

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of December 4, 2012

**SUBJECT: 515 N. Fifth Site Plan for City Council Approval
(515 North Fifth Avenue)
File No. SP12-026**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 515 North Fifth Site Plan and Development Agreement, subject to a variance for the Conflicting Land Use buffer being granted by the Zoning Board of Appeals.

STAFF RECOMMENDATION

Staff recommends that the site plan be **postponed** to give the petitioner an opportunity to address staff comments, including additional information required for utility, landscaping and natural features analysis.

LOCATION

The site is located on the west side of North Fifth Avenue, between Kingsley Street and Beakes Street (Central Area, Huron River Watershed).

DESCRIPTION OF PETITION

The petitioner is seeking site plan approval to construct a three-story, 8,404 square foot multiple-family structure containing a total of four units: two condominium units and two apartments. Each residential unit will contain two bedrooms for a total of eight bedrooms. The existing three-unit apartment structure on the site will be demolished. The estimated cost of construction is \$925,500.

The new structure will be configured with one apartment on the second floor and one apartment on the third floor. A front porch leads to an interior stairwell that will provide access to the two apartment units. The two condominium units will be located at the rear of the building and will have primary access from the sides: one entry door on the south and one on the north side. The building will have a basement with 2 window wells. The rear yard will contain two brick paver patios, one for each condominium unit. The rear units each have a small balcony accessed from the third floor.

The site is accessed by one curb cut from North Fifth Avenue; the new curb cut will be located in approximately the same location as the existing curb cut. A total of six parking spaces are required. The required parking will be provided in an attached four car garage and two exterior spaces adjacent to the building along the southern property line. The petitioner is requesting

that the exterior spaces be deferred at this time, consistent with provisions in Chapter 59 (Off-Street Parking) that allows deferral of up to 40% (2 spaces) of required parking spaces. The petitioner is proposing to plant grass in place of one exterior space and the second space will be constructed of brick pavers and used as a patio with primary entry to one unit. Although the petitioner has indicated they have no plans to construct the exterior parking, deferred parking can be installed at any time after site plan approval.

The site contains less than 5,000 square feet of impervious surface; therefore a storm water management system is not required. The petitioner has proposed a grass swale system to capture storm water and address potential off-site drainage concerns. There currently is no storm water system on the site.

One 20-inch landmark tree, located within the proposed driveway, is proposed to be removed. Mitigation is required and will be provided on site.

A conflicting land use buffer is required between the building and the parcels to the west, north and south. The petitioner meets the requirements of the buffer to the rear, however is requesting a variance for relief from the buffer requirements along the both the north and south side. The required buffer is 15 feet wide, and the petitioner is proposing a landscape buffer that varies from two to 12 feet on the south and a 12-foot buffer on the north, with a five-foot tall screening fence along the entire perimeter of the site.

CITIZEN PARTICIPATION

A citizen participation meeting was not required, but an information postcard was mailed out to all residents within 500 feet. The architect has met with neighborhood residents twice to answer questions and address concerns.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Residential/Office	R4C (Multiple-Family Residential District)
EAST	Residential	R4C (Multiple-Family Residential District)
SOUTH	Residential	R4C (Multiple-Family Residential District)
WEST	Residential	R4C (Multiple-Family Residential District)

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED
Zoning	R4C (Multiple-Family Residential District)	R4C (Multiple-Family Residential District)	R4C (Multiple-Family Residential District)
Gross Lot Area	8,849 sq ft (.20 acre)	8,849 sq ft (.20 acre)	8,700 sq ft MIN
Lot Area per Dwelling Unit	2,950 sq ft/unit	2,212 sq ft/unit	2,175 sq ft/unit MIN
Open Space in % of Lot Area	Unknown	40%	40% MIN
Setbacks	Front	7 ft 8 in	11 ft 4 in
	Side(s)	7ft (North) 33 ft 5 inches (South)	12ft 1 in MIN (North) 21ft 3 in MAX (North) 12ft 3 in MIN (South) 20ft MAX (South)
	Rear	69ft	32 ft 8 inches
Height	25 ft (approx)	29 ft	30 ft MAX
Parking - Automobiles	Unimproved gravel parking area	4 spaces (garages) 2 exterior (deferred)	6 spaces MIN
Parking – Bicycles	0 spaces	4 spaces – Class A (garages)	1 space MIN total (50% Class A, 50% Class C)

* Additional side setbacks are required due to length of building. Increased open space area is provided in the front half of the site in order to equal the additional area that would be contained in the required additional setback.

HISTORY

The existing house was constructed in 1901. A detached garage that was located in the rear yard was demolished in May 2009.

PLANNING BACKGROUND

The City of Ann Arbor Master Plan: Land Use Element (Future Land Use Map) recommendation for this site is multiple-family.

Chapter Seven (Central Area) of the City of Ann Arbor Master Plan: Land Use Element recommends preservation of the existing scale, massing and integrity of housing in the Central Area. New construction is encouraged to complement the existing scale and character of the neighborhood by design features such as front porches and reduced setbacks along streets to match the existing street patterns.

STAFF COMMENTS

Systems Planning – Revisions are needed to the Engineering plans in order to address outstanding staff concerns regarding the utility plan and specifications for improvements within the right-of-way. The site lacks complete fire hydrant coverage; a new hydrant will be required to be installed.

