation, or a reduced need for infrastructure.**
- 7. Affordable housing for lower income households.**

- Ten percent in excess of the minimum has been achieved.
- The existing historical features of the house are preserved in the design.
- The orientation will allow for passive solar strategies such as southern exposure along the longest face of the addition, and shading strategies. Low-E glass will also be used as needed.
- There are four bus routes surrounding the site all with the block:
  - The UM bus just to the east on State Street.
  - The Ride bus #5 (in front of house), #6 and #36 (on State Street).
  - The UM campus is also just one block away.

- 1. Each dwelling unit shall have 1.5 parking spaces, with six spaces located underneath the proposed addition. This meets the minimum parking code requirement since the R4C zoning district requires 1.5 parking spaces per unit.*
- 2. This house is not in an historic district and appears to have never been designated historic. Staff agrees that it appears there are no proposed changes to the front of the house, although this cannot be used as justification as preservation of historical or architectural features.*

6. *The location of 523 Packard Street targets UM students. This group could take advantage of the location and walk or take public transportation to work and school. Higher density housing with available public transit provides for reduced auto use and less need of new infrastructure. One hundred percent of the parking is hidden from view from Packard Street.*

**(c) The planned project shall be designed in such a manner that traffic to and from the site will not be hazardous to adjacent properties.**

No change to traffic movement.

*The traffic from this project should not be hazardous to the adjacent properties. The impact of five dwelling units (26 residents) to traffic should be minimal. The existing entrance to this site is on Packard Street and is proposed to be combined with the adjacent house to the east to provide two-way traffic flow from this site and will provide safer circulation than the previous layout.*

**(d) The proposed modifications shall be consistent with the proper development and use of adjacent land and buildings.**

A new addition in scale with the existing house and neighborhood.

*The project is consistent with the surrounding land uses and complies with the Central Area Plan recommendation.*

**(e) Required off-street parking and landscaping must be provided in accordance with the provisions of Chapters 59 and 62.**

Off street parking and landscaping requirements are being met per City standards.

**(f) The standards of density, allowable floor area and required usable open space for the zoning district(s) in which the project is located must be met.**

Density and open space requirements are met.

*The proposed project provides a density that meets the R4C zoning district, which is 20 dwelling units/acre. This would allow five units; five are proposed. This proposal also meets the minimum allowable useable open space and active open space.*

**(g) There shall be no uses within the proposed project which are not permitted uses in the zoning district(s) in which the proposed project is to be located.**

All proposed uses meet the zoning districts requirements.

**COMMENTS PENDING, DISMISSED OR UNRESOLVED**

Engineering - The sanitary sewer mitigation calculations on sheet SP-5 have been reviewed and approved. One footing drain disconnect will be required for this project. A proposed ingress/egress access easement shall be shown on the plan and executed prior to final approval. The proposed hydrant should be connected to the existing six-inch main on the south side of Packard Street.

Parks and Recreation - The project complies with bicycle parking code; however, with the increased number of beds, additional spaces on site are requested.

Planning - Staff supports the multiple-family recommendation as supported in the Central Area Plan. Approval of the planned project would allow the maximum building height to be increased by seven feet and setbacks by approximately 16 feet on each side to accommodate parking beneath the units to minimize impervious surface. The proposed development will be compatible with surrounding residential development and improve both traffic and pedestrian circulation for this site.

