

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of March 17, 2015

**SUBJECT: Racquet Club of Ann Arbor Site Plan for City Council Approval
(3010 Hickory Lane)
File No. SP14-065**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Racquet Club of Ann Arbor Site Plan, subject to approval of a front setback variance granted by the Zoning Board of Appeals.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Racquet Club of Ann Arbor's request for a waiver from the requirement to install public sidewalks along the Geddes Avenue and Hickory Lane frontages.

STAFF RECOMMENDATION

Staff recommends that the site plan be **approved** because it would comply with all 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; and the development would not cause a public or private nuisance and would not have a detrimental effect on public health, safety or welfare.

Staff recommends that the requested waiver from the installation public sidewalks along Geddes Avenue and Hickory Lane not be supported. The planned construction of sidewalks and crosswalks in the vicinity as a part of the Geddes Avenue Improvement Project and the opportunity to connect to the Huron Parkway non-motorized path will provide opportunities for linkages that were not previously available.

LOCATION

The site is located on the southeast corner of Geddes Avenue and Hickory Lane (Northeast Area, Huron River Watershed).

DESCRIPTION OF PETITION

The Racquet Club is a private athletic club and the petitioner proposes removing the existing tennis facility building and constructing a single-story 3,533-square foot tennis facility building, an 850-square foot addition to the pool building and an 311-square foot addition to the snack shack, all to be constructed in one phase. Interior sidewalks between these buildings and a patio are also proposed as part of this project. Total construction cost for this project is approximately \$2.5 million.

The proposed northeast corner of the tennis building encroaches approximately 7 feet into the required 40-foot front setback from the Huron Parkway ROW and requires a setback variance from the Zoning Board of Appeals. This ROW contains an entrance ramp to Huron Parkway that is no longer used by vehicles and has been converted into a pedestrian walkway.

The Public Services Standards and Specifications require public sidewalks be provided on both sides of all streets in the City. The petitioner has requested the sidewalk requirement for the Geddes Avenue and Hickory Lane frontages be waived (see attached letter). To have the sidewalk requirement waived, a City Council resolution is necessary.

Due to the very well draining soils on site, the project will infiltrate the entire 100-year storm event in less than 24 hours as required by the Washtenaw Country Drain Commissioner. This infiltration system will be placed under the northern parking area. There are no natural features impacted on site.

The parking remains unchanged, with 59 automobile spaces and 20 Class C bicycle spaces located at the western edge of the tennis facility. This site is primarily accessed from the two curb cuts off Hickory Lane. The curb cut off Geddes Avenue is gated and used for construction and maintenance vehicles only.

The petitioner mailed a post card to neighbors within 500 feet of this site notifying them of this project. At the time this staff report was written, the petitioner and the city have not received any comments or concerns from the public regarding this proposal.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	City Park	PL (Public Land District)
EAST	Golf Course	PL
SOUTH	Single-Family Residential & Golf Course	R1A (Single-Family Residential District)
WEST	Single-Family Residential	R1A

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	AG (Agriculture District)	AG	AG
Gross Lot Area	340,373 sq ft (7.86 acres)	340,373 sq ft (7.86 acres)	100,000 sq ft MIN
Setback – Front: Geddes	35 ft	35 ft	40 ft MIN
Setback – Front: Hickory Lane	40 ft	40 ft	40 ft MIN
Setback - Front: Huron Parkway	30 feet* to pool	30 ft** to tennis facility	40 ft MIN
Setback – Rear	271 ft	271 ft	51 ft MIN (10% of lot width)
Height	22.5 ft	22.5 ft	30 ft MAX
Parking – Automobile	59 spaces	59 spaces	36 spaces MIN
Parking – Bicycle	Class C – 12 spaces	Class C – 12 spaces	Class C – 8 spaces MIN

Existing nonconforming

- * Variance approved for pool setback 1997
- ** Variance requested

HISTORY

The Racquet Club of Ann Arbor was annexed from Ann Arbor Township in 1965 and remained unzoned until 1972 when it was zoned AG. It was zoned AG(Agriculture District) due to the lot size, private recreational use, and location of the surrounding golf course and single-family uses. As part of the 1997 site plan approval for the pool expansion, variances were approved to waive parking lot lighting requirements and to encroach ten feet into the front setback to expand the pool. In 1998, a site plan was approved by the Planning Commission to revise the parking lot layout and traffic circulation. In 2003, an administrative amendment was approved for a snack shack addition. An administrative amendment was also approved in 2008 for demolition and replacement of a 944-square foot garage/office structure and addition to the care taker's house.

As part of the 2008 administrative amendment review, the Systems Planning Unit determined sidewalks were required on both Hickory Lane and Geddes Avenue fronting this site as required by Public Services Department Standard Specifications. This sidewalk requirement was waived by City Council Resolution (R-08-140).

PLANNING BACKGROUND

The Master Plan: Land Use Element Future Land Use Map recommends single and two family uses for this site. There is not a site specific recommendation for this site. The current Non-Motorized Transportation Plan recommends bike lanes on both sides of Geddes Avenue and a

sidewalk on the north side. The Land Use Element stresses pedestrian access between the neighborhood and the recreation area.

DEPARTMENT COMMENTS

Systems Planning – A request has been submitted by the petitioner for a waiver of the sidewalk requirement to be granted by City Council. Waivers had been granted for two previous site plans; in 1997 and again in 2008. Community focus on improving all modes of transportation, including bicycle and pedestrian transit, has intensified since the last waiver was granted, and the need for sidewalk along, at minimum, Geddes Avenue remains unmet. Staff supports construction of a sidewalk at this location.

Sanitary sewer mitigation is not required for this project.

Planning – The proposed tennis building and additions are consistent with the recreational uses allowed in the AG District.

Staff recommends that sidewalks be installed on both Hickory Lane and Geddes Avenue to better accommodate pedestrian traffic to and from the site. The petitioners have indicated they do not wish to add sidewalk, noting there are no sidewalks in the surrounding neighborhood and the club has operated without sidewalks since its opening.

