

## **PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of January 20, 2011**

**SUBJECT: 1500 Pauline Boulevard Site Plan for City Council Approval  
File No. SP10-035**

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

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 1500 Pauline Site Plan, subject to recording of ingress/egress and utility easements before issuance of building permits.

### **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.

### **LOCATION**

The site is located east of Arbordale Street north of Pauline Boulevard (West Area). This site is in the Allen Creek Watershed.

### **DESCRIPTION OF PETITION**

The petitioner proposes demolishing four non-conforming apartment buildings containing 48 units and constructing a new 53,185-square foot multiple-family complex containing 32 dwelling units. Five buildings are proposed, containing one- to three-bedroom apartments and three-bedroom townhomes. A community center and commercial play structures will be located in the center of the site. This proposed development is to be constructed in one phase.

The two existing shared curb cuts off Pauline Boulevard and Northwood Street continue to be used along with a newly proposed curb cut off Pauline that leads to a one-way drive and parking along the northeast portion of the site. This new one-way drive connects to the shared two-way drive for traffic to exit the site. A traffic impact statement is not required since this project generates less than 50 vehicle trips per peak hour.

Thirty-nine parking spaces are located along the perimeter of the site, 9 of which are proposed to be deferred. A parking deferral plan shows these 9 additional parking spaces added to the northeast corner of the site if determined in the future they are needed. Enclosed bicycle parking spaces and hoops will be located at the northwest corner of the site. Conflicting land use buffers are proposed along the northern and eastern property lines to screen the parking from the adjacent neighbors to the north and Fritz Park to the east.

One-hundred year storm water detention is proposed underground at the northeast and southwest corners of the site. Storm water in the northeast corner will first be treated in a sediment forebay before storm water enters the underground infiltration system. Two

underground sediment control structures will be used to treat the water for the southwest underground infiltration chambers.

One landmark tree is proposed to be removed due to this proposal. The landmark street tree is a 24-inch Basswood and is located in the public right-of-way, where the proposed new Pauline Boulevard curb cut is proposed. Five landmark replacement trees are proposed in the center of the site, near the community building and play area, to meet mitigation requirements. Several landmark trees are located off-site near the eastern property line, which is shared with Fritz Park. Currently, there are buildings and parking areas within the critical root zones of these trees, and the petitioner proposes removing these impervious surfaces and replacing with pervious surface.

Citizen participation meetings were held by the petitioner on July 27, 2010, and August 25, 2010. The report from these meetings is attached.

### COMPARISON CHART

		EXISTING	PROPOSED	PERMITTED/REQUIRE D
Zoning		R4B (Multiple-Family Dwelling District)	R4B	R4B
Gross Lot Area		93,490 sq ft	93,490 sq ft	14,000 sq ft MIN
Minimum Lot Area per Dwelling Unit		1,947 sq ft	2,921 sq ft	2,900 sq ft MIN
Minimum Usable Open Space in Percentage of Lot Area		Undetermined	52,915 sq ft 56.6%	51,420 sq ft MIN 55%
Minimum Active Open Space per Dwelling Unit		Undetermined	1,275 sq ft	300 sq ft
Setbacks	Front	25 ft – Pauline 150 ft – Northwood	25 ft – Pauline 25 ft – Northwood	25 ft MIN
	Side(s)	5/30 ft	12/46 ft	12/26 ft MIN
	Rear	30 ft	39 ft	30 ft MIN
Building Height		Two-story units	23 ft	30 ft MAX
Parking - Automobiles		36 spaces	39 spaces (9 spaces deferred)	48 spaces MIN
Parking - Bicycles		Undetermined	4 spaces - Class A 3 spaces - Class C	3 spaces MIN - Class A 4 spaces MIN – Class C

### SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single-family dwellings	R1C (Single-Family Dwelling District)
EAST	Fritz Park	PL (Public Land)
SOUTH	Single-family dwellings	R1C
WEST	Apartments	R4B (Multiple-Family Dwelling District)

## HISTORY

Per the petitioner, Parkhurst Apartments were constructed in the late 1950's or early 1960's. Washtenaw Affordable Housing Coalition (WAHC) purchased the apartments in 1997. In 2009, Avalon Housing took over operation of Parkhurst Apartments from WAHC.

## PLANNING BACKGROUND

The Master Plan Land Use Element recommends multiple-family use for this area.