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

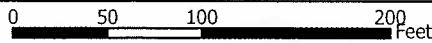
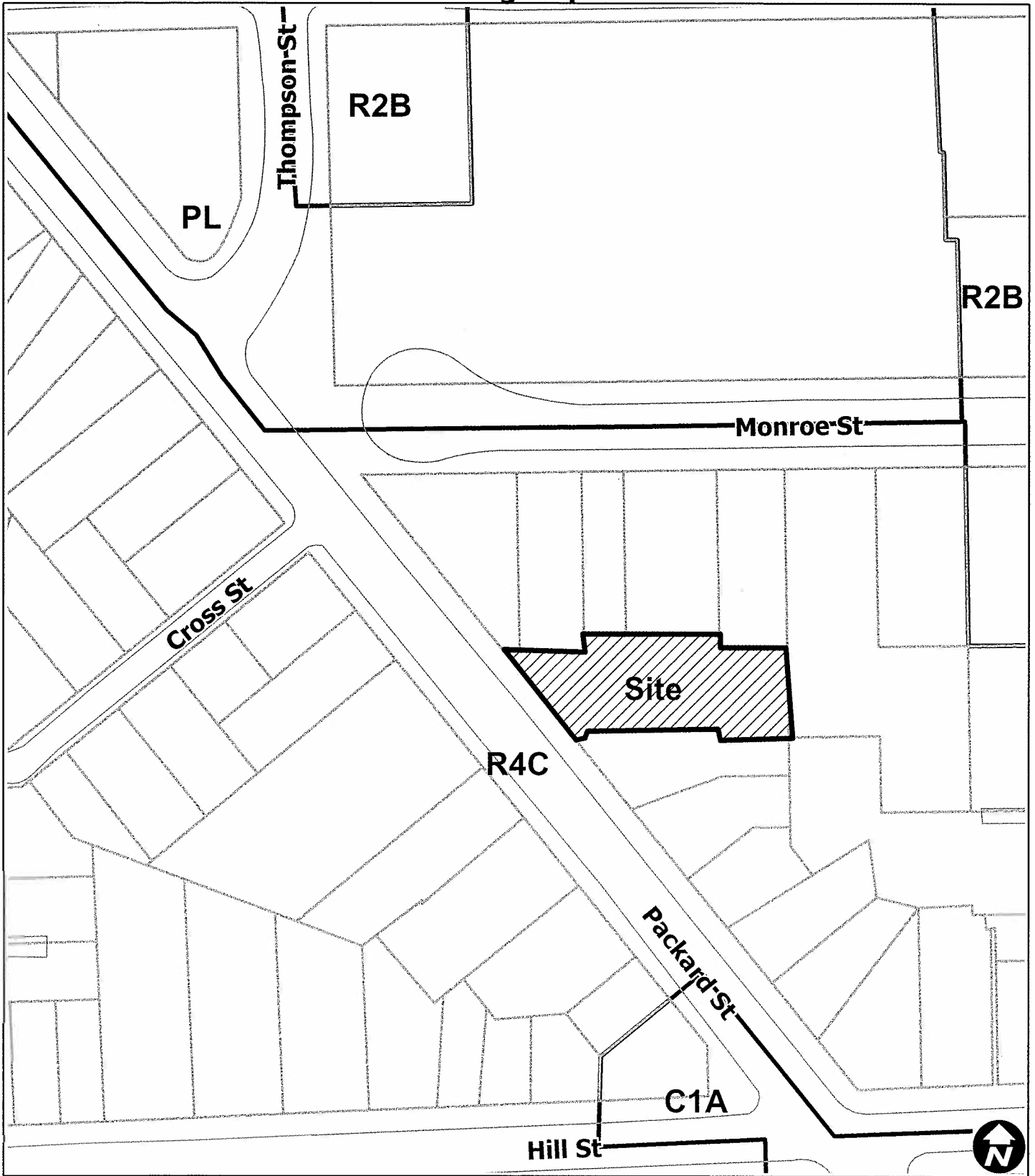
Attachments:     Zoning/Parcel Maps  
                      Aerial Photo  
                      Site and Landscape Plan  
                      Elevations  
                      Neighborhood Meeting Postcard Notice, Sign-In Sheet & Summary Report

c:     Petitioner/Owner:     Packard 523, LLC  
                                  PO Box 7275  
                                  Ann Arbor, MI 48107

Petitioners Representative:     Warren Samberg  
  901 Berkshire Road  
  Ann Arbor, MI 48104

