

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of December 02, 2014**

**SUBJECT: 2250 Ann Arbor-Saline Road Zoning and Site Plan for City Council Approval  
(2250 Ann Arbor-Saline Road)  
File Nos. A14-003, Z14-017 & SP14-023**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 2250 Ann Arbor-Saline Road Annexation, R4B Multiple-Family Dwelling Zoning, Site Plan and Development Agreement, subject to preliminary plan approval by the Washtenaw County Water Resources Commissioner.

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 2250 Ann Arbor Saline Road Wetland Use Permit, to remove up to 1,728 square feet of wetland area, and mitigation plan, including construction of at least 2,592 square feet of new wetland, restoration and monitoring of the remaining wetland area.

**STAFF RECOMMENDATION**

Staff recommends that the annexation, zoning and site plan be **approved** because it is within the City's water and sewer service area and the proposed R4B zoning is consistent with the adjacent zoning, surrounding land uses and the Master Plan Future Land Use Element.

Staff recommends that the wetland use permit be **approved** because issuance of the permit is in the public interest, the permit is necessary to realize the benefits from the development, and the activity is otherwise lawful.

**LOCATION**

The site is located on the west side of Ann Arbor-Saline Road, just south of Scio Church Road (South Area, Malletts Creek Watershed, Ward 4).

**DESCRIPTION OF PETITION**

The subject site is 5.34 acres and currently in Pittsfield Township's jurisdiction. The petitioner is requesting R4B (Multiple-Family Dwelling District) zoning and site plan approval in order to construct 75 attached residential units in a single building. The site will need to be annexed from

Pittsfield Township. When the annexation is accepted by the State of Michigan, the site plan and zoning will proceed to City Council for final action. Residential units will be a mix of one (20), two (53) and three (2) bedrooms and will range in size from 785 square feet to 2,098 square feet.

The building will be marketed to active adults and will contain a community gathering area, exercise room and outdoor pool. Outdoor amenities will also be provided including a water feature, fire pit, walking paths and outdoor seating areas. There will be a total of 154 parking spaces provided on the site, 79 of these spaces enclosed underneath the building, the remaining 75 spaces provided in an exterior parking lot. The site is proposed to be accessed by two curb cuts, the primary access will be from Ann Arbor-Saline Road with a secondary gated access from Lambeth Road to the west. The security gate on the secondary access will be controlled through a security card permitting only residents and emergency services to use this for vehicular traffic. A new sidewalk will be constructed that will connect the existing neighborhood to the west to the non-motorized path along Ann Arbor-Saline Road. There are two AAATA bus stops near the site on Ann Arbor-Saline Road, one to the north and one south of the proposed driveway. Solid waste and recycling facilities will be provided adjacent to the underground parking entrance.

Storm water management will be provided in a detention basin in the southwest corner of the site. Currently no storm water treatment exists for the site. The location of the basin is at a natural low point for the site and the adjacent neighborhoods. The surrounding neighborhoods have been subject to flooding during extreme weather events. The petitioner and property owner have worked with the City and adjacent property owners from the adjacent Village Oaks neighborhood, in order to engineer a much larger storm water facility than is required for the impervious surface on the site alone. The extra capacity will serve to absorb the additional storm water from off-site and release over time to minimize flooding in downstream neighborhoods. The City and the owner will have an agreement that covers the installation and management of the regional storm water system.

There are 6 landmark trees located on the site. The site plan indicates all 6 will be removed for construction of the building or site elements such as parking or detention. All landmark trees removed will be mitigated onsite as required by City Code. The petitioner will plant 29 trees with a total of 72.5 caliper inches on the site for mitigation.

There are three small wetlands located on the site totaling 1,728 square feet. These wetlands will be removed for construction of the large regional storm water basin. The wetlands will be mitigated on site with the installation of 2,592 square feet of wetland on the site as required by City Code. The new wetland will be located near the northwest corner of the site.

The estimated cost of construction is \$3,500,000.

### **CITIZEN PARTICIPATION**

The petitioner held a meeting for interested citizens on March 12, 2014. Invitations were sent to all residents and property owners within 1,000 feet of the site as well as all subscribers to the GovDelivery planning update service. Thirty people attended the meeting. The attendees asked questions about storm water controls, neighborhood flooding and neighborhood traffic. The full report provided by the petitioner is attached.

### SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Residential	R4B (Multiple-Family Residential District)
EAST	Commercial	C1B (Community Convenience Center)
SOUTH	Residential	R2A (Two-Family Dwelling District)
WEST	Residential	R1C (Single-Family Residential District)

### COMPARISON CHART

		EXISTING	PROPOSED	REQUIRED
Zoning		TWP (Township)	R4B	R4B
Gross Lot Area		5.34 acre	5.34 acre	.32 acre (14,000 sf MIN)
Setbacks	Front	N/A	40 ft	15 ft MIN 40 ft MAX
	Side(s)	N/A	31.3 ft (South) ** 60.9 ft (North) **	70.88 ft MIN (South)* 75 ft MIN (North) *
	Rear	N/A	230.9 ft	30 ft MIN
Minimum Useable Open Space		N/A	83%	55% MIN
Minimum Active Open Space		N/A	28,000 sf	22,200 sf MIN
Height		N/A	44.75 ft	45 ft MAX (for buildings with parking underneath at least 35% of building)
Parking - Automobiles		N/A	79 spaces-under structure 75 spaces- surface lot 154 spaces - Total	111 spaces MIN
Parking – Bicycles		N/A	16 spaces 8 Class A (garage) 8 Class C	15 spaces MIN 50% – Class A 50%– Class C

\*Required side setback shall be increased 1 ½ inches for each foot of building length over 50 feet.

