

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of May 15, 2012**

**SUBJECT: Wintermeyer Offices Parking Lot Expansion Site Plan for Planning Commission Approval  
(2144 and 2178 South State Street)  
Project No. SP12-011**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby approves the proposed landscape modifications to allow previously approved runs of continuous parking spaces and non-depressed landscape islands to remain as currently configured, in accordance with Chapter 62 (Landscape and Screening Ordinance), Section 5:608(2)(c)(vii).

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby approves the Wintermeyer Offices Parking Lot Expansion Site Plan for Planning Commission Approval.

**STAFF RECOMMENDATION**

Staff recommends that the site plan be approved because, if the landscape modification is approved, the contemplated development would comply with all applicable local, state and federal law, ordinances, standards and regulations; the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; and the development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety or welfare.

Staff recommends that the landscape modification petition be **approved** because the modifications are consistent with the intent of the ordinance and are associated with a previously approved site plan.

**DESCRIPTION OF PETITION**

The petitioner seeks approval to construct an additional 20 parking spaces by converting the existing storm water detention pond into an underground storm water management system. The 1.8 acre site currently contains a two-story, 17,000-square foot office building, a two-story 10,000-square foot office building, and 85 parking spaces. It is zoned O (Office District). With the proposed parking lot expansion, there will be a total of 101 parking spaces on the site. A maximum of 111 parking spaces are permitted for the existing office development. The underground storm water management system will continue to provide control of 100-year storm volume.

There are three landmark trees on the adjacent property to the north whose critical root zones extend onto the subject site. The proposed parking area was located as far south as possible to be more than 10 feet away from the landmark trees, but is still within the critical root zones. Seventeen new native trees, each three inches in diameter, will be planted as part of the project to mitigate for the proposed encroachment or to replace previously required mitigation trees displaced by the parking lot expansion.

The petitioner has also requested modification of Chapter 62 (Landscape and Screening), Section 5:602(2)(d) and (g). Paragraph (d) limits the number of continuous parking spaces to 15 and the petitioners seek approval to allow existing runs of 21 and 28 continuous spaces to remain as is. Paragraph (g) requires that 50% of all vehicular use area landscape islands be depressed and connected to the storm water management system for this larger parking area. The petitioner seeks approval to allow the existing landscape islands to remain as is. The proposed parking expansion has only 10 continuous spaces and two islands separating the existing parking lot and the expanded parking lot will be enlarged and redesigned as rain gardens to accept storm water runoff from the existing parking lot. The petition for modification of Chapter 62 is attached.

### CITIZEN PARTICIPATION

The petitioner notified by postcard property owners and persons living within 500 feet of the site that a petition had been submitted for approval.

### SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single-Family Residential	O Office
EAST	Office, Auto Service, Retail	M1A Limited Light Industrial, Unzoned
SOUTH	Office, University of Michigan Golf Course	O and PL Public Land
WEST	University of Michigan Golf Course	PL

### COMPARISION CHART

		EXISTING	PROPOSED	REQUIRED/ PERMITTED
Zoning		O Office	O Office	O Office
Gross Lot Area		81,208 sq ft	81,208 sq ft	6,000 sq ft MIN
Floor Area as % Lot Area Ratio		34.1%	34.1%	75% MAX
Setbacks	Front	15 ft	15 ft	15 ft MIN, 40 ft MAX
	Side	2 ft	2 ft	None
	Rear	20 ft	20 ft	None
Height		38 ft	38 ft	None
Vehicle Parking		85	101	84 MIN, 111 MAX
Bicycle Parking		3 class A, 8 class C	3 class A, 8 class C	3 class A, 7 class C

## HISTORY

The Wintermeyer Office Building Site Plan for a 17,288-square foot, two-story office building was approved on May 1, 2000. The Wintermeyer Phase 2 Office Building Planned Project Site Plan for a 10,370-square foot, two-story office building was approved on February 3, 2009. The planned project modifications reduced the front setback from the then-minimum required 25 feet to 15 feet and were approved because the modifications allowed better pedestrian orientation to the Phase 2 office building, reduced infrastructure needs, and were consistent with proposed changes to the Office zoning district area, height and placement standards. The area, height and placement standards of the Office zoning district were subsequently amended in 2010, and the front setback requirement was reduced to 15 feet.