Systems Planning  
File No. PPSP08-008

# 523 Packard Street -Zoning Map-



**Map Legend**  
— Railroads



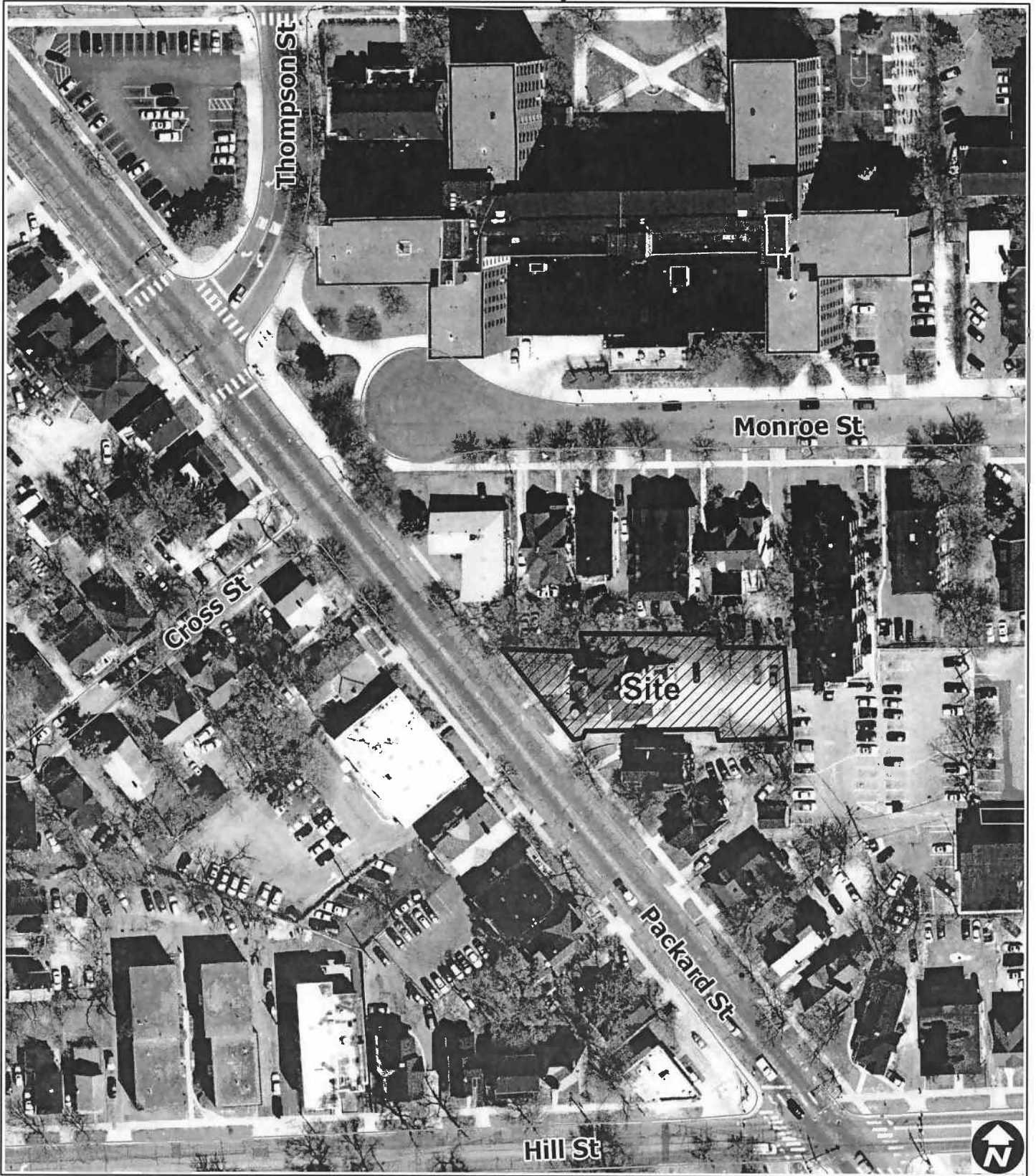
Maps available online:  
<http://gisweb.ewashtenaw.org/website/mapwashtenaw/>

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# 523 Packard Street -Aerial Map-



0 50 100 200 Feet

### Map Legend

→ Railroads



Maps available online:

<http://gisweb.ewashtenaw.org/website/mapwashtenaw/>

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Warren Somborg, AIA, LEED AP  
 901 Beaman Rd. Ann Arbor, MI 48104  
 734.662.2228