The Public Services Standards and Specifications require sidewalks be provided on both sides of all streets in the City and the Non-motorized Plan includes a planned sidewalk on the north side of Geddes Avenue and bike lanes on both sides of road in this area. The south side of Geddes Avenue from Hickory Lane to the non-motorized link with the Huron Parkway path system is currently not included in the NTP for a sidewalk.

The Non-motorized Plan generally is focused on higher order roadways and does not delve into neighborhood streets and non-motorized systems. (the reasoning was there are over 80 identified sidewalk gaps on the higher order system, arterials and major roads, and these facilities were seen as a higher priority. This is due to the higher traffic volumes and speeds along the arterial system.

This existing sidewalk gap between Hickory Lane and the non-motorized path link to the former Huron Parkway ramp has been noted as a recommended amendment into the Plan. The rationale for the proposed amendment is this non-motorized path links Geddes Avenue directly with the citywide/regional trail system along Huron Parkway. The sidewalk along the subject property would enable the neighborhood a safe and direct link to the ramp connection.

The Geddes Ave sidewalk, north side of road, is currently under design as part of a road reconstruction project to extend westward towards the Gallup Park entrance. This sidewalk is expected to be built in 2016 as part of the Geddes Avenue Improvement Project, which is listed in the CIP.

Similarly, the Hickory Lane west side sidewalk should include a new crosswalk across Geddes to enable pedestrians the right-of-way to access the sidewalk to be added on the north side of Geddes

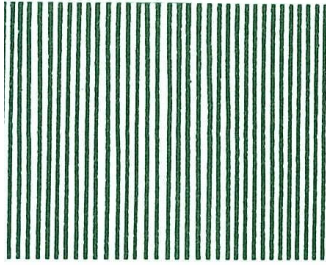
Prepared by Christopher Cheng
Reviewed by Wendy Rampson
mg/03/12/15

Attachments: Sidewalk Waiver Letter
Zoning Map
Aerial Photo
Site Plan
Landscape Plan
Elevations
Geddes Avenue Sidewalk Improvement

c: Petitioner: Ann Arbor Racquet Club
3010 Hickory Lane
Ann Arbor, MI 48104

Petitioner's Representative: Scott Betzoldt
Midwestern Consulting, LLC
3815 Plaza Drive
Ann Arbor, MI 48108

Project Management
Systems Planning
File No. SP14-065



Racquet Club OF ANN ARBOR

3010 Hickory Lane
P.O. Box 130228
Ann Arbor, Michigan 48113

March 3, 2015

Chris Cheng, AICP
City of Ann Arbor
301 E. Huron Street
Ann Arbor, MI 48107

RE: Request for waiver for sidewalk installation at Racquet Club of Ann Arbor

Chris,

We formally request that as part of our site plan review for updates to our facility, that the City waives the requirement for installing sidewalks along the frontage of our property located at Geddes Ave. and Hickory Lanes.

It is our opinion that the requirement serves no benefit to the City's non-motorized transportation plan. This issue has been pursued with the club under previous site plan review and an administrative amendment in 1997 and 2008. Each time, City Planning has pushed us to have to have this issue put before City council. Both times the council resolved that this requirement was to be waived and that any future plans for sidewalks in the area would be part of a special assessment, and not a requirement for project approval. Although each request came with no question or debate among Council, we believe there are several factors that influence this decision.

1. There are no sidewalks leading into or around the Hickory Lane area. The Ann Arbor Hills neighborhood does not have any plans to install sidewalks and would be challenged by all of its residents if it were imposed upon them each time a request for renovation permits were submitted. In 2008, Council had suggested that this should not have even been considered since sidewalks on Hickory would "lead to nowhere".
2. Current plans for work along Geddes Avenue from Riverside to Hickory Lane include improvements on the north side of Geddes as part of the non-motorized transportation plan. As part of the requirement, sidewalks and bike paths will be installed. There is no mention of need

or plans for sidewalks on the south side (Racquet Club side). In addition, the significant cost and burden to move utilities, forfeit property to allow for a barrier-free, accessible sidewalk, retaining and other issues make it improbable. The last published document regarding this issue can be found here;

<http://www.a2gov.org/departments/engineering/Documents/Geddes%20Avenue%20Improvements%20Status%20Update%202014-10-07.pdf>

3. Lastly the consideration of almost .25 miles of sidewalk for one property that would only essentially service our users (members, seasonal during summer) would be a challenge to manage. Cost for upkeep, including specialized equipment to clean the sidewalks would be expensive for one property owner to maintain. As an observer of the foot traffic in our area, this sidewalk would essentially serve no improved benefit and would likely get little to no use most of the time.

The spirit of the non-motorized plan has great intention and we fully support the cause. In this case, we do not feel it is applicable. I am confident as several of our Racquet Club members sit on City Council, they again would agree and support our request. The comments that this issue does “not live in perpetuity” may arguably be true, we do not believe circumstances have changed since our last waiver in 2008.

The project submitted comes at careful thought to the expense of to the membership of our small, seasonal facility. The current state of the area in pursuit is due to the need for the condition of the existing facilities. Flooding, need for new roofs, barrier free accessibility among many other issues drives this project. The cost of adding sidewalks may stall or stop this project if it were so imposed. We expect to meet other requirements to improve our facility as well as the impact on City concerns such as watershed and Chapter 63.

It is our hope that this issue does not compromise the integrity of the project and hope that our intentions align with the due diligence of all parties involved.

Thank you for your consideration.