Prior to the Wintermeyer Office Building development, two site plans for apartments were approved at this location under the name M&M Gardens but neither plan was constructed.

## PLANNING BACKGROUND

The Master Plan Land Use Element recommends office and light industrial uses for this site and the vicinity. A study of the South State Street corridor, from Stimson Street to Ellsworth Road, began in 2011 to evaluate the existing land use recommendations and suggest new recommendations if appropriate. The study is expected to provide a report to City Council by the end of 2012.

## STAFF COMMENTS

Systems Planning – Eight slabs of sidewalk fronting the site are in need of replacement as noted during the site compliance inspection for the Wintermeyer Phase 2 Office Building. Additionally, the fire hydrant companion valve must be raised. The petitioner will perform these repairs as part of the parking lot expansion work.

Urban Forestry – The Urban Forestry and Natural Resources Coordinator supports the petitioner's Chapter 62 (Landscape and Screening) modification request. The modifications are consistent with the intent of Chapter 62.

Prepared by Alexis DiLeo  
Reviewed by Wendy Rampson

Attachments: Application for Modifications from Chapter 62 Landscape and Screening  
Aerial Photo  
Zoning Map  
Site Plan (Sheet C102)  
Detail Plan of Expanded Parking Area (Sheet C104)  
Landscape Plan (Sheet C107)

c: Petitioner/Owner: Tracy Wintermeyer  
South State Street LLC  
2195 Greenview Drive  
Ann Arbor, MI 48103

Petitioner's Agent: David Arthur Consultants, Inc.  
David A. Kubiske, P.E., President/CEO  
110 Main Street, Suite A  
Dundee, MI 48131

Systems Planning  
Project No. SP12-011



# City of Ann Arbor

## PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

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### APPLICATION FOR MODIFICATIONS FROM CHAPTER 62 (LANDSCAPE AND SCREENING)

See [www.a2gov.org/planning](http://www.a2gov.org/planning) for submittal requirements.

TO: Ann Arbor City Planning Commission

We, the undersigned, respectfully petition the City Planning Commission or City Council to approve these modifications from the landscape and/or screening requirements of Sections 5:602, 5:603, 5:604 or 5:606 of Chapter 62, as they relate to the property hereinafter described.

#### A. Project Information

*(Give name of site plan project and tax code number of property)*

Wintermeyer Office Development - Phase III

Parking lot expansion and detention redesign

Property ID# 09-12-05-100-078

#### B. Petitioner Information

The petitioner(s) requesting the modifications are:

*(List petitioners' name; address; telephone number; and interest in the land; i.e., owner, land contract, option to purchase, etc.)*

South State Street Properties, LLC

Mr. Tracy Wintermeyer, Owner (313) 670-7987

2195 Greenview Drive

Ann Arbor, MI 48103

Also interested in the petition are:

*(List others with legal or equitable interest)*

**C. Modification Request**

The petitioner requests approval to modify the above landscape and/or screening requirements in the following ways (if necessary, attach additional page):

Section 5:602, Paragraph (2)(d)

To allow the existing parking lot to remain with 21 and 28 continuous spaces, with landscape islands between the existing and proposed

Section 5:602, Paragraph (2)(g)

Reduction of the 50% of required interior landscape to be depressed islands.

**D. Standards for Approval**

Flexibility in the application of the landscape and screening regulations may be allowed if certain standards are met. The modifications must be consistent with the intent of Chapter 62; be included on a site plan and in a motion approved by the City Planning Commission or City Council; and be associated with specific site conditions as listed in Section 5:608(2)(c).