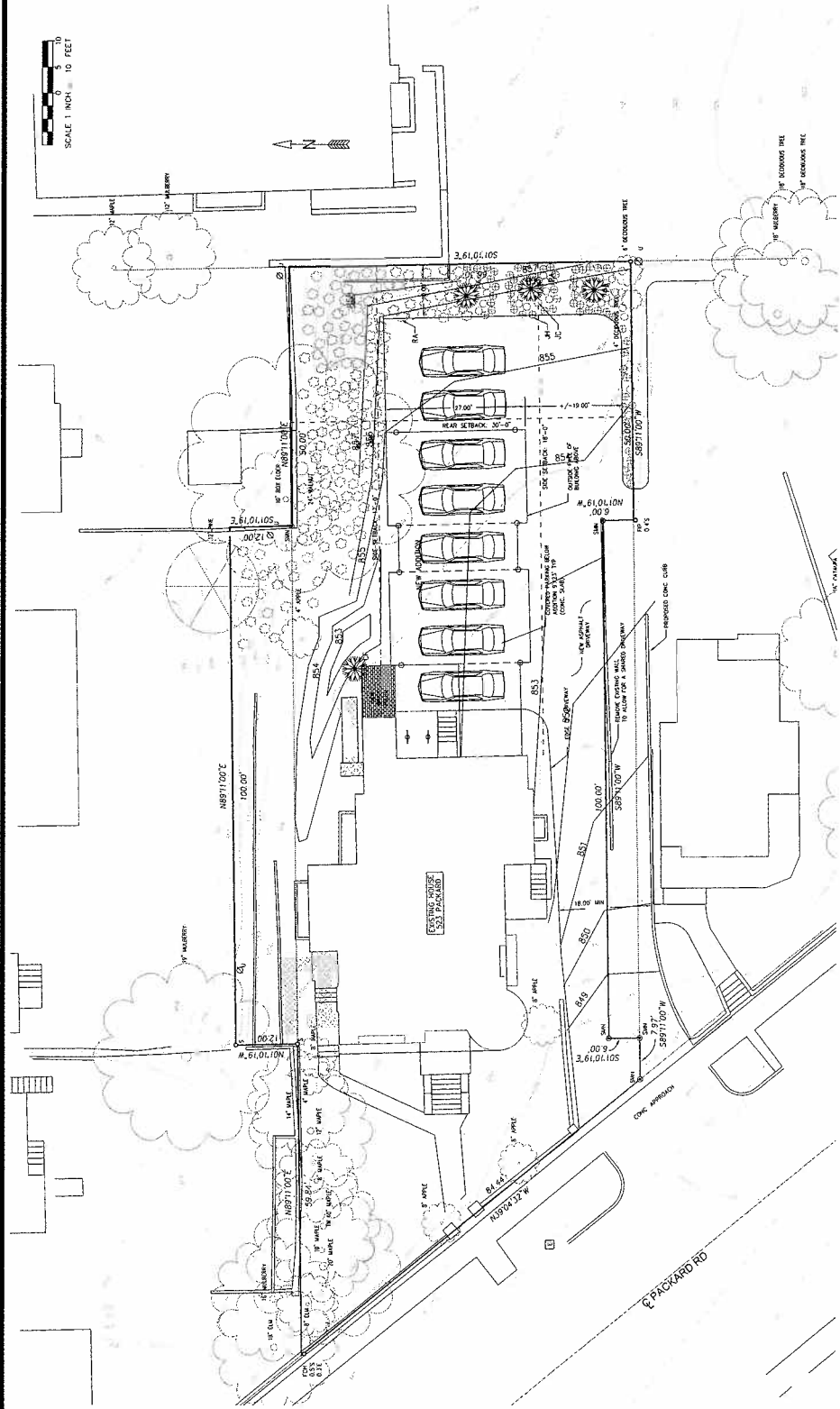
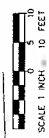
523 Packard Addition  
 Ann Arbor, MI  
 48104

General Notes

No.	City Comments	Date
1	Review/Issue	10/22/18

Project No. **SP-3**  
 Date **9/29/18**  
 Scale **as noted**

**SITE & LANDSCAPE PLAN**



**LANDSCAPE NOTES**

1. Landscape contractor shall place 4" bank mulch where needed under trees and shrubs.
2. New topsoil to be added as needed for new plant species.
3. The final locations of new trees and shrubs to be approved by owner.
4. Application of fertilizer beyond the initial topsoil and seeding shall be in fertilizer with no phosphorus.