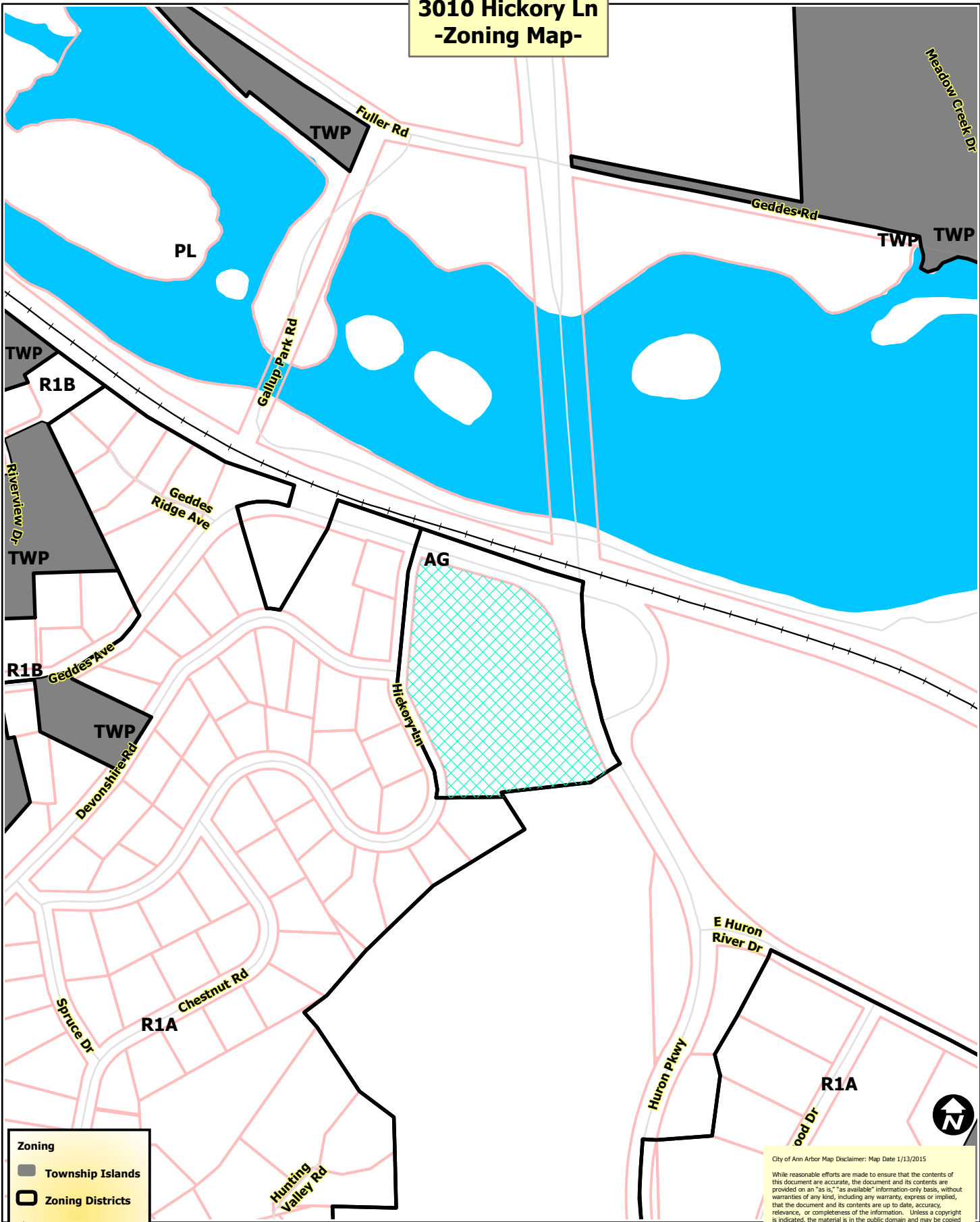
Regards,



Brent Schomaker, General Manager
Racquet Club of Ann Arbor

bschomaker@a2racquet.com

3010 Hickory Ln -Zoning Map-



Zoning

- Township Islands
- Zoning Districts
- Railroads
- Parcels
- Huron River

City of Ann Arbor Map Disclaimer: Map Date 1/13/2015

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3010 Hickory Ln -Aerial Map-



 Railroads
 Parcels



City of Ann Arbor Map Disclaimer: Map Date 1/13/2015

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3010 Hickory Ln -Aerial Map-