1. What are the specific site conditions that necessitate this request and how do they warrant the modifications of Chapter 62 requirements? (See Section 5:608(2)(c)) List relevant subsection and explain how and to what extent the modifications are justified.

Section 5:602(2)(d) - The parking expansion is intended to provide existing tenants in #2144 with additional parking.

Without the extra parking, the tenant intends to relocate the company to another city. Removing existing spaces to install landscape islands will make the project infeasible.

Section 5:602(2)(g) - The majority of the landscape islands are installed with curb and the asphalt is graded away from the edges. To achieve the intent of the depressed islands, the majority of the existing parking areas would need to be replaced.

2. How does the proposal meet the spirit and intent of Chapter 62? (See Section 5:600)

Section 5:602(2)(d) - The proposed parking lot expansion has been designed with landscape islands to provide a visual break between the existing and the new. The proposed parking area has a maximum of 10 continuous spaces.

Section 5:602(2)(g) - Phase II was approved with two parking corners of 200 s.f. each as interior landscape. These two corners have been enlarged from a total of 400 s.f. to 580 s.f. and have been redesigned as rain gardens to accept runoff from the existing parking area.

The undersigned states he/she is interested in the property as aforesaid and that the foregoing statements are true and correct to the best of his/her knowledge and belief.

Dated: 3/15/2012

Signature: 

TRACY WINTERMEYER

2195 GREENVIEW

ANN ARBOR, MI 48103

(Print name and address of petitioner)

STATE OF MICHIGAN )  
 ) ss:  
COUNTY OF WASHTENAW )

On this 15<sup>th</sup> day of March, 2012, before me personally appeared the above named petitioner(s), who being duly sworn, say that they have read the foregoing petition and by them signed, and know the contents thereof, and that the same is true of their knowledge, except as to the matter therein stated to be upon their information and belief, and as to those matters they believe it to be true.

Signature: 

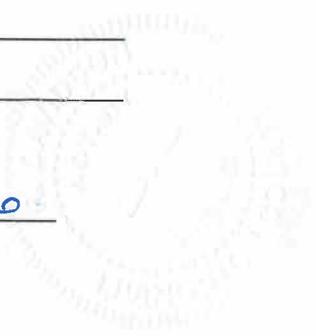
R. DAVIDSON

(Print name of Notary Public)