**LANDSCAPE LEGEND**

- TREES (EXISTING)
- TREES (PROPOSED)
- SHRUBS - FRAGRANT SUMAC (PROPOSED)
- SHRUBS - JUNIPER (JC) (PROPOSED)
- SHRUBS - JUNIPER (JI) (PROPOSED)

**PLANT SCHEDULE**

Quantity	Code	Botanical Name	Common Name	Size	Root	Spacing
1	CF	Cornus Florida	White Flowering Dogwood	2 1/2' B&B	N/P	N/P
3	PA	Pinus Amelanchia	American White Palm	1 1/2' B&B	12"	

Quantity	Code	Botanical Name	Common Name	Size	Root	Spacing
110	RA	Rhus Aronice	Fragrant Sumac "Gris-Lov"	24"	5 gal	3' o.c.
25	JC	Juniperus Chinensis	Sage Green Juniper	24"	5 gal	3' o.c.
30	JH	Juniperus Horizontalis	Creeeping Juniper	24"	5 gal	3' o.c.

**SITE PLAN LEGEND**

- PROPERTY LINE
- BIKE HOOPS (PROPOSED)
- BRICK PAVEMENT (PROPOSED)

**SITE PLAN NOTES**

1. Trash is handled with curbside pickup.
2. Dimensions are to edge of paving or other material as specified.
3. Per Chapter 19, Section 1538 of the City Code: All materials are to be approved by the City Engineer and approved by the City Engineer prior to and adjacent to the site.
4. All existing structures on the site shall be in accordance with city standards.



Warren Somberg, AIA, LEED AP  
 907 Berkshire Rd., Ann Arbor, MI 48104  
 734-660-2226

523 Packard Addition  
 Ann Arbor, MI  
 48104

General Notes

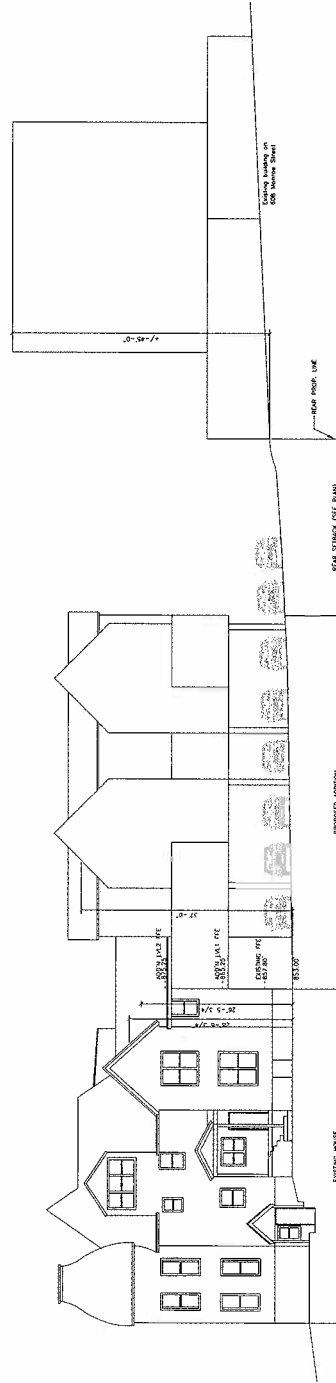
No.	Revision/Issue	Date
1	CITY COMMENTS	10/23/8

ELEVATIONS

Sheet  
**SP-6**



1 WEST ELEVATION  
 1" = 10'-0"



2 SOUTH ELEVATION  
 1" = 10'-0"

Dear Neighbor:

On September 29, 2008, Packard523 LLC submitted a petition to the City of Ann Arbor to build an addition to the house at 523 Packard. The preliminary plan will be presented to the city for site-plan approval.

The new Ann Arbor Citizen Participation Ordinance, which amends Chapters 55&57, will go into effect in January 2009; however City staff is recommending that I follow the procedures in the ordinance even though this is not currently a requirement. This ordinance requires that a petitioner submitting a project for site plan approval, as a "planned project," notify all neighbors within a 1000ft. radius of the property. **Therefore, if you have any questions or concerns you will have an opportunity to meet with me on Sunday, October 26<sup>th</sup> at 5pm in the parking lot at 523 Packard.** I will have conceptual plans available at that time. After the meeting, I will summarize and submit to City staff all comments received in a Citizen Participation Report.

The new addition will preserve the original house and simply add two more units at the back. The two units will each have 6 bedrooms. The new combined structure is expected to hold 24 bedrooms within 5 total units. The addition will be built on columns over 6 covered parking spaces; 2 parking spaces will be beyond the building envelope for a total of 8 spaces as required by code. As an architect and owner, I will design the extension to complement the existing structure in both massing and scale. As a LEED accredited professional, I have a personal interest to have the addition certified by the USGBC.

