



City of Ann Arbor
Formal Minutes - Draft
City Planning Commission

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Tuesday, November 20, 2012

7:00 PM

City Hall, 301 E. Huron Street, 2nd Flr.

- 9-1 12-1475** The Summit Townhouses Zoning and Site Plan for City Council Approval - A proposal to zone it R3 (Townhouse Dwelling District) and construct a 24-unit multiple-family residential development with 48 parking spaces and one access driveway on this 3.3 acre parcel, located at 2081 East Ellsworth Road. Staff Recommendation: Postponement

Kowalski presented the staff report.

PUBLIC HEARING:

S. Shah, resident of Cloverly Village, said that 12 trees on the Summit site are landmark trees and are in his view. He said the single-family home on the site was broken down. He said the development will spoil the view and bring down the value of Cloverly Village, and that it is not on the same elevation.

Leonard Michaels, representative for the petitioner, said he submitted this plan, starting in January of this year, noting that the process is arduous to go through annexation, zoning and site plan. He said they submitted five different options. The lot size would allow 29 units, but they have scaled this down to 24 units. He reported that they have done soil borings. He asked for a tentative plan approval at tonight's meeting, contingent upon meeting outstanding requirements.

Noting no further speakers, the Vice-Chair declared the public hearing closed, unless the item is postponed.

Moved by Bona, seconded by Clein, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Summit Townhomes Zoning, Site Plan and Development Agreement, subject to preliminary plan approval by the Washtenaw County Water Resources Commissioner.

COMMISSION DISCUSSION:

Bona asked about the trees vs landmark trees on the site.

Kowalski pointed out the trees on the slide.

Bona said that when one looks at the landscaping plan, there are

screening requirements in addition to landmark trees.

Kowalski explained that there is a mix of deciduous plantings for the conflicting land use buffer along the perimeter of the site.

Bona asked about screening.

Michaels said they will be providing a line of trees along the perimeter, and that the landscape report provided addresses the landmark trees. He said staff asked for different species than what they proposed, which they changed and resubmitted to the City. He said the east side will have a large retaining wall, and they had one option that used two drives, one uphill and the other downhill, but they needed to combine them. He said this project will only add 24 units to the parcel. He said according to the traffic engineer, these additional units will not add significant volumes to the traffic on Ellsworth.

Bona asked about the retaining wall along the sidewalk.

Michaels said one will see a row of trees next to sidewalk, 2 to 15 feet in height. He said they will provide a connector sidewalk to the school property, and will coordinate with the schools on this. He said they don't object to making a parks contribution.

Bona asked if they will be adding landscaping to the adjacent parcel as well.

Michaels clarified that what was shown on the plan was existing landscaping on the adjacent property.

Bona said she hopes that the parks contribution happens and would like to have the Parks and Recreation Open Space Plan take a look at this area to identify what funding could go toward this area. She said she has concern about the cost prohibitive nature of the retaining walls.

Derezinski said he had the same questions about recreational facilities in the area.

Kowalski said that he had spoken to the City's park planner, who has re-evaluated the location of the playscape. He offered to get more information about where the contribution would be applied, noting that the petitioners have proposed Arbor Oaks park. He noted that staff have requested a school connection, but it is not required.

Derezinski said that the adjacent property is apartments and across the street is a commercial shopping center, adding that the project is

consistent with development in the area. He asked about the recommendation from staff regarding postponement on taking action.

Kowalski said staff has not had time to review the latest plans, which were submitted the previous Friday.

Derezinski asked if the plans could be reviewed by the next meeting.

Kowalski said they could be.

Giannola asked about storm water and the possibility of flooding in the area. She asked about comments submitted by a concerned neighbor and soil erosion measures.

Kowalski said that soil erosion controls will be carefully monitored by the City during construction.

Adenekan asked about the steep slope.

Kowalski reviewed the cross-section diagram with the Commission.

Clein asked if the plan has been reviewed for site lighting.

Kowalski said that they have looked at proposed parking lot lighting.

Clein asked if the Fire Marshal approved the access to the site.

Kowalski said yes.

Clein asked if the condo units will have basements.

Kowalski said yes.

Clein asked about the proposed materials for the retaining wall.

Michaels said they are currently considering carbon or precast concrete block for a permanent wall installation. He explained that for them to do detailed plans, they must move forward in order to get funding for the project.

Clein asked about the proposed retaining wall height.

Michaels said it will be stepped at approximately 15 feet, then an additional 15 feet.

Clein asked about the slope along the sidewalk.

Michaels said they will provide handrails.

Clein asked about soil boring results.

Michaels said the soil is sandy silt, and that they will have percolation tests done. He said they are asking for zoning approval, and tentative site plan approval at this time.

Woods asked if the petitioner has any drawings for the retaining wall showing elevations, noting that it is hard to imagine what it will look like at this stage.

Michaels said they do not.

Rampson explained that the Commission could decide to separate the zoning request from the site plan, in order for the zoning to move ahead to City Council.

Moved by Mahler, seconded by Giannola to postpone this petition until staff has answers to its comments.

Bona asked for friendly amendment to separate the zoning from the site plan.

Mahler withdrew his original motion and moved rezoning to R3, seconded by Clein. On a voice vote, the Vice-Chair declared the motion carried.

Yeas: 7 - Bonnie Bona, Eric A. Mahler, Wendy Woods, Diane Giannola, Eleanore Adenekan, Kenneth Clein, and Tony Derezinski

Nays: 0

Absent: 1 - Kirk Westphal

Moved by Mahler, seconded by Derezinski, that the site plan and development agreement be postponed until staff has answers. On a voice vote, the Vice Chair declared the motion carried.

Yeas: 7 - Bonnie Bona, Eric A. Mahler, Wendy Woods, Diane Giannola, Eleanore Adenekan, Kenneth Clein, and Tony Derezinski

Nays: 0

Absent: 1 - Kirk Westphal