 Railroads
 Parcels

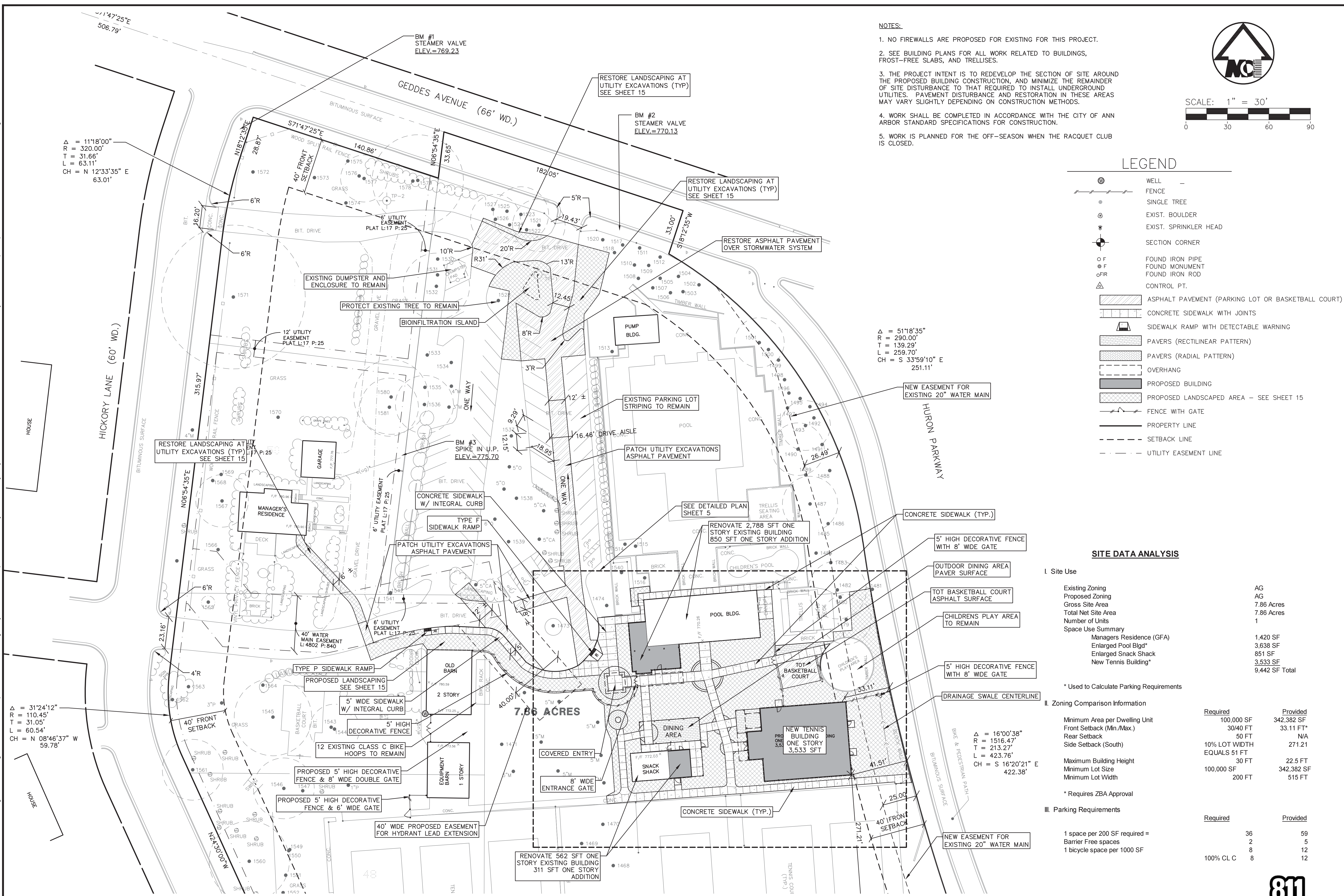


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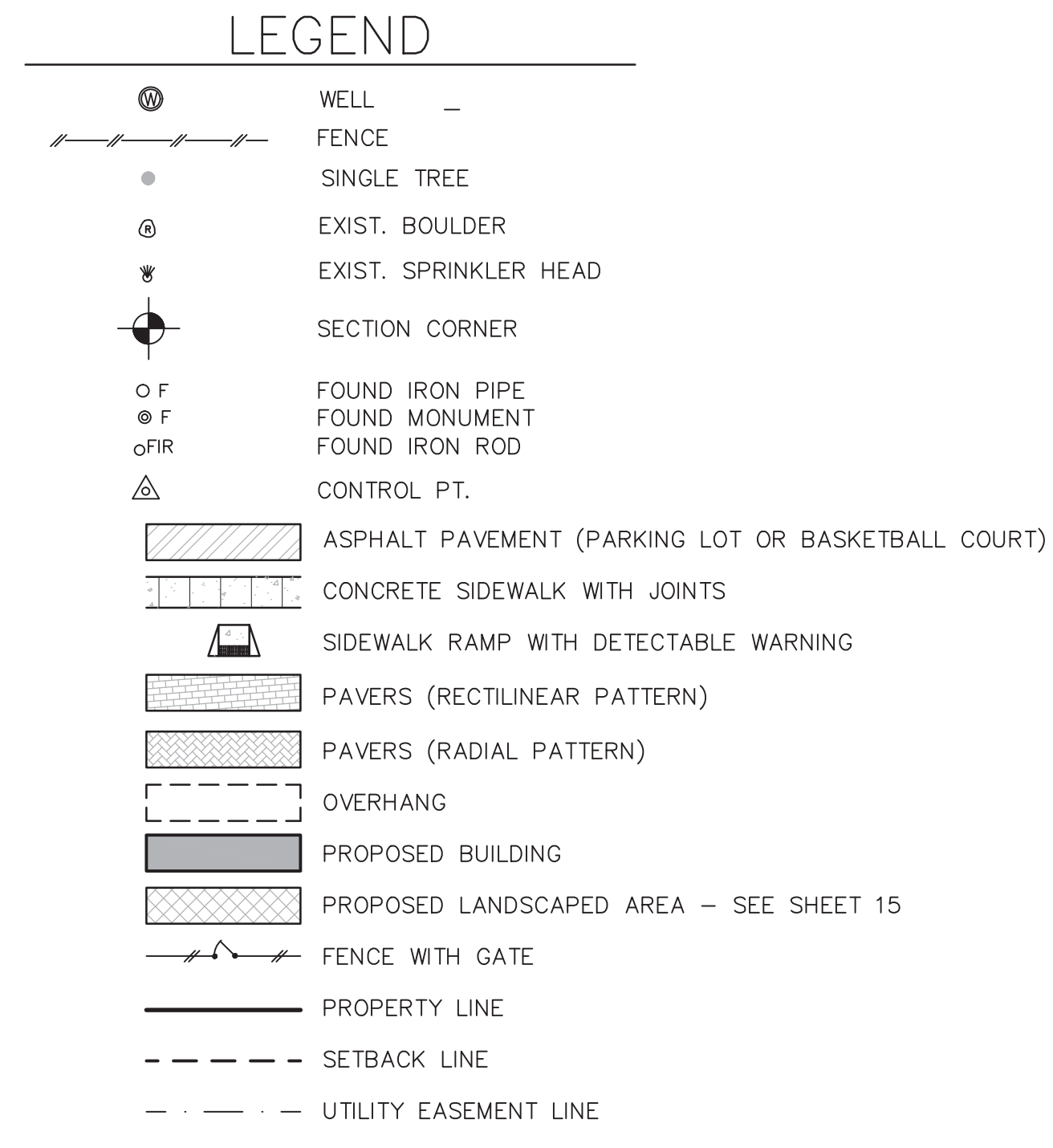
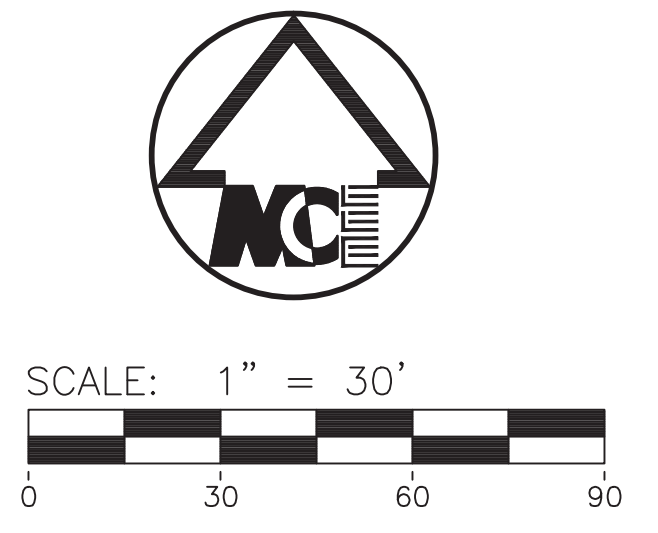
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- NOTES:**
- NO FIREWALLS ARE PROPOSED FOR EXISTING FOR THIS PROJECT.
 - SEE BUILDING PLANS FOR ALL WORK RELATED TO BUILDINGS, FROST-FREE SLABS, AND TRELLISES.
 - THE PROJECT INTENT IS TO REDEVELOP THE SECTION OF SITE AROUND THE PROPOSED BUILDING CONSTRUCTION, AND MINIMIZE THE REMAINDER OF SITE DISTURBANCE TO THAT REQUIRED TO INSTALL UNDERGROUND UTILITIES. PAVEMENT DISTURBANCE AND RESTORATION IN THESE AREAS MAY VARY SLIGHTLY DEPENDING ON CONSTRUCTION METHODS.
 - WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF ANN ARBOR STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - WORK IS PLANNED FOR THE OFF-SEASON WHEN THE RACQUET CLUB IS CLOSED.