\*\* Per Chapter 55, 5:62(2) As an alternate to providing the additional side setback for a section of the building as required due to the building length exceeding 50 feet, a greater amount of useable open space has been provided between the minimum required setback and the building in another section.

## HISTORY

The parcel currently is vacant. Early (pre-1960) aerial photographs indicate the land was used for some limited farming. In recent years, the parcel had contained a single-family house and accessory buildings. The house and detached garages were demolished in 2005.

## PLANNING BACKGROUND

The City of Ann Arbor Master Plan: Land Use Element identifies this parcel as part of Site 1 in the South Area. Single-family detached uses are recommended adjacent to the Lansdowne Subdivision and south of The Meadows Condominiums. Future residential uses will need to have linkages to Ascot Street for access to Lawton School and Lansdowne Park.

Chapter Five of the City of Ann Arbor Master Plan: Land Use Element recommends providing pedestrian, bicycle and transit connections and amenities to encourage alternatives to vehicular access by increasing travel choices. They include but are not limited to: a) providing safe, well lighted and convenient pedestrian and bicycle paths between development projects, along major and minor streets and to transit stops, b) providing secure bicycle storage facilities such as covered parking or lockers, c) providing conveniently located bus shelters that are close to stores and street crossings, and d) designing sites with an emphasis on pedestrians, bicyclists and transit riders.

Chapter Five of the City of Ann Arbor Master Plan: Land Use Element states an objective of locating high residential densities near mass transit routes and in proximity to commercial, employment and activity centers. Another objective is improving transportation integration between neighborhoods.

## STAFF COMMENTS

Systems Planning – Adequate utilities exist to serve the site. Twenty-one footing drain disconnects or equivalents will be required.

The City's FY2014-2019 Capital Improvement Plan has identified the need for a regional storm water detention basin to be constructed within the area of this proposed development site. The Systems Planning Unit has been working with the petitioner's project team for implementation of the regional storm water detention basin in conjunction with the proposed development. An agreement is being drafted and will be forwarded to the petitioner when completed for their review.

Traffic- The City's Traffic Engineer has reviewed the project and determined that a traffic impact study was not required. The threshold for the requirement of a traffic impact study is a peak hour trip generation of 50 trips; the proposed development is estimated to generate around 25 peak hour trips, well below the threshold to require the study.

The site plan as submitted does not have general purpose connection to Lambeth, only a gated emergency and resident access point. Traffic Engineering staff supports a general purpose connection as it would benefit the public providing for improved neighborhood connectivity, a reduction in vehicle-miles travelled, improved emergency response times, and improved routing for snow plowing and trash pickup.

Fire – Fire hydrant coverage is being met, an additional hydrant will be installed on the site. The Fire Marshall supports the gated connection to Lambeth Drive for secondary access to the site. While the connection is not required because the project is less than 100 units, it is preferred to have multiple access routes available when it is possible to install them.

Planning – Planning staff supports the project as proposed. The project will help provide a diversity of housing product in the area appealing primarily to an active adult market. The amenities provided on site will be targeted for older residents, and the majority of units will be one and two bedrooms. The proposed use is consistent with the adjacent land uses to the north and many of the City of Ann Arbor Master Plan: Land Use Element objectives including locating high residential densities near mass transit routes and in proximity to commercial, employment and activity centers.

Staff encouraged the petitioner to consult the City's Land Use Element for design guidelines for the design of the building as well the overall site layout. The design of the building places the majority of the massing away from the adjacent single and two-family developments to the south and west. Providing parking underneath permits the petitioner to build up to 45 feet in height, this allows the massing to be consolidated into one building. As a result, the majority of the site (83%) is considered useable open space, which is significantly above the minimum requirement of 55% useable open space in the R4B District. The proposed multiple-family use and R4B Zoning is consistent with the adjacent zoning to the north of the site. The density proposed would result in 13.9 units per acre; the maximum density permitted in the R4B Zone is 15 units per acre.

The petitioner has also worked extensively with the City to provide a solution to the regional flooding problem in the area. The detention basin will be significantly oversized in order to detain water flowing onto the site from the adjacent area. There is currently no storm water detention provided on the parcel, as result water now flows directly off of the property to adjacent neighborhoods to the south.

A Development Agreement has been written to address utility, storm water basin maintenance and on-site improvements.

Parks – Petitioner has provided some outdoor amenities, however the location of the volleyball court is not supported by Parks staff. Staff has suggested providing outdoor exercise equipment (instead of the volleyball court) to compliment the interior gym. If this provided, Parks staff may be able to reduce or waive the requested parks contribution. If there are no exterior amenities provided for residents, the requested donation will be \$46,500.