Livingston County, Mi

Acting in Washtenaw County, Mi

My Commission Expires: 10/1/2016



# 2144 S State St -Aerial Map-



 Railroads

 Parcel Property

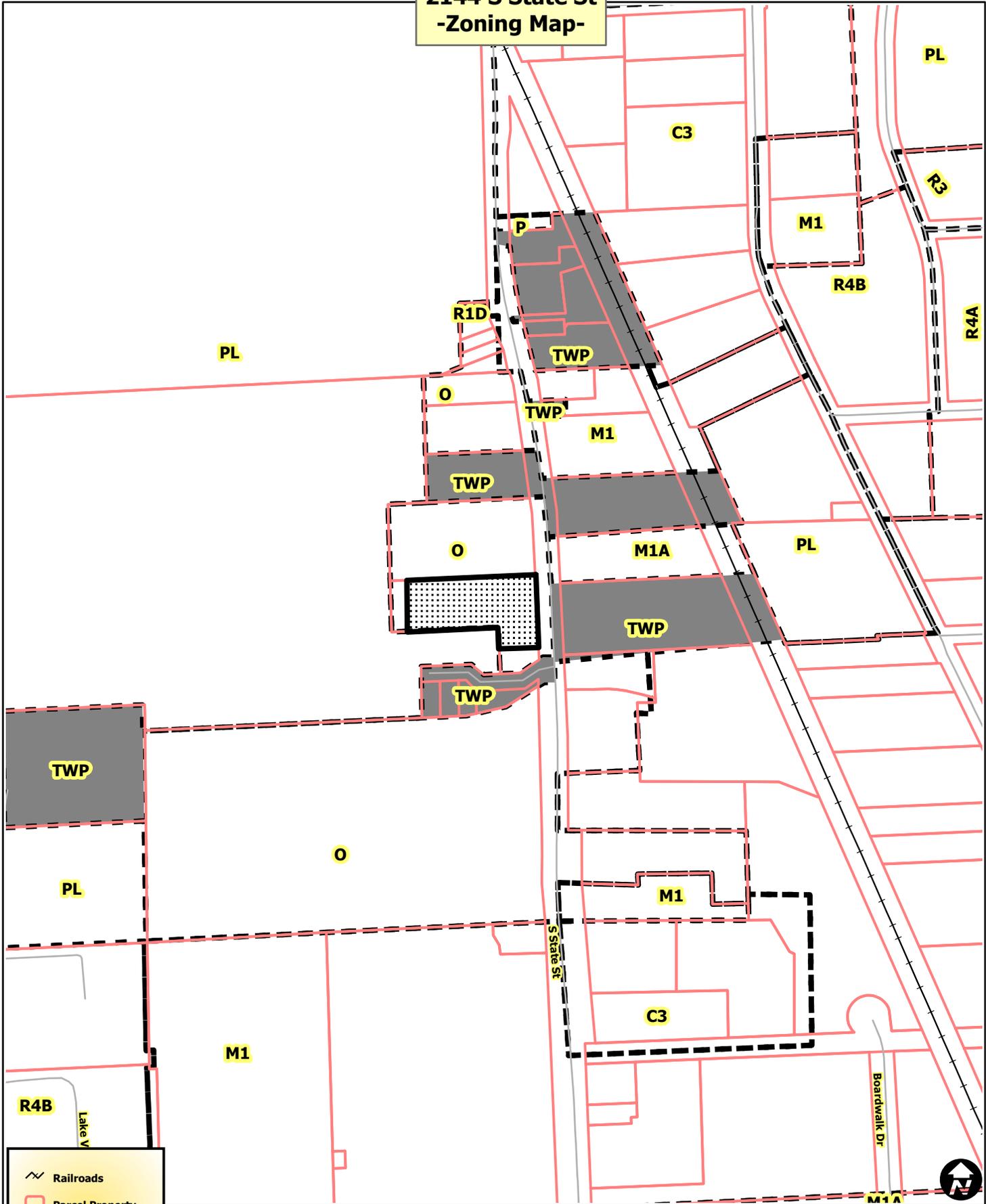


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# 2144 S State St -Zoning Map-