### DEPARTMENT COMMENTS PENDING, DISMISSED OR UNRESOLVED

Parks - The proposed play area/open space is acceptable in lieu of a park contribution. Since the play area will be accessible to the public, it needs to be commercial grade, and meet all federal safety guidelines.

Engineering – The two westerly drive approaches, and the driveway between them, cross parcel lines. An executed ingress/egress easement agreement will need to be provided. Additionally, note that the work proposed on the two shared drive approaches will require a joint application for the Right-of-Way permits.

The proposed water main easement shall extend to the westerly property line. A water main easement, separate from the existing variable width utility easement, shall be provided for all of the new on-site water main.

Forestry - Based on the 165 feet of street frontage the street tree escrow amount for this site is \$214.50. This amount must be paid prior to issuing building permits.

Land Development Coordinator - Per Chapter 63, section 5:654(1) all residential developments containing greater than four units within two or more detached structures must be reviewed and receive preliminary plan approval from the Washtenaw County Drain Commissioner's Office *prior* to approval by the City of Ann Arbor. This approval is pending.

Planning – Redevelopment of this site will eliminate a non-conforming situation and substantially improve the site layout. This proposal has interior sidewalk connections to each building and to public sidewalks fronting both Pauline Boulevard and Northwood Street. The AATA bus system has a bus stop located near this development off Pauline.

This site is required to have a minimum of 48 parking spaces based on 1.5 spaces/unit; the petitioner has demonstrated the reduced need for parking spaces due to the residents' strong preference for public transportation, and staff supports deferral of 9 parking spaces. If a need for additional parking arises, the petitioner will be required to construct these spaces as shown on the deferred parking plan.