Prepared by Matt Kowalski

Reviewed by Jeff Kahan

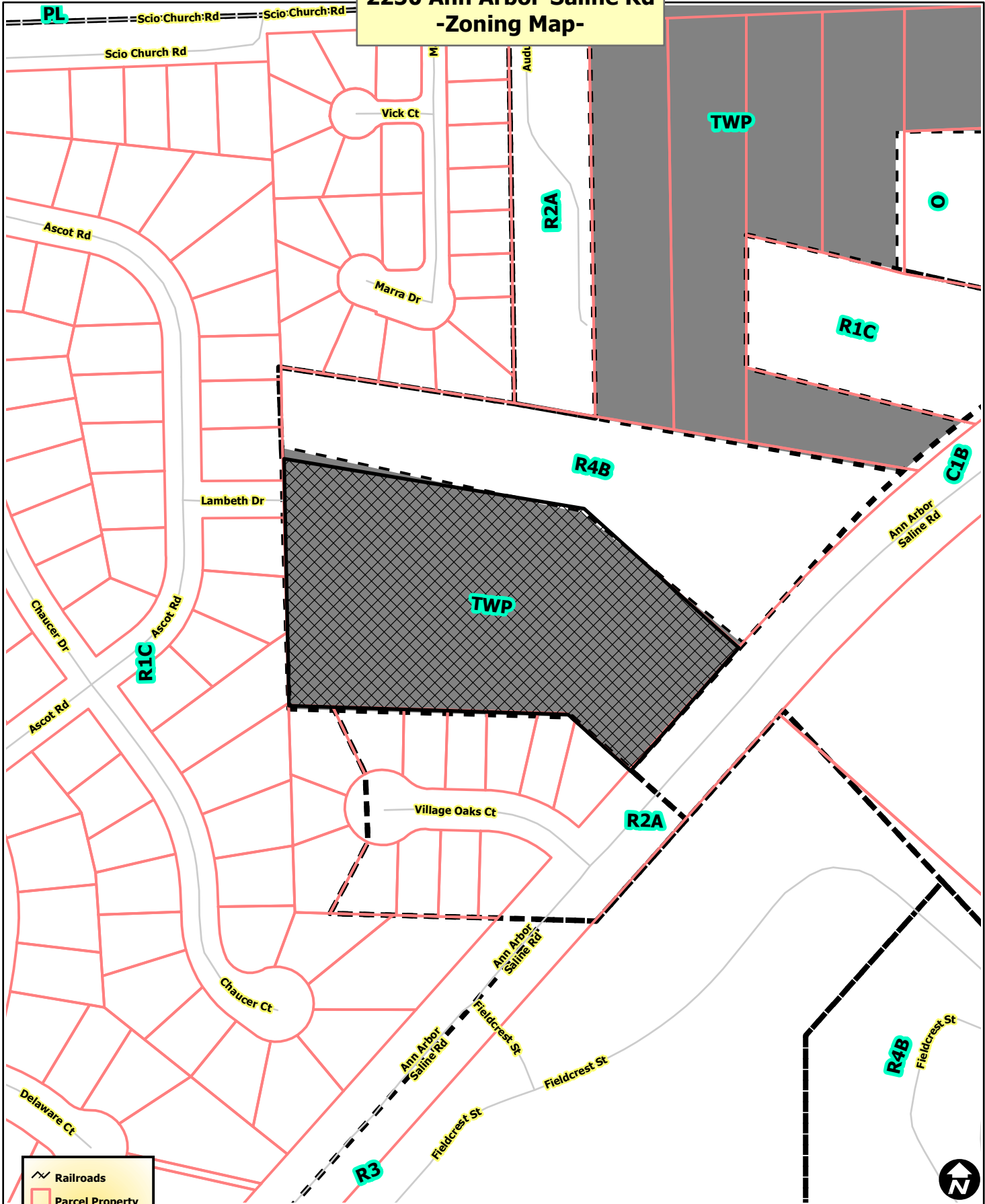
Attachments: Parcel/Zoning Map  
Aerial Photo  
Site Plan  
Landscape Plan  
Zoning Application  
Draft Development Agreement  
Citizen Participation Report

c: Petitioner: Mirafzali Family LLC  
1125 Country Club Drive  
Ann Arbor, MI 48105

Petitioner's Representative: Brad Moore  
J. Bradley Moore & Associates  
4844 Jackson Road Suite 150  
Ann Arbor, MI 48103