SITE DATA ANALYSIS

I. Site Use

Existing Zoning	AG
Proposed Zoning	AG
Gross Site Area	7.86 Acres
Total Net Site Area	7.86 Acres
Number of Units	1
Space Use Summary	
Managers Residence (GFA)	1,420 SF
Enlarged Pool Bldg*	3,638 SF
Enlarged Snack Shack	851 SF
New Tennis Building*	3,533 SF
Total	9,442 SF Total

* Used to Calculate Parking Requirements

II. Zoning Comparison Information

	Required	Provided
Minimum Area per Dwelling Unit	100,000 SF	342,382 SF
Front Setback (Min./Max.)	30/40 FT	33.11 FT*
Rear Setback	50 FT	N/A
Side Setback (South)	10% LOT WIDTH EQUALS 51 FT	271.21
Maximum Building Height	30 FT	22.5 FT
Minimum Lot Size	100,000 SF	342,382 SF
Minimum Lot Width	200 FT	515 FT

* Requires ZBA Approval

III. Parking Requirements

	Required	Provided
1 space per 200 SF required =	36	59
Barrier Free spaces	2	5
1 bicycle space per 1000 SF	8	12
100% CL C	8	12

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that the underground utilities are located as accurately as possible from the information available.



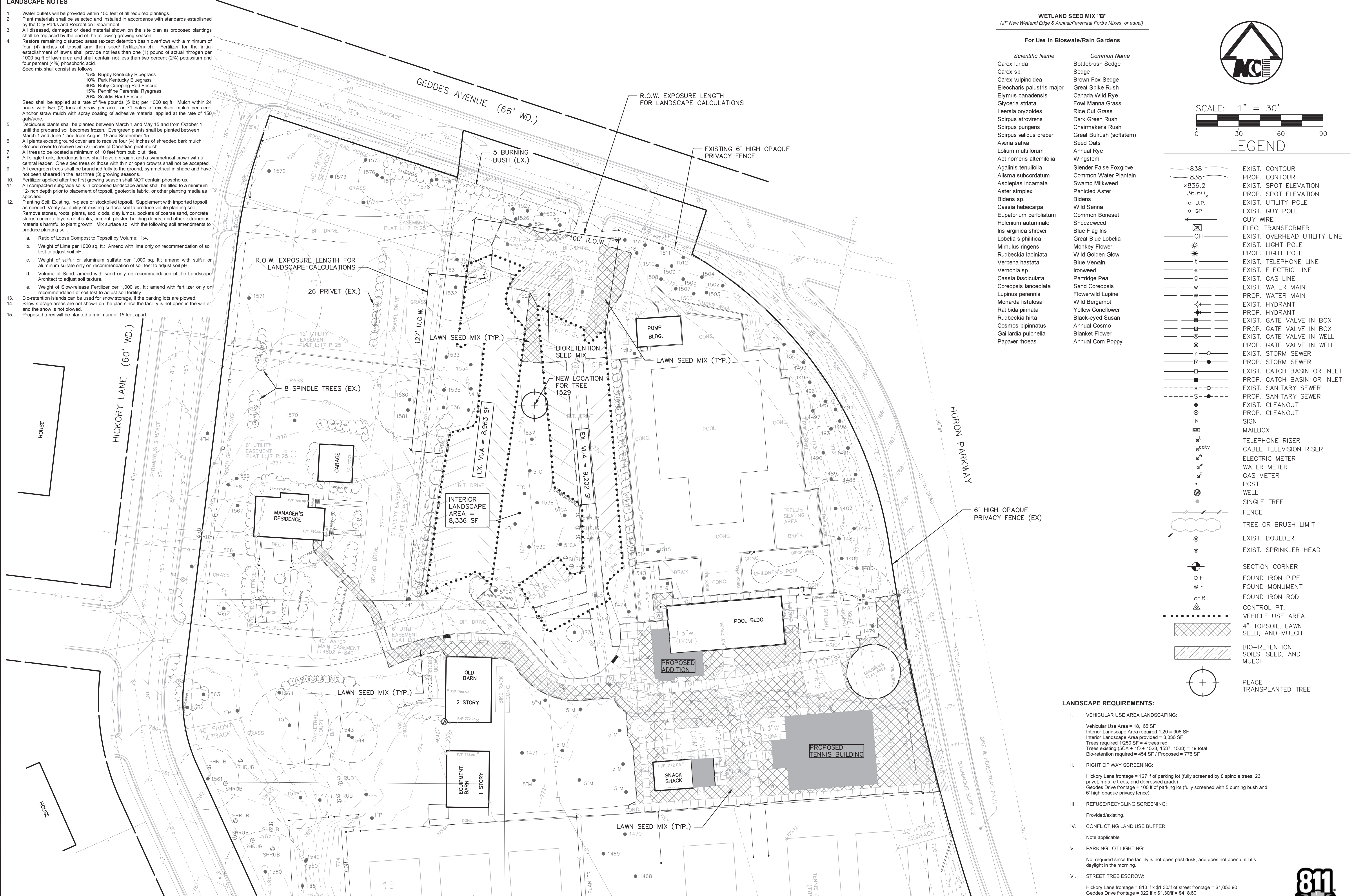
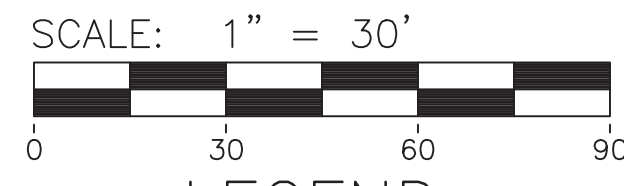
LANDSCAPE NOTES