Prepared by Christopher Cheng  
Reviewed by Wendy Rampson  
mg/1/12/11

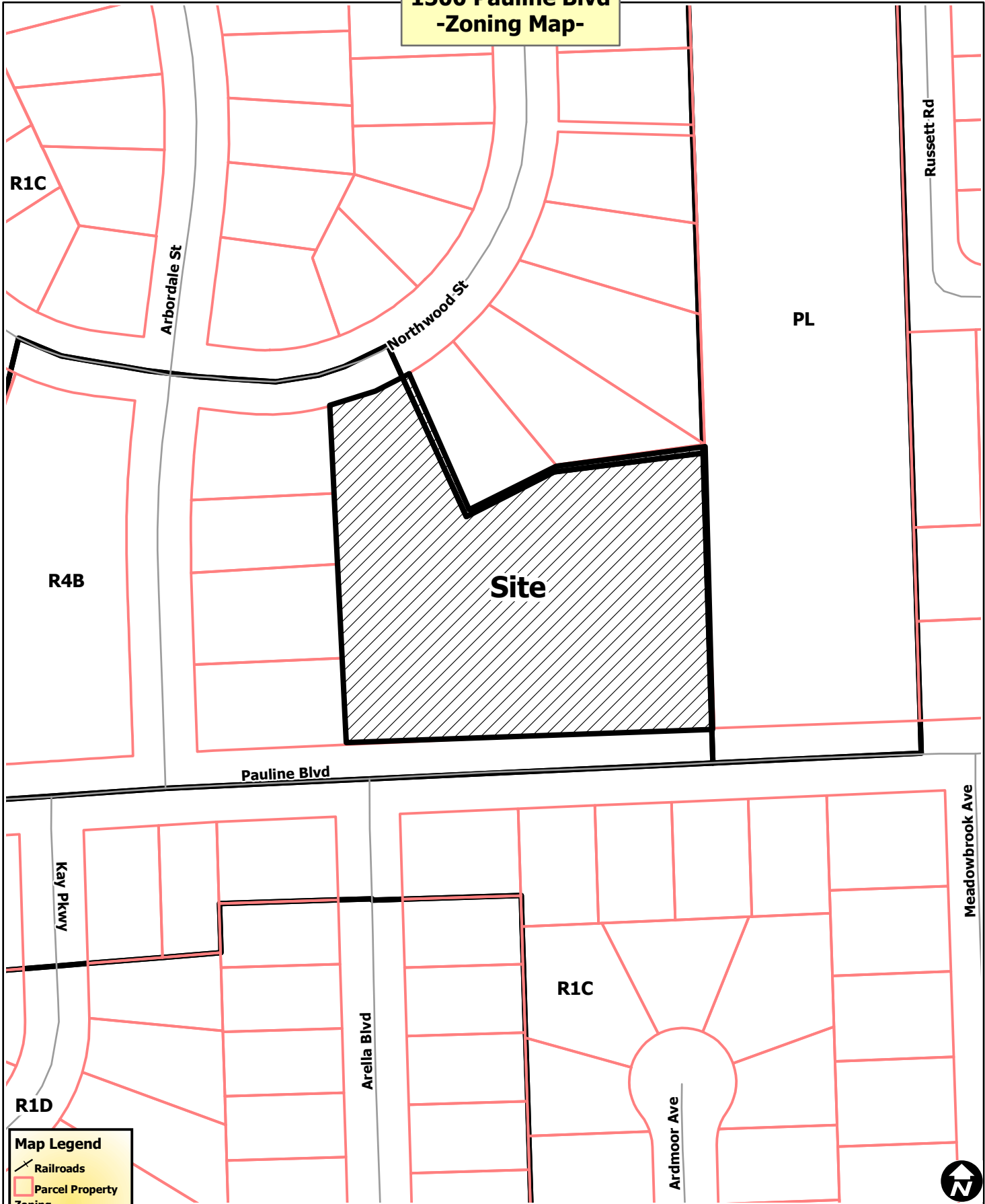
Attachments: Zoning/Parcel Maps

Aerial Photo  
Site Plan  
Landscape Plan  
Elevations  
Citizen Participation Report

c: Owner/Petitioner: Avalon Housing, Inc.  
1327 Jones Drive, Suite 102  
Ann Arbor, MI 48105

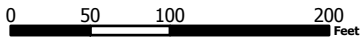
Assessor  
Building  
Engineering  
Parks and Recreation  
File No. SP10-035

**1500 Pauline Blvd  
-Zoning Map-**



**Map Legend**

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



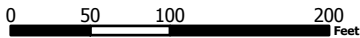
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Map Created: 12/7/2010