City Attorney  
Systems Planning  
File Nos. SP14-023, A14-003, Z14-017

# 2250 Ann Arbor-Saline Rd -Zoning Map-



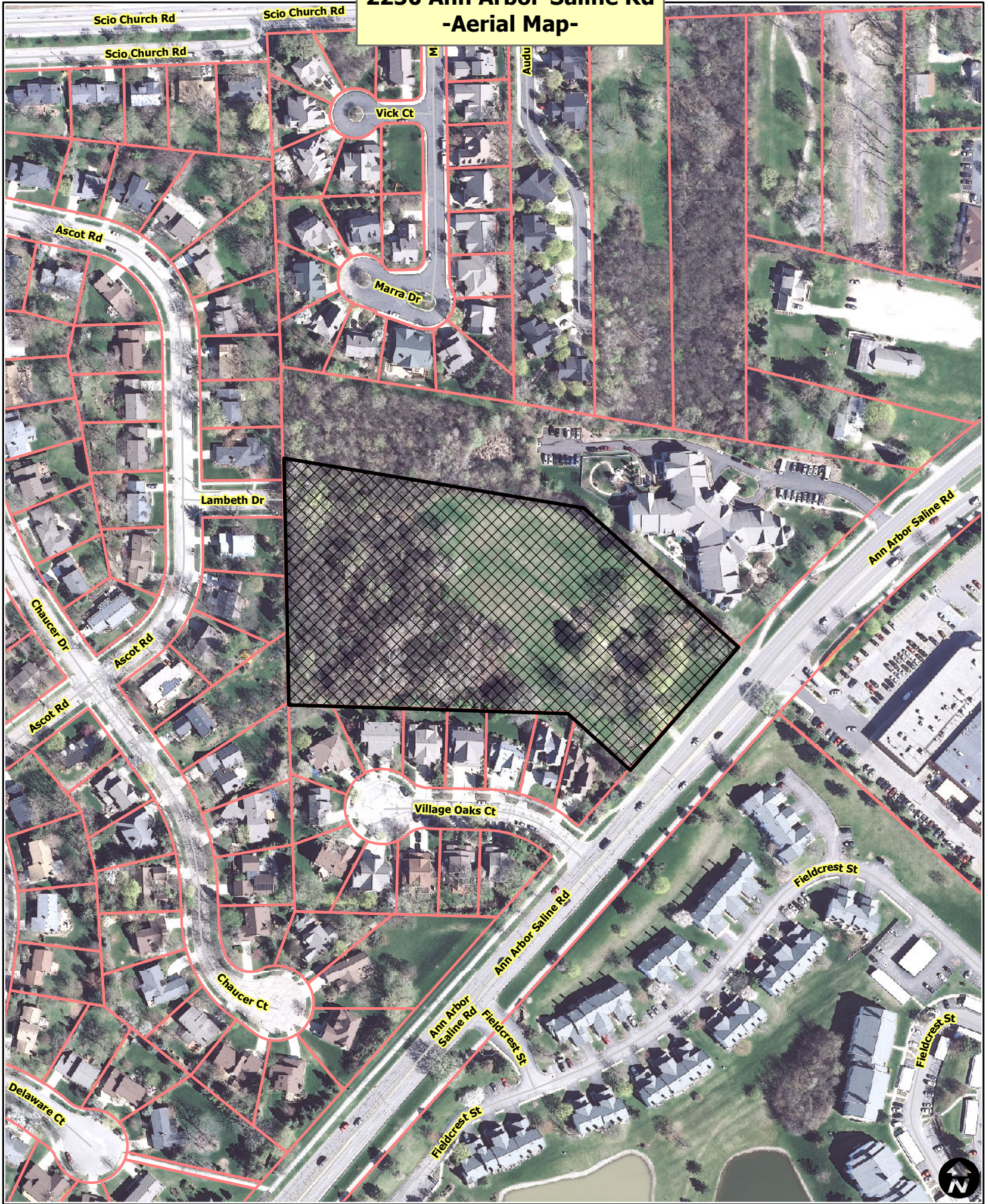
**Legend**

- Railroads
- Parcel Property
- Zoning**
- Township Island
- Zoning



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# 2250 Ann Arbor-Saline Rd -Aerial Map-



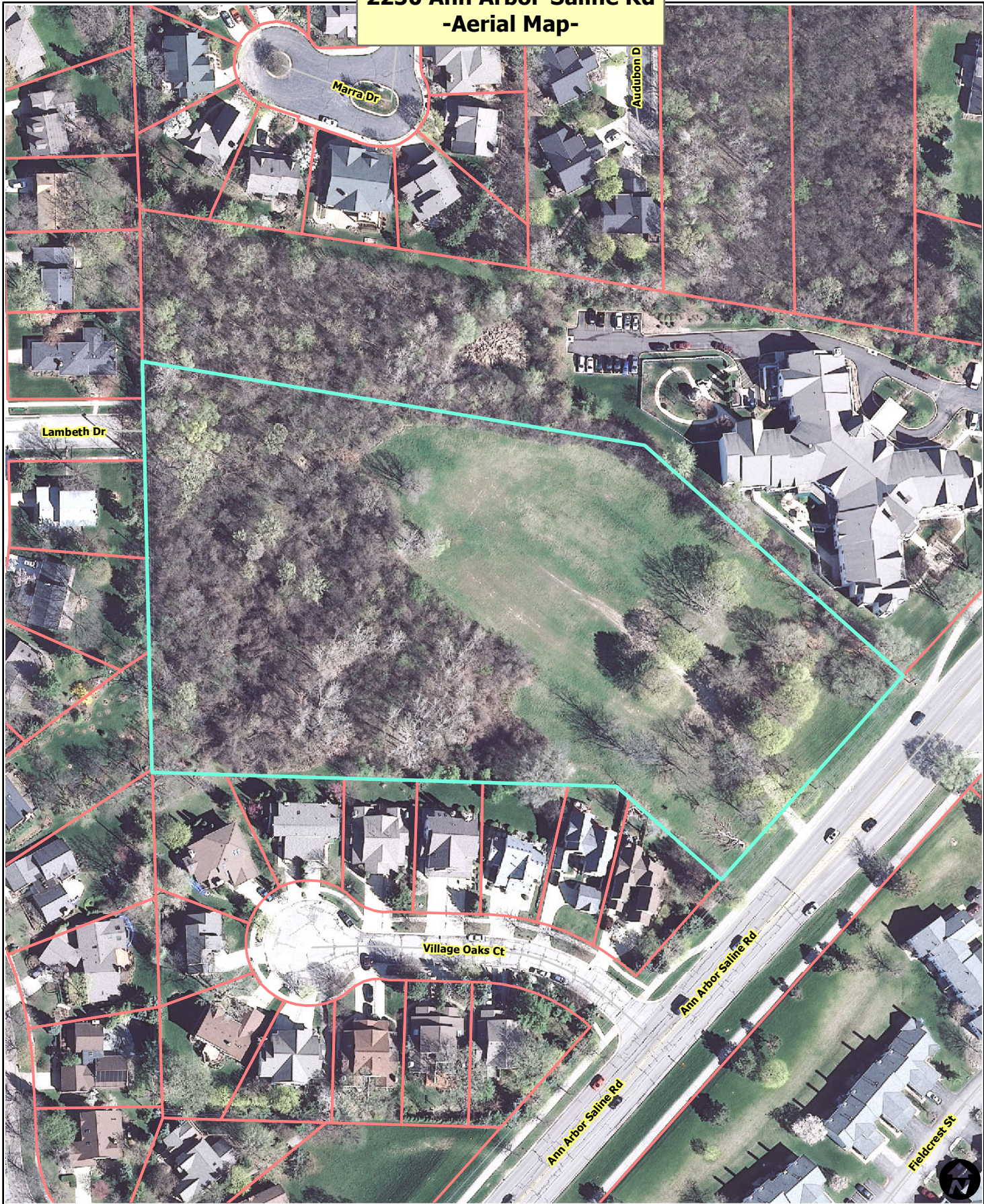
-  Railroads
-  Parcel Property



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# 2250 Ann Arbor-Saline Rd -Aerial Map-