Planning – The petitioner has modified the plans in order to address Planning staff and neighborhood concerns regarding the initial architectural elevations. The project was redesigned to include a front porch and architectural elements that add visual relief to the massing. The majority of the building mass is located to the rear of the site, which allows for more open space in and near the front.

Staff supports the deferral of the two exterior parking spaces, which will allow more side open space and a covered side porch entry.

A development agreement will be required for this project in order to address architectural elevations and offsite improvements required by Project Management staff.

Forestry/Natural Features – The petitioner has indicated that a variance from the Zoning Board of Appeals will be requested for the conflicting land use buffer requirements along the north and south property lines. Staff has requested additional information on the relief requested, and the petitioner is in the process of revising the plans to minimize the variance required.

Soil Erosion/Grading – Additional grading plan information is requested to address concerns regarding potential off-site drainage.

Prepared by Matt Kowalski
Reviewed by Wendy Rampson

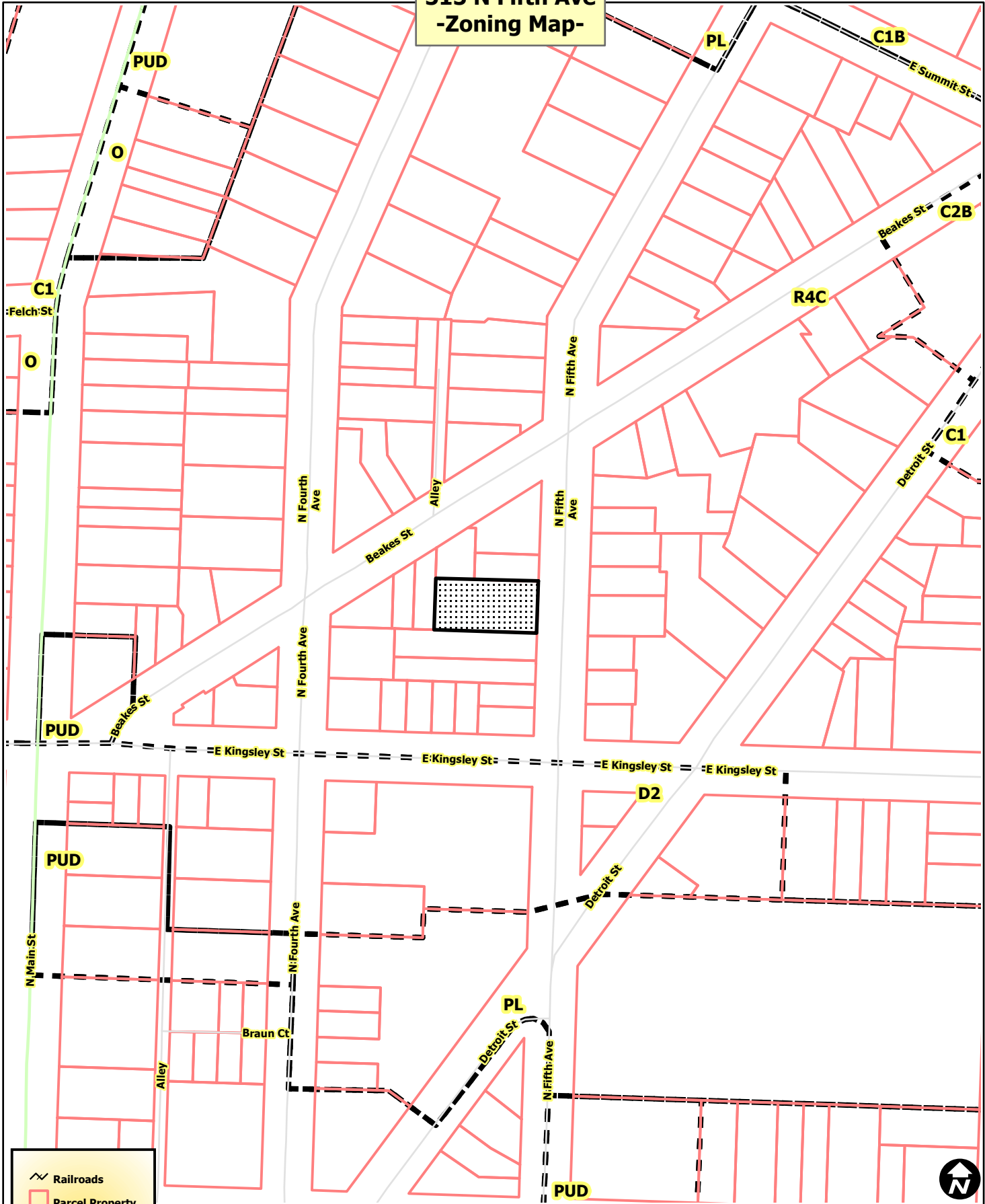
Attachments: Parcel/Zoning Map
Aerial Photo
Site Plan
Landscape Plan
Architectural Elevations
Floor Plans

c: Petitioner: 515 North Fifth Avenue LLC
18621 Steep Hollow Court
Northville, MI. 48168

Petitioner's Representative: Susan Bowers
Bowers and Associates
2400 S. Huron Parkway
Ann Arbor, MI 48104

City Attorney
Systems Planning
File Nos. SP12-026

515 N Fifth Ave -Zoning Map-





	Railroads
	Parcel Property
Zoning	
	Township
	Zoning



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515 N Fifth Ave -Aerial Map-



-  Railroads
-  Parcel Property



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