- Water outlets will be provided within 150 feet of all required plantings.
- Plant materials shall be selected and installed in accordance with standards established by the City Parks and Recreation Department.
- All diseased, damaged or dead material shown on the site plan as proposed plantings shall be replaced by the end of the following growing season.
- Restore remaining disturbed areas (except detention basin overflow) with a minimum of four (4) inches of topsoil and then seed/fertilize/mulch. Fertilizer for the initial establishment of lawns shall provide not less than one (1) pound of actual nitrogen per 1000 sq ft of lawn area and shall contain not less than two percent (2%) potassium and four percent (4%) phosphoric acid. Seed mix shall consist as follows:
 - 15% Rugby Kentucky Bluegrass
 - 10% Park Kentucky Bluegrass
 - 40% Ruby Creeping Red Fescue
 - 15% Perennial Ryegrass
 - 20% Scalds Hard Fescue
- Seed shall be applied at a rate of five pounds (5 lbs) per 1000 sq ft. Mulch within 24 hours with two (2) tons of straw per acre, or 71 bales of excelsior mulch per acre. Anchor straw mulch with spray coating of adhesive material applied at the rate of 150 gals/acre.
- Deciduous plants shall be planted between March 1 and May 15 and from October 1 until the prepared soil becomes frozen. Evergreen plants shall be planted between March 1 and June 1 and from August 15 and September 15.
- All plants except ground cover are to receive four (4) inches of shredded bark mulch. Ground cover to receive two (2) inches of Canadian peat mulch.
- All trees to be located a minimum of 10 feet from public utilities.
- All single trunk, deciduous trees shall have a straight and a symmetrical crown with a central leader. One sided trees or those with thin or open crowns shall not be accepted. All evergreen trees shall be branched fully to the ground, symmetrical in shape and have not been sheared in the last three (3) growing seasons.
- Fertilizer applied after the first growing season shall NOT contain phosphorus.
- All compacted subgrade soils in proposed landscape areas shall be filled to a minimum 12-inch depth prior to placement of topsoil, geotextile fabric, or other planting media as specified.
- Planting Soil: Existing, in-place or stockpiled topsoil. Supplement with imported topsoil as needed. Verify suitability of existing surface soil to produce viable planting soil. Remove stones, roots, plants, sod, clods, clay lumps, pockets of coarse sand, concrete slurry, concrete layers or chunks, cement, plaster, building debris, and other extraneous materials harmful to plant growth. Mix surface soil with the following soil amendments to produce planting soil:
 - a. Ratio of Loose Compost to Topsoil by Volume: 1:4.
 - b. Weight of Lime per 1000 sq. ft.: Amend with lime only on recommendation of soil test to adjust soil pH.
 - c. Weight of sulfur or aluminum sulfate per 1,000 sq. ft.: amend with sulfur or aluminum sulfate only on recommendation of soil test to adjust soil pH.
 - d. Volume of Sand: amend with sand only on recommendation of the Landscape Architect to adjust soil texture.
 - e. Weight of Slow-release Fertilizer per 1,000 sq. ft.: amend with fertilizer only on recommendation of soil test to adjust soil fertility.
- Bio-retention islands can be used for snow storage, if the parking lots are plowed.
- Snow storage areas are not shown on the plan since the facility is not open in the winter, and the snow is not plowed.
- Proposed trees will be planted a minimum of 15 feet apart.

WETLAND SEED MIX "B"
(JF New Wetland Edge & Annual/Perennial Forbs Mixes, or equal)

For Use in Bioswale/Rain Gardens

Scientific Name	Common Name
Carex lurida	Bottlebrush Sedge
Carex sp.	Sedge
Carex vulpinoidea	Brown Fox Sedge
Eleocharis palustris major	Great Spike Rush
Elymus canadensis	Canada Wild Rye
Glyceria striata	Fowl Mann Grass
Leersia oryzoides	Rice Cut Grass
Scirpus atrovirens	Dark Green Rush
Scirpus pungens	Chaimaker's Rush
Scirpus validus creber	Great Bulrush (softstem)
Avena sativa	Seed Oats
Lolium multiflorum	Annual Rye
Actinomeris alternifolia	Wingstem
Agalinis tenuifolia	Slender False Foxglove
Alisma subcordatum	Common Water Plantain
Asclepias incarnata	Swamp Milkweed
Aster simplex	Panicled Aster
Bidens sp.	Bidens
Cassia hebecarpa	Wild Senna
Eupatorium perfoliatum	Common Boneset
Helenium autumnale	Sneezeweed
Iris virginica shrevei	Blue Flag Iris
Lobelia siphilitica	Great Blue Lobelia
Mimulus ringens	Monkey Flower
Rudbeckia laciniata	Wild Golden Glow
Verbena hastata	Blue Vervain
Vernonia sp.	Ironweed
Cassia fasciculata	Partridge Pea
Coreopsis fistulosa	Sand Coreopsis
Lupinus perennis	Flowerwild Lupine
Monarda fistulosa	Wild Bergamot
Ratibida pinnata	Yellow Coneflower
Rudbeckia hirta	Black-eyed Susan
Cosmos bipinnatus	Annual Cosmos
Gaillardia pulchella	Blanket Flower
Papaver rhoeas	Annual Corn Poppy