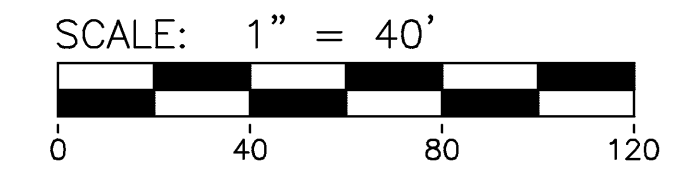
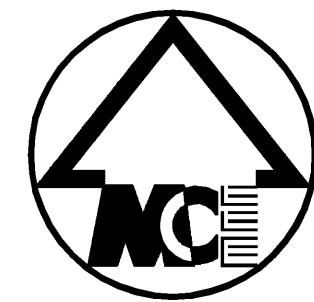


-  Railroads
-  Parcel Property



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**LEGEND**

- SIGN
- RAMP
- EXIST. CURB & GUTTER
- TRASH AREA
- DETENTION AREA (HIGH WATER LINE)
- BARRIER FREE PARKING SIGN
- BITUMINOUS PAVING
- CONCRETE WALKS
- HEAVY DUTY CONCRETE

**SITE DATA ANALYSIS**

I. Site Use		
Existing Zoning		R-1A (Pittsfield Township)
Proposed Zoning		R4B
Net Site Area		5.34 Acres
Number of Units		75
Useable Floor Area		86,576 SF
Space Use Summary		
Building		39,250 SF
Parking & Drives		51,802 SF
Useable Open Space		141,643 SF

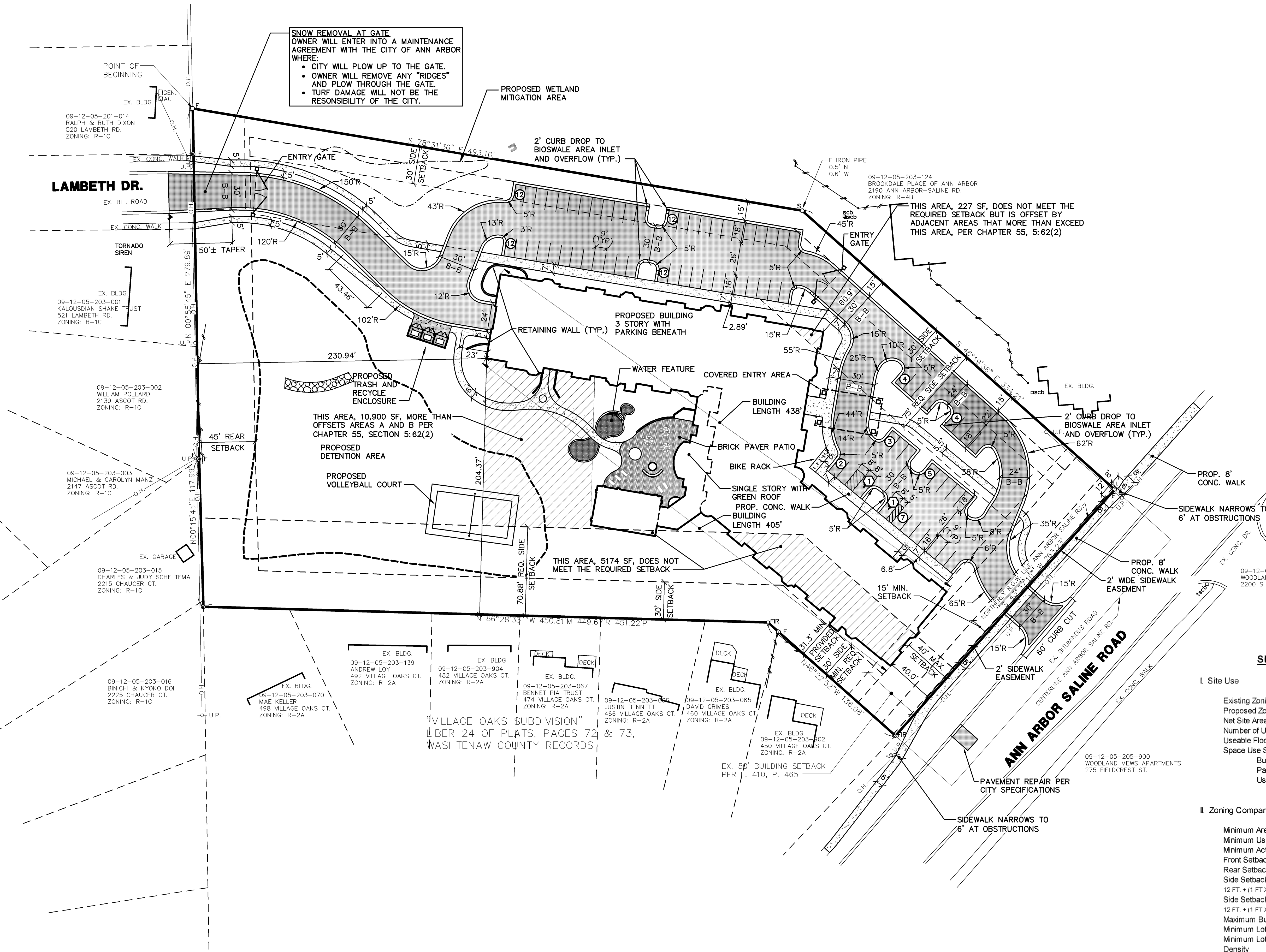
II. Zoning Comparison Information		
	Required	Provided
Minimum Area per Dwelling Unit	2900	3145
Minimum Useable Open Space	55%	83.0%
Minimum Active Open Space	22,200 FT	28,000 FT
Front Setback (Min./Max)	15/40 FT	40 FT
Rear Setback	30 FT	230.9 FT
Side Setback (South)	70.88 FT	31.3 FT
12 FT. + (1 FT X (44.5' HT. - 30')) + (1.5' X (405 FT - 50 FT LENGTH))		
Side Setback (North)	75 FT	60.9 FT
12 FT. + (1 FT X (44.5' HT. - 30')) + (1.5' X (438 FT - 50 FT LENGTH))		
Maximum Building Height	45 FT	44.75 FT
Minimum Lot Size	14,000 SF	232,695 SF
Minimum Lot Width	120 FT	263 FT
Density	15 Units/Acre Max.	13.86 Units/Acre
Units	80	75