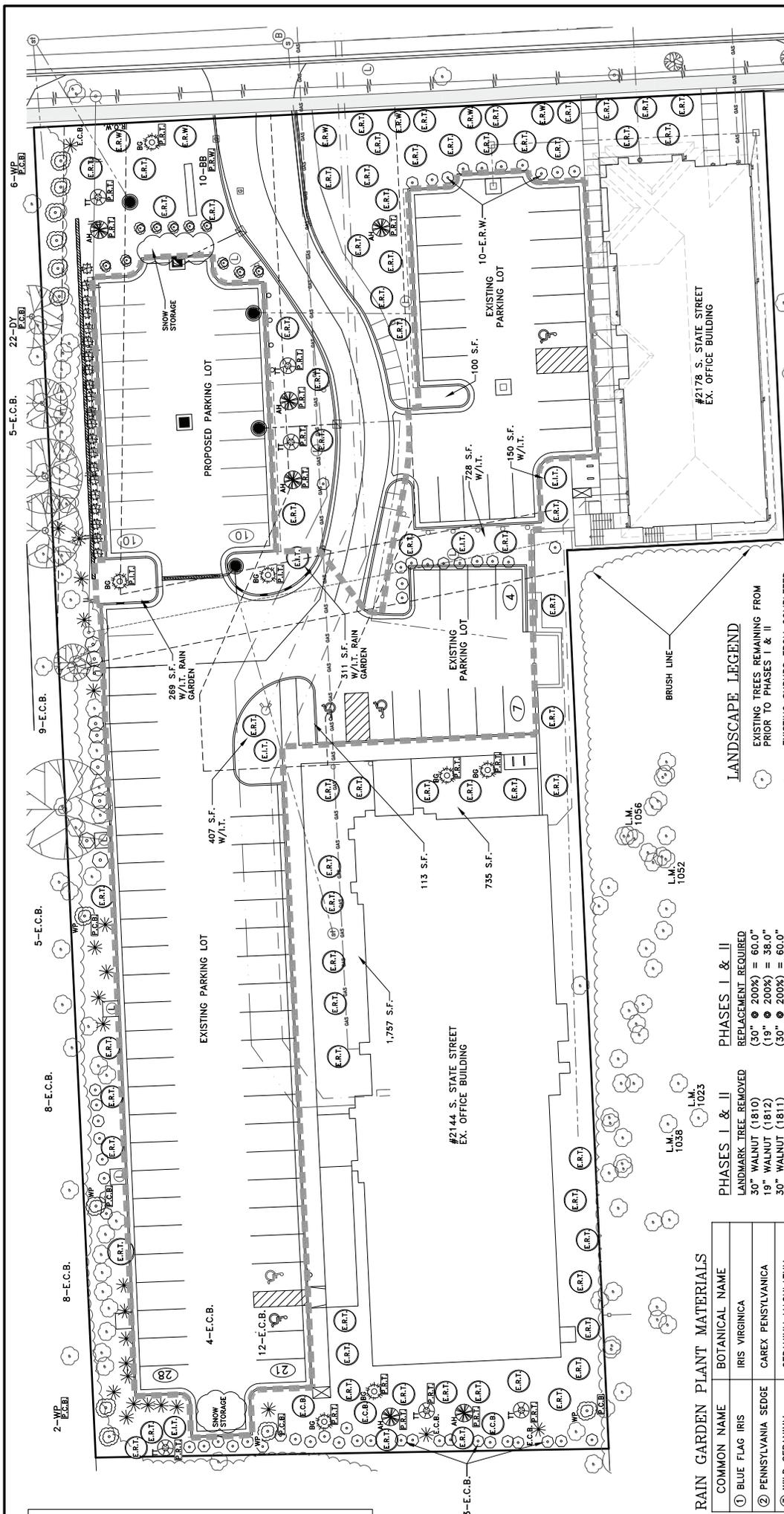
- Railroads
- Parcel Property
- Township
- City of Ann Arbor



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**RAIN GARDEN PLANT MATERIALS**

COMMON NAME	BOTANICAL NAME
① BLUE FLAG IRIS	IRIS VIRGINICA
② PENNSYLVANIA SEDGE	CAREX PENNSYLVANICA
③ WILD GERANIUM	GERANIUM MACULATUM
④ SWAMP MILKWEED	ASCELIPIAS INCARNATA
⑤ ROADSIDE DOCK	FRIGIDARIA VERIDICOLORATA

**PHASES I & II**

LANDMARK TREE REMOVED

30" WALNUT (1810)	REPLACEMENT REQUIRED
19" WALNUT (1812)	(30" @ 200%) = 60.0"
30" WALNUT (1811)	(19" @ 200%) = 36.0"
19" OAK (1727)	(30" @ 200%) = 60.0"
33" BASSWOOD (1734)	(19" @ 50%) = 9.5"
24" BOX ELDER (1732)	(33" @ 50%) = 16.5"
18" WALNUT (1778)	(24" @ 50%) = 12.0"
	(18" @ 50%) = 9.0"
	(18" @ 50%) = 9.0"

**LANDSCAPE LEGEND**

- EXISTING TREES REMAINING FROM PRIOR TO PHASES I & II
- ⊙ EXISTING SHRUBS FROM COMPLETED PHASES I & II CONSTRUCTION
- ✱ EXISTING EVERGREEN TREES FROM COMPLETED PHASES I & II

**LANDSCAPE NOTES**

1. ALL SITE LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY OF ANN