**1500 Pauline Blvd  
-Aerial Map-**



**Map Legend**

- Railroads
- Parcel Property
- City Boundary



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 Map Created: 12/7/2010

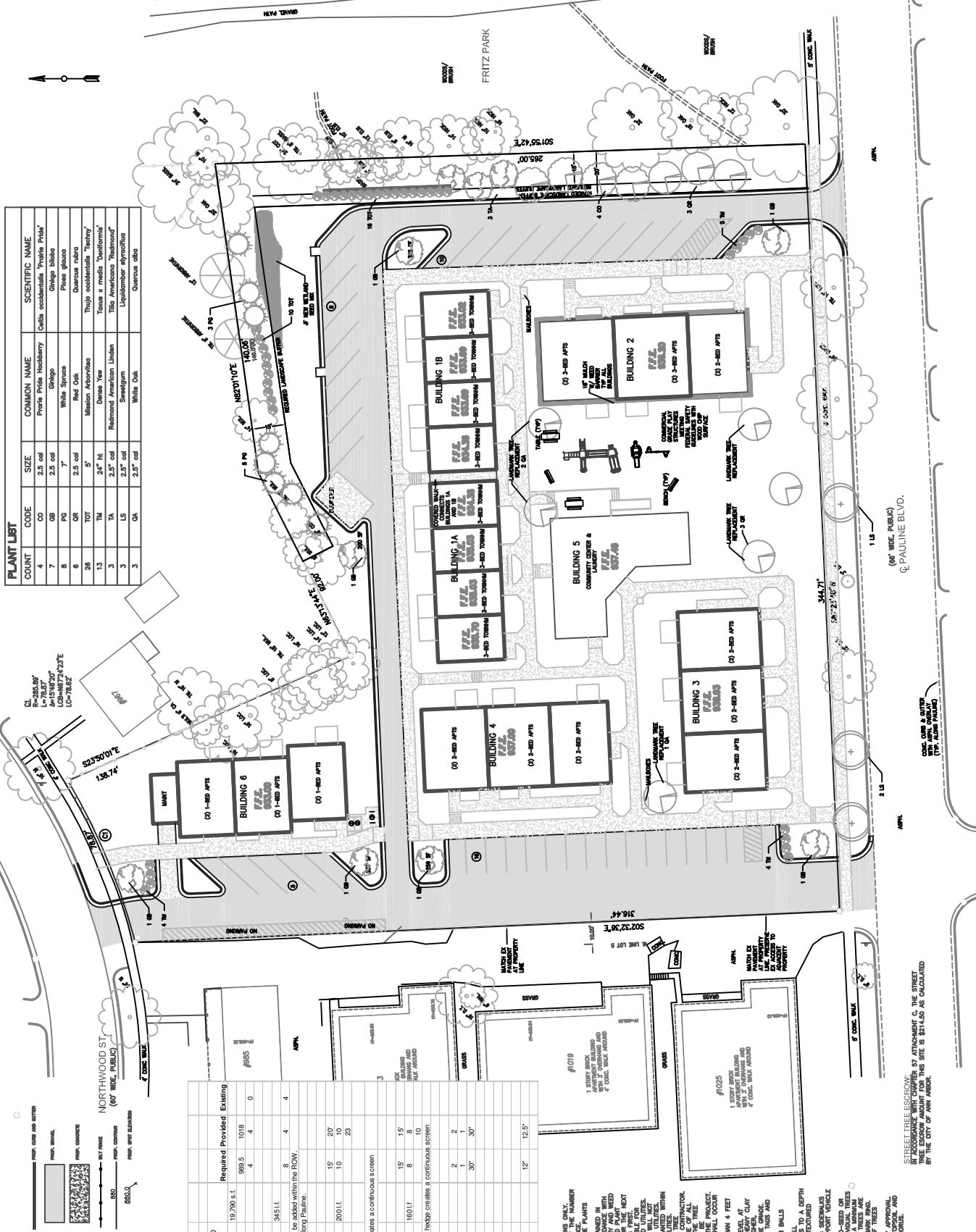


# PERIMETER

SECTION 31  
 TOWN 2 SOUTH, RANGE 6 EAST  
 CITY OF ANN ARBOR  
 WASHINGTON COUNTY, MI

CLIENT  
 AVALON HOUSING, INC.  
 LANDSCAPING PLAN  
 SITE PLAN

REVISIONS  
 JANUARY 7, 2011  
 DECEMBER 23, 2010  
 NOVEMBER 29, 2010  
 SCALE 1" = 20'  
 DR. K.C. CH. K.K.  
 P.L.L.C.  
 PROJECT NO.  
 SHEET NO. 5-5



### PLANT LIST

COUNT	CODE	SIZE	COMMON NAME	SCIENTIFIC NAME
4	CO	2.5 col	Prairie Pride Hackberry	Celtis occidentalis "Prairie Pride"
7	GB	2.5 col	Chicago	Gellego babba
6	PO	7'	White Spruce	Picea mariana
8	QR	2.5 col	Red Oak	Quercus rubra
26	TOT	24" H	Mission Arborescens	Thuja occidentalis "Techny"
13	TM	24" H	Danae Yew	Taxus x media "Danaiformis"
3	TA	2.5" col	Redmond American Linden	Tilia Americana "Redmond"
3	LS	2.5" col	Swainsum	Liquidambar styraciflua
3	OA	2.5" col	White Oak	Quercus alba



### LANDSCAPE REQUIREMENT CHART

Interior Landscape Areas Pertaining to Vehicle Use Area (VUA)	Required	Provided	Existing
Vehicle Use Area - Required Area	989.5	1018	
Number of Trees (area divided by 250)	4	4	0

### STREET TREE REQUIREMENTS

Rate is 1 tree per 45 ft\*

Street	Required	Provided	Existing
Northwood St	8	4	4

\*Due to existing tree locations, only three trees could be added within the ROW. The fourth was placed at the back of the sidewalk along Pauline.

### CONFLICTING LAND USE BUFFER EAST

Requirement	Required	Provided	Existing
Landscape Buffer strip width	15'	20'	
Tree rate at 1 tree per 20'	10	10	
Continuous evergreen hedge min. 4'H		23	

\*Combination of all trees and evergreen hedge creates a continuous screen

### CONFLICTING LAND USE BUFFER NORTH

Requirement	Required	Provided	Existing
Landscape Buffer strip width	15'	15'	
Tree rate at 1 tree per 20' (50% evergreen)	8	8	
Continuous evergreen hedge min. 4'H		10	

\*Combination of all evergreen trees and evergreen hedge creates a continuous screen

### RIGHT-OF-WAY SCREENING

Requirement	Required	Provided	Existing
Palmetto Boulevard Trees	2	2	
Screening height	30'	30'	

### WOODLAND REPLACEMENT

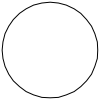
Name: Nonparticipating Fritz Park Woodland  
 Removal of 1 - 24' Batswood  
 Replace w/ 5.25" cal Greenopora Lilioides Linders  
 12' x 12.5'