III. Parking Requirements		
	Required	Provided
1.5 spaces are required per unit (79 interior) =	111	154 *
Barrier Free spaces	5	6
1 bicycle space is required per 5 units	15	16
	50% CL A	8 in Garage
	50% CL C	8

\* As an active adult community it is very likely that many owners will have two vehicles, thus the additional spaces beyond the minimum.



Know what's below.  
Call before you dig.



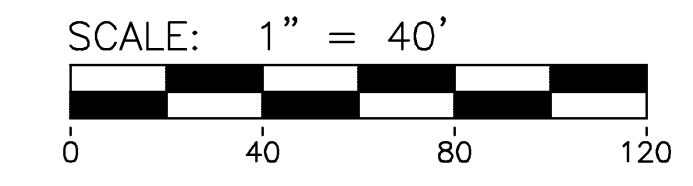
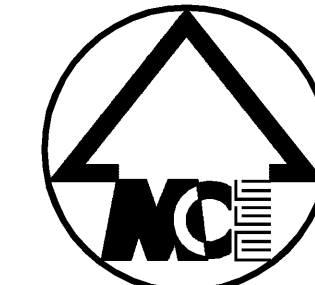
**MIDWESTERN CONSULTING**  
 Civil, Environmental and Transportation Engineers  
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 3815 Plaza Drive  
 Ann Arbor, Michigan 48108  
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 Fax: 734.995.0599