I request that this project be accepted as a planned project for the following reasons:

1. In order to build an additional 7 feet of height above the 30 foot maximum.
2. To reduce 2 of 3 landscape buffers in width since the 2 boundaries are directly adjacent to neighboring vehicle use areas and not residential structures.

Sincerely,

Warren Samberg, AIA, LEED AP  
Architect / Owner

Phone: 734.660.2226 • Email: [523packard@gmail.com](mailto:523packard@gmail.com)

Dear Neighbor:

On September 29, 2008, Packard523 LLC submitted a petition to the City of Ann Arbor to build an addition to the house at 523 Packard. The preliminary plan will be presented to the city for site plan approval.

The new Ann Arbor Citizen Participation Ordinance, which amends Chapters 55&57, will go into effect in January 2009; however City staff is recommending that I follow the procedures in the ordinance even though this is not currently a requirement. This ordinance requires that a petitioner submitting a project for site plan approval, as a "planned project," notify all neighbors within a 1000ft. radius of the property. **Therefore, if you have any questions or concerns you will have an opportunity to meet with me on Sunday, October 26<sup>th</sup> at 5pm in the parking lot at 523 Packard.** I will have conceptual plans available at that time. After the meeting, I will summarize and submit to City staff all comments received in a Citizen Participation Report.

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Warren Samberg, AIA, LEED AP  
Architect / Owner

Phone: 734.660.2226 • Email: [523packard@gmail.com](mailto:523packard@gmail.com)

Dear Neighbor:

On September 29, 2008, Packard523 LLC submitted a petition to the City of Ann Arbor to build an addition to the house at 523 Packard. The preliminary plan will be presented to the city for site plan approval.

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Sincerely,

Warren Samberg, AIA, LEED AP  
Architect / Owner

Phone: 734.660.2226 • Email: [523packard@gmail.com](mailto:523packard@gmail.com)

Dear Neighbor:

On September 29, 2008, Packard523 LLC submitted a petition to the City of Ann Arbor to build an addition to the house at 523 Packard. The preliminary plan will be presented to the city for site plan approval.

The new Ann Arbor Citizen Participation Ordinance, which amends Chapters 55&57, will go into effect in January 2009; however City staff is recommending that I follow the procedures in the ordinance even though this is not currently a requirement. This ordinance requires that a petitioner submitting a project for site plan approval, as a "planned project," notify all neighbors within a 1000ft. radius of the property. **Therefore, if you have any questions or concerns you will have an opportunity to meet with me on Sunday, October 26<sup>th</sup> at 5pm in the parking lot at 523 Packard.** I will have conceptual plans available at that time. After the meeting, I will summarize and submit to City staff all comments received in a Citizen Participation Report.

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Sincerely,

Warren Samberg, AIA, LEED AP  
Architect / Owner

Phone: 734.660.2226 • Email: [523packard@gmail.com](mailto:523packard@gmail.com)



523 Packard Addition  
Planned Project  
Petitioner: Packard523 LLC

### Citizen participation report

Attached here are the following items:

1. The postcard that was sent out to every address within a 1000<sup>ft.</sup> radius (approximately 1200 citizens), to the Ann Arbor planning staff, and to the council members of the 4<sup>th</sup> ward
2. The sign in sheet from the meeting.

The meeting was held at 5pm on October 26<sup>th</sup>, 2008 in the parking lot at 523 Packard. A site plan and elevations were mounted on boards. These are the exact plans as submitted to city staff for comments.

There were 2 citizens that attended the meeting; both are current tenants of the petitioner's house at 523 Packard.

The first tenant was Timothy Finch who lives in Apt. #2. He simply expressed his interest and thought that it sounded quite exciting. He's graduating from college this spring and will not be returning.

The second tenant was Joshua Abramson. He resides in room D on the 3<sup>rd</sup> floor. He plans to renew his lease once again. He was just checking to see how the addition would be placed on the property so that it does not impact his path of travel both into the house and then back out to grade. I explained how the plan works and he was satisfied. He did not have further comment.

The meeting concluded at 5:30pm.

Warren Samberg respectfully submits this report on November 9, 2008.