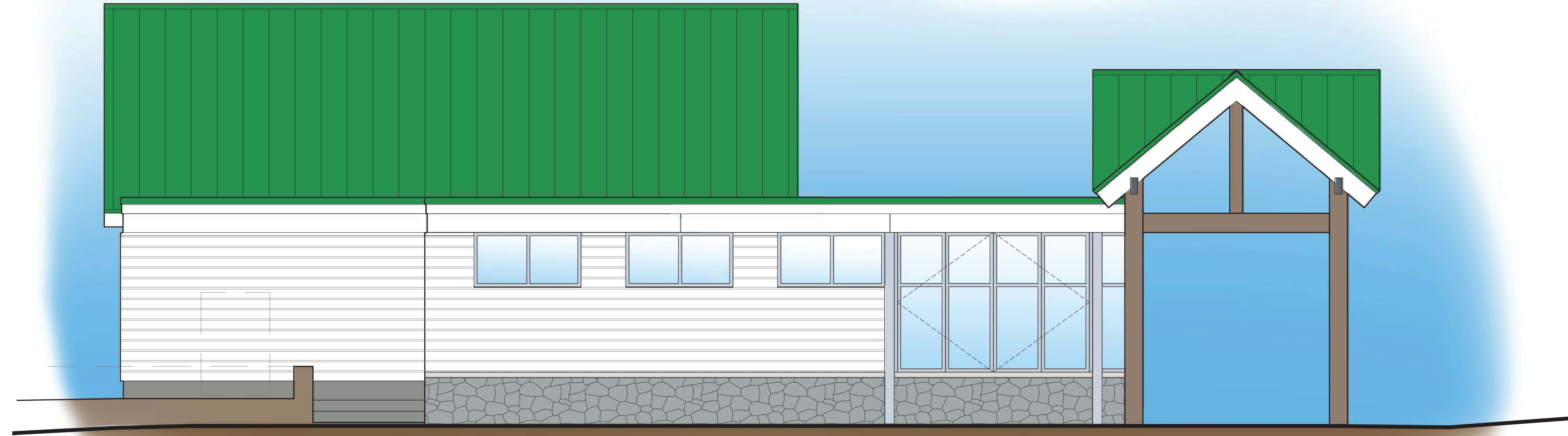


LANDSCAPE REQUIREMENTS:

- VEHICULAR USE AREA LANDSCAPING:**
 - Vehicular Use Area = 18,165 SF
 - Interior Landscape Area required = 120 - 908 SF
 - Interior Landscape Area provided = 8,336 SF
 - Trees required 1/250 SF = 4 trees req
 - Trees existing (SCA + 10 = 1529, 1537, 1538) = 19 total
 - Bio-retention required = 454 SF / Proposed = 778 SF
- RIGHT OF WAY SCREENING:**
 - Hickory Lane frontage = 127 ft of parking lot (fully screened by 8 spindle trees, 26 privet, mature trees, and depressed grade)
 - Geddes Drive frontage = 100 ft of parking lot (fully screened with 5 burning bush and 6' high opaque privacy fence)
- REFUSE/RECYCLING SCREENING:**
 - Provided/existing:
- CONFLICTING LAND USE BUFFER:**
 - Note applicable.
- PARKING LOT LIGHTING:**
 - Not required since the facility is not open past dusk, and does not open until it's daylight in the morning.
- STREET TREE ESCROW:**
 - Hickory Lane frontage = 813 ft x \$1.30/ft of street frontage = \$1,056.90
 - Geddes Drive frontage = 322 ft x \$1.30/ft = \$418.60
 - Total of \$1,475.50 to be paid to the City of Ann Arbor
- TREE MITIGATION:**
 - Not applicable.
- NATURAL FEATURES:**
 - Statement of Natural Features Impacts is shown on Sheet 2.