CLIENT  
 MIRAFZALI FAMILY L.L.C.  
 1125 COUNTRY CLUB DRIVE  
 ANN ARBOR, MI 48105  
 TONY IRAFZALI

**2250 ANN ARBOR-SALINE ROAD**  
 SITE PLAN  
 DIMENSIONAL SITE PLAN

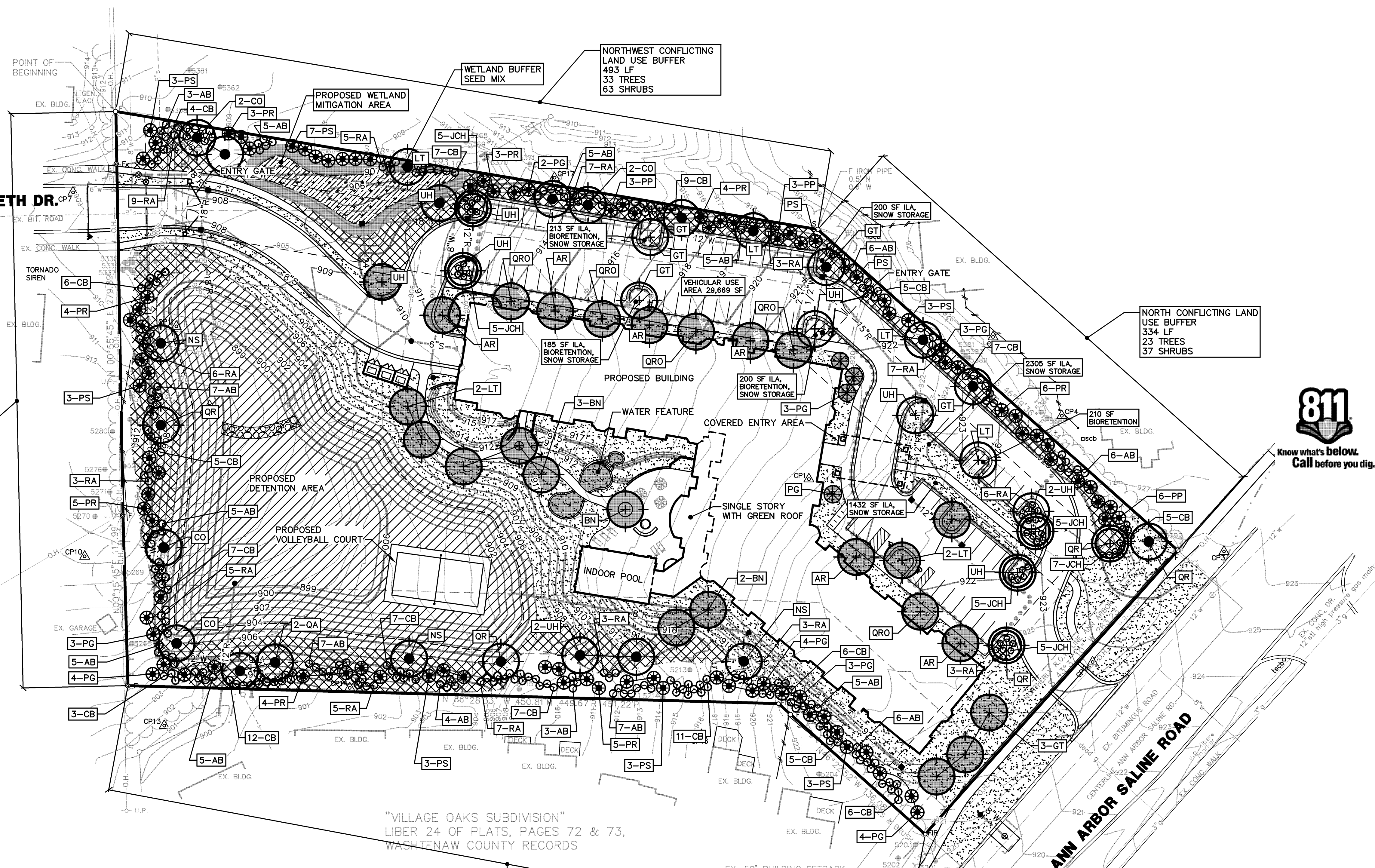
**4**

JOB No.	13090
DATE:	04-25-14
SHEET:	4 OF 14
REV. DATE	
08-29-14	CADD: ACT. WAJ
11-05-14	ENG: SWB
	TECH: SWB
	SITE: 13090SP1
	PRF:



### LANDSCAPE LEGEND

- PROPOSED CANOPY TREE
- PROPOSED FLOWERING TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS
- PROPOSED CANOPY TREE (INTERIOR VUA)
- PROPOSED CANOPY TREE (R.O.W. SCREEN)
- PROPOSED EVERGREEN TREE (R.O.W. SCREEN)
- PROPOSED EVERGREEN TREE (CLU BUFFER)
- PROPOSED EVERGREEN TREE (LANDMARK REPLACEMENT)
- PROPOSED CANOPY TREE (CLU BUFFER)
- PROPOSED CANOPY TREE (LANDMARK REPLACEMENT)
- EXISTING TREE TO REMAIN
- SEED MIX "A"
- SEED MIX "B"
- SEED MIX "C"
- WETLAND SEED MIX
- WETLAND BUFFER SEED MIX
- PROPOSED VEHICULAR USE AREA
- 185 SF ILA INTERIOR LANDSCAPE AREA (TYP.)



"VILLAGE OAKS SUBDIVISION"  
LIBER 24 OF PLATS, PAGES 72 & 73,  
WASHTENAW COUNTY RECORDS

WEST CONFLICTING LAND USE BUFFER  
323 LF  
22 TREES  
55 SHRUBS

NORTHWEST CONFLICTING LAND USE BUFFER  
493 LF  
33 TREES  
63 SHRUBS

NORTH CONFLICTING LAND USE BUFFER  
234 LF  
23 TREES  
37 SHRUBS

SOUTH CONFLICTING LAND USE BUFFER  
588 LF  
40 TREES  
110 SHRUBS

#### LANDSCAPE REQUIREMENTS:

- I. **PARKING LOT LANDSCAPING:**  
Vehicular Use Area = 29,669 SF  
Interior Landscape Area required = 1,483 SF  
Interior Landscape Area proposed = 4,745 SF  
  
50% bio-retention area required = 742 SF  
Bio-retention area provided = 808 SF  
  
Total Trees Required = 6  
Total Trees Provided = 6
- A. **RIGHT-OF-WAY SCREENING:**  
Buffer Strip 10' avg required / 5' min.  
Trees 1.30 LF, 2" cal. 6' above root ball, evg. trees 7' ht. min., hedge 24" height req. / proposed  
  
Ann Arbor-Saline Road  
120 lf, 4 trees required/ 4 provided, 41 shrubs, 43' min width  
  
Lambeth Drive  
54 lf, 2 trees required/provided, 10 shrubs, 245' min width
- II. **STREET TREE ESCROW:**  
\$1.30/lf of street frontage  
  
Ann Arbor-Saline Road  
264 lf x \$1.30 = \$343.20  
  
Lambeth Drive  
60 lf x \$1.30 = \$78.00  
Total escrow due = \$421.20

III. TREE MITIGATION		
Tree No.	Common Name	Caliper
5209	Honeylocust	19"
5377	American elm	26"
5394	Sugar maple	26"
5412	Black pine	19"
5415	Sycamore	27"
5418	Silver maple	23"

Landmark trees to be removed = 6 trees / 137 caliper inches

50% mitigation required  
137 / 2 = 68.5 caliper inches required  
29 trees x 2.5" = 72.5 caliper inches provided

IV. CONFLICTING LAND USE BUFFER		
Property Line	Trees	Shrubs
North Property Line 334 lf / 15 ft = 23 trees required/ 23 provided (87% evergreen)	37	37 shrubs provided
Northwest Property Line 493 lf / 15 ft = 33 trees required/ 33 provided (79% evergreen)	63	63 shrubs provided
South Property Line 588 lf / 15 ft = 40 trees required/ 40 provided (82.5% evergreen)	112	112 shrubs provided
West Property Line 323 lf / 15 ft = 22 trees required/ 22 provided (81.8% evergreen)	55	55 shrubs provided

**WETLAND MITIGATION CALCULATIONS:**

Wetland mitigation is proposed to mitigate three small wetlands that will be removed in the west end of the site due to detention basin and driveway construction.