**LANDSCAPING NOTES:**

- THE PLAN IS FOR PERMANENT PLANTING LOCATIONS ONLY.
- ANY DISCREPANCY WITH THE PLAN AND PLANT LIST THE NUMBER.
- SIZES INDICATED ARE MINIMUM SIZES TO WHICH THE PLANTS.
- ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF ANN ARBOR LANDSCAPING AND MAINTENANCE ORDINANCE.
- APPROPRIATE PLANNING PERIODS, WHETHER COMES PRELIMINARY OR FINAL, SHALL BE OBSERVED.
- VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION.
- PROTECTION FENCE SHALL BE INSTALLED AT THE PERIMETER OF ALL PLANTING AREAS. SUCH FENCING SHALL BE MAINTAINED THROUGHOUT THE PLANTING PERIOD.
- NO CUTTING, GRUBBING, PLINK OR TRIMMING SHALL OCCUR WITHIN THE PLANTING AREA.
- PLANTS SHALL BE PLANTED CLOSER THAN 4 FEET FROM ANY PROPERTY LINE AT THE SAME GRADE LEVEL AS THE EXISTING PLANTS.
- WHICH THEY WERE CHIPPED AT THE MASTHEAD, IF HEAVY CLAY SOILS ARE ENCOUNTERED, THE PLANTS SHALL BE PLANTED APPROXIMATELY 1/3 OF THE ROOT BALL ABOVE THE GRADE.
- REMOVE ALL TRUNKS, BRANCHES, TWIGS, AND LIMBS TO APPROXIMATELY 1/3 OF THE ROOT BALL FROM EXISTING BILLS.
- 10 FEET BACK THE TOP 1/3 OF ROOT BALL FROM EXISTING BILLS.
- ALL LANDSCAPING SHALL BE EXAMINED BY THE CITY OF ANN ARBOR LANDSCAPING INSPECTOR AND APPROVED BY THE CITY ENGINEER PRIOR TO ANY CONSTRUCTION.
- CONTRACT TO TOP OF CURB OR WALK TO SUPPORT VEHICLE AND COMPACT TO TOP OF CURB OR WALK TO SUPPORT VEHICLE AND COMPACT TO TOP OF CURB OR WALK TO SUPPORT VEHICLE.
- ALL DISTURBED UNPAVED AREAS ARE TO BE HYDRO-SEED OR MULCH AND LAWN SEED OR TO BE MULCHED WITH A MULCH DEEP OF 2 INCHES SHROUDED HARROWED BARK LAMM TREES ARE TO BE PLANTED WITHIN THE PLANTING PERIOD.
- BARK IS TO BE PULLED AWAY FROM THE TRUNK OF TREES.
- ALL PLANT SUBSTITUTIONS SHALL HAVE PRIOR CITY APPROVAL.
- APPROPRIATE FERTILIZER BETWEEN THE ROOTZONES AND CURBS SHALL BE A FERTILIZER WITH NO PHOSPHORUS.







Owner/Client:

Avalon  
Housing

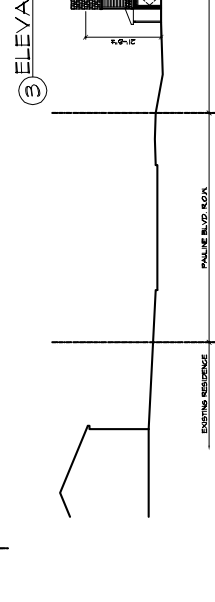
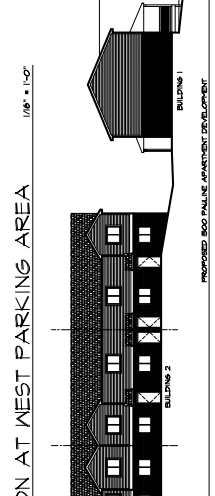
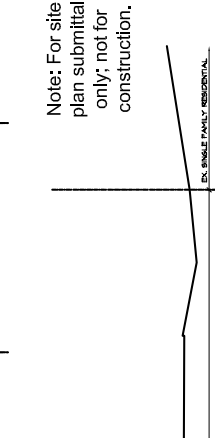
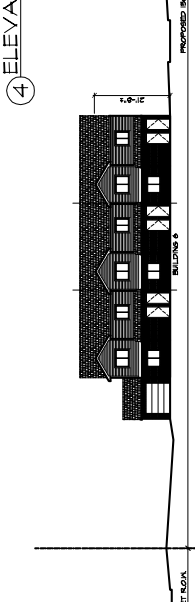
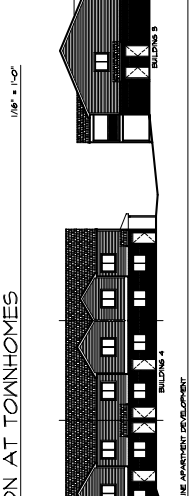
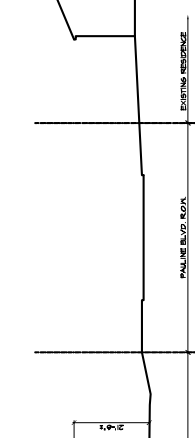
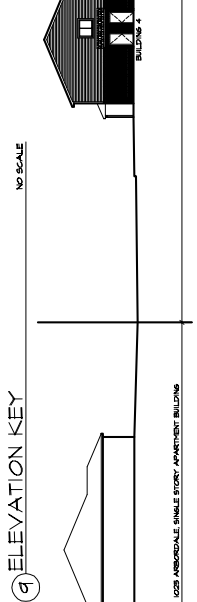
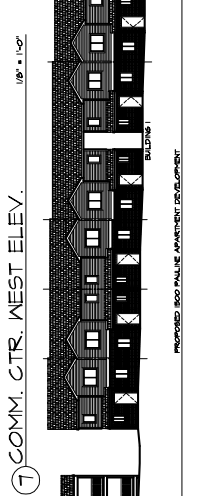
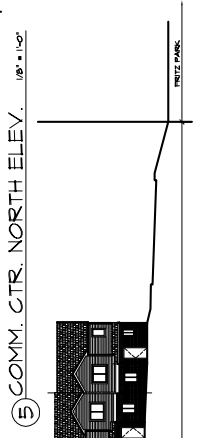
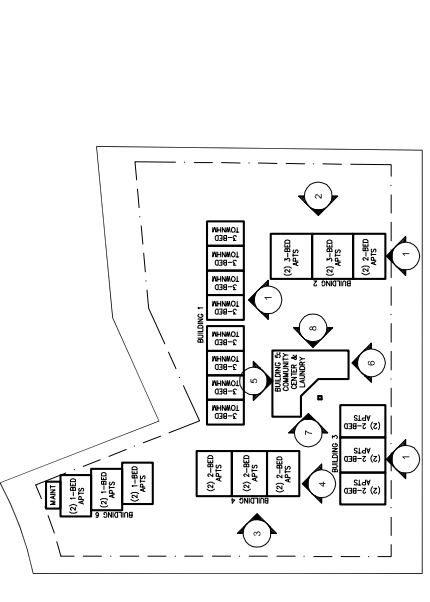
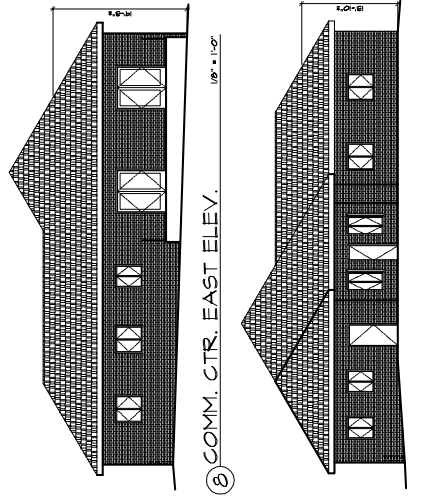
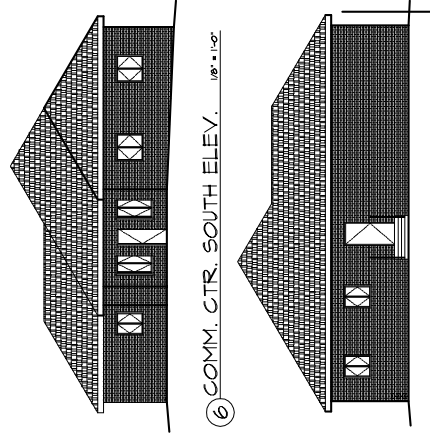
1507 Union St., Suite 402  
Ann Arbor, MI 48105  
ph: 734.663.9568

Project:

Proposed  
Apartment  
Complex

1500 Pauline Blvd.  
Ann Arbor, MI  
Revisions:  
Add Elev. 4: 12/23/10

Date:	11/26/10
Drawn:	DL
Checked:	DL
Project No.:	201024
Scale:	AS SHOWN
Approved:	
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Drawing Title:	



Note: For site plan submittal only, not for construction.

Preliminary  
Unit  
Elevations