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

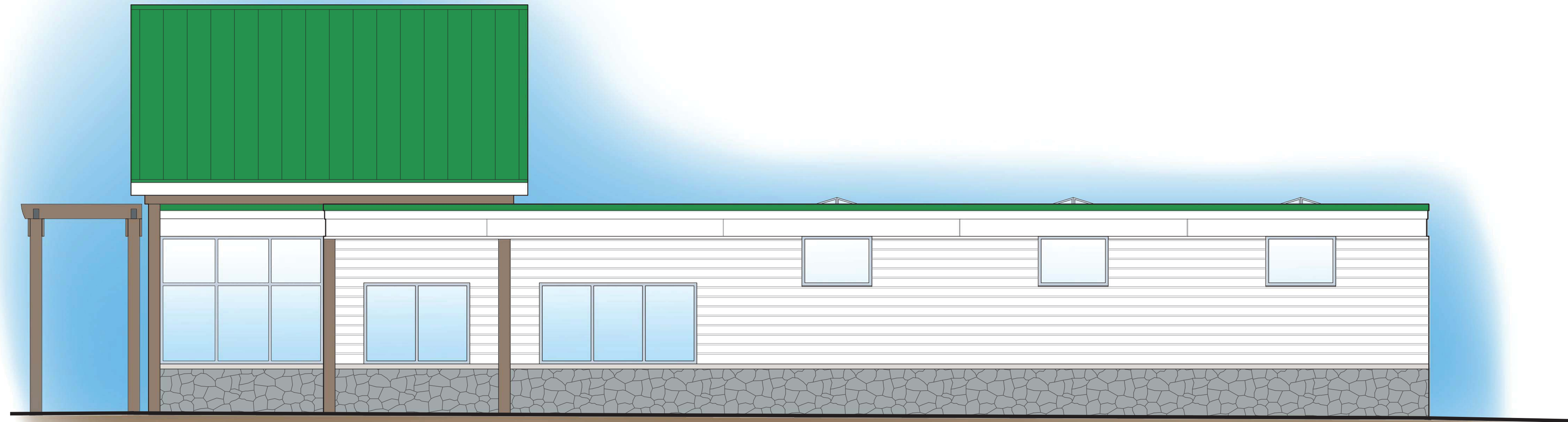




2 EXTERIOR ELEVATION - POOL BUILDING - WEST
SCALE: 1/4"=1'-0"



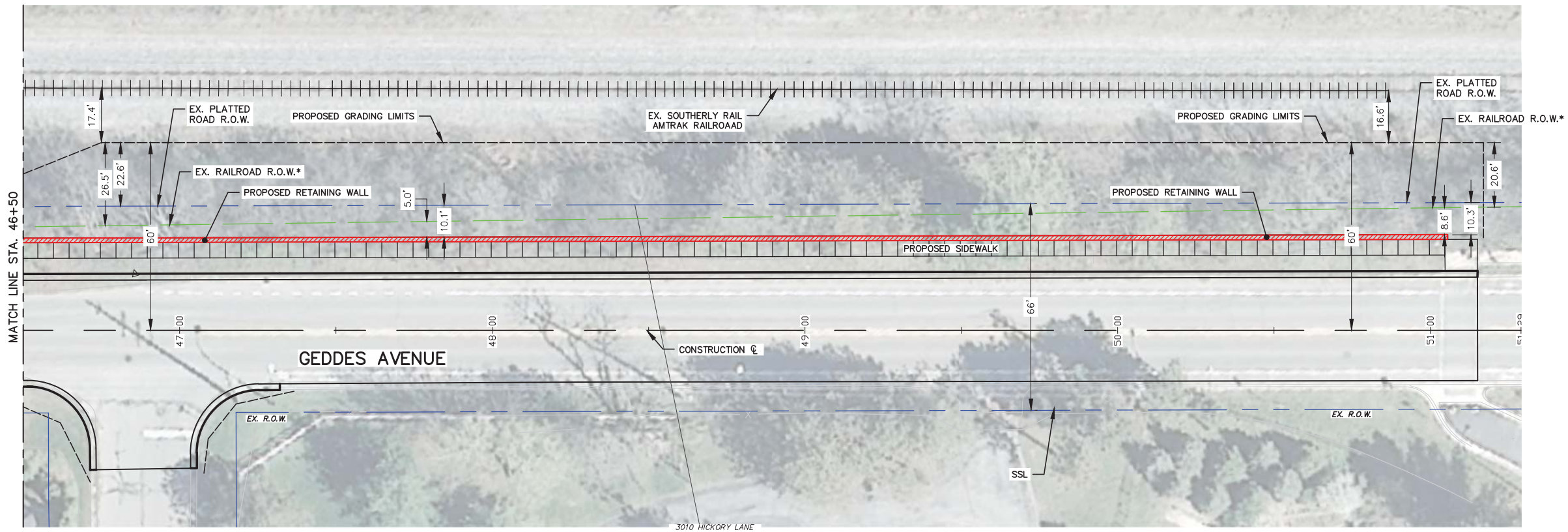
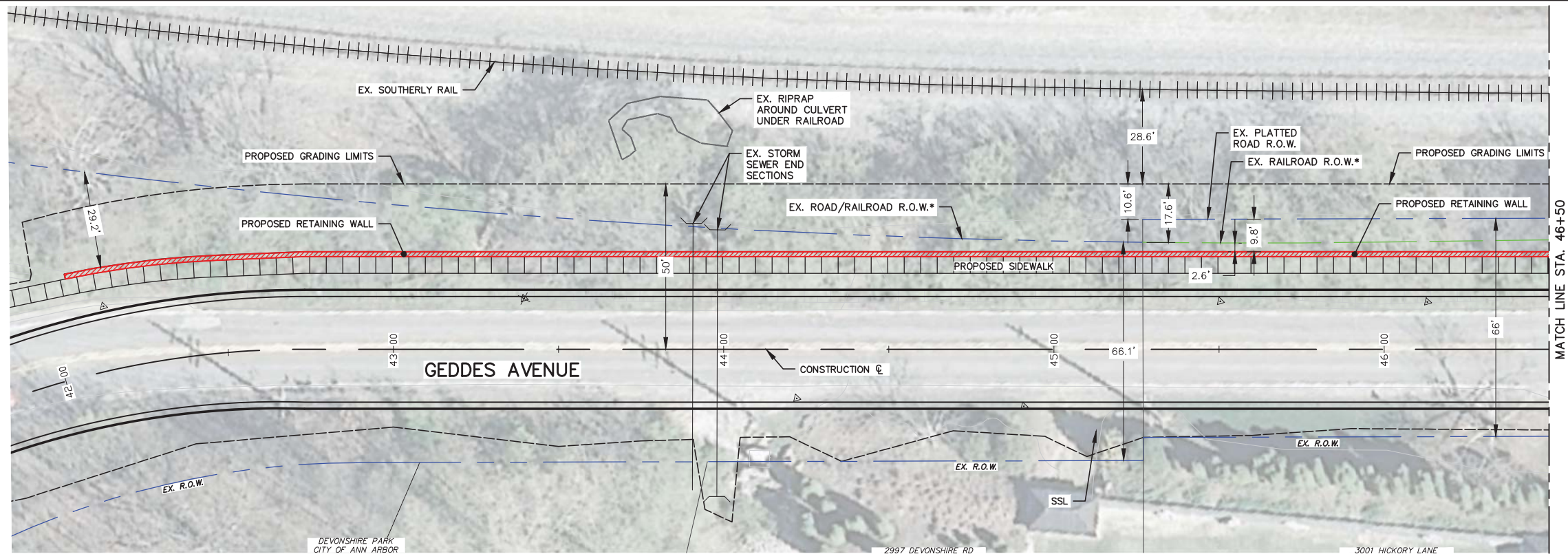
1 EXTERIOR ELEVATION - POOL BUILDING - SOUTH
SCALE: 1/4"=1'-0"



2 EXTERIOR ELEVATION - TENNIS BUILDING - SOUTH
 SCALE: 1/4"=1'-0"



1 EXTERIOR ELEVATION - TENNIS BUILDING - WEST
 SCALE: 1/4"=1'-0"



NOTE:
* RAILROAD R.O.W. WAS RESEARCHED AND DRAWN BY PROFESSIONAL SURVEYOR.

HICKORY LANE



JOB NO. 20130893
DATE 02/20/2015