Wetland	Removals	689 sf
1. Wetland removals:	Wetland A	494 sf
	Wetland C	545 sf
	Total wetland removed	1,728 sf total removed
2. City wetland mitigation requirements:	Mitigation required at 1.5 lf/wetland removed	2,592 sf/150% required
	1,728 sf removed x 150% =	2,592 sf/150% required
3. Proposed wetland:	New construction	2,735 sf
	Total proposed wetland	2,735 sf/158% proposed

#### LANDSCAPE NOTES

1. Water outlets will be provided within 150 feet of all required plantings.
  2. Plant materials shall be selected and installed as detailed. Street trees, if any, shall be installed in accordance with standards established by the City of Ann Arbor Parks and Recreation Department and as shown on the Street Tree Planting Detail.
  3. 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 as a continuing obligation for the duration of the site plan.
  4. Restore all disturbed and proposed landscape areas with a minimum of three (3) inches of topsoil and then sod or seed/fertilizer/mulch per the plan. Provide sod or seed and erosion control blankets on all slopes 3:1 or steeper.
  5. Seed mixes and fertilizer.
- Lawns (Seed Mix 'A'):**  
Lawn seed mix shall be as follows:  
10% Rugby Kentucky Bluegrass  
10% Park Kentucky Bluegrass  
40% Ruby Creeping Red Fescue  
15% Penitence Perennial Ryegrass  
20% Scotch Hard Fescue
- Seed shall be applied at the rate of five pounds (5 lbs) per 1000 sq. ft.  
Fertilizer for the initial installation 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.  
After the first growing season, only fertilizers that contain no phosphorus shall be used on the site.
- 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.  
Fertilizer for the initial installation 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.  
After the first growing season, only fertilizers that contain no phosphorus shall be used on the site.
- No Mowing/Natural Areas (Seed Mix 'C'):**  
Natural area seed mix shall be as follows:  
MDOT Standard Specifications for THM (turf loamy to heavy).  
Seed shall be applied at the rate of two hundred and twenty pounds (220 lbs) per acre. Fertilizer shall be MDOT Class B applied at the rate of one hundred and twenty pounds (120 lbs) per acre.  
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.
- Detention Basin and Rain Garden Bottom and Side Slopes (Seed Mix 'C'): this seed mix is to be used to a minimum of 25 feet beyond the limits of the rain garden and beyond the freeboard elevation of the detention basin.

Detention Basin Bottom and Side Slopes/Rain Garden Bioretention Seed Mix

Botanical Name	Common Name	Application
<i>Andropogon gerardi</i>	Big Blue Stem	5 lbs/acre
<i>Carex vulpinoidea</i>	Fox Sedge	4 lbs/acre
<i>Elymus canadensis</i>	Canada Wild Rice	8 lbs/acre
<i>Rostelia macrantha</i>	June Grass	1 lbs/acre
<i>Panicum virgatum</i>	Switch Grass	2 lbs/acre
<i>Schizachyrium scoparium</i>	Little Blue Stem	1.5 lbs/acre
<i>Lolium multiflorum</i>	Annual Rye	200 lbs/acre

(R = Annual, M = Perennial, S = Semi-perennial, C = Cool-season seed mix suited for basin bottom and side slopes)

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.

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Civil, Environmental and Transportation Engineers  
Planners, Surveyors  
Landscape Architects

3815 Plaza Drive  
Ann Arbor, Michigan 48108  
Phone: 734.995.0200  
Fax: 734.995.0599

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ANN ARBOR, MI 48105  
TONY IRAFZALI

**2250 ANN ARBOR-SALINE ROAD**  
SITE PLAN  
LANDSCAPE PLAN

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JOB NO. 13090  
DATE: 04-25-14  
SHEET: 8 OF 14  
REV. DATE: 08-29-14  
REVISED PER CITY REVIEW: 11-05-14  
ENC: SWB  
TECH: SWB  
SITE V: 03601PT  
PER:

Date: March 12, 2014

Time: 6:30pm

Location: Briarwood Holliday Inn Express  
600 Briarwood Circle, Ann Arbor, MI

Presenters

J Bradley Moore & Associates, Architects, Inc - Brad Moore  
Midwest Consulting, LLC - Scott Betzold

A Mailing list of approximately 200 names was supplied by the City Planning Department. Postcards were mailed to the addressees as require by city ordinance.

Approximately 30 attendees showed up (including Council persons Margie Teal & Jack Eaton) with about 20 singing attendance sheets (see attendance sheets appended hereto)

Presentation Started at about 6:40pm in order to leave additional travel time due to a snow storm earlier in the day.

After Mr.'s Moore & Betzold presented the drawings of the proposed development they fielded the questions below from the attendees and gave corresponding answers.

Q. Will Township codes or City codes govern the proposed development

A. City

Q: Where are the proposed driveway access control gates?

A. At the rear entrance to the surface portion of the parking lot east of the building and also at the Ann Arbor - Saline Rd. entrance to the surface parking on the east side of the building.

Q: Could you move the western one closer to Lambert?

A: The Manufacturer suggests closer to building is better to prevent vandalism but we will consider alternate location closer to the public right of way on/of Lambeth. (WE SUBSEQUENTLY HAVE RELOCATED THE GATE AS REQUESTED)

Q: Is the plan to develop the retention basin in excess of what is required just for the new building proposed?

A: Yes, it will be about 3 times what the requirements would be just for the proposed building/development. This to help out with flooding problems in the area.

Q: One attendee Pointed out that there were/are storm water issues up stream and city outflow in storm sewer. Has that been considered?

A: The development team is working closely with the city to address all stormwater issues related to storm water flow both upstream and downstream from the proposed project. The large volume of the proposed detention basin will go a long way to helping remedy the current problems with stormwater.

Q: The property to the north does not work with storm water. Are you doing anything about that?

A: We are working with the city to address stormwater issues in the area.

Q: Are they adjusting the pipe size on the Brookdale property to the north?

A: A Pipe restrictor in the Brookdale detention basin to the north was apparently never installed resulting in "gully-washes" and scouring of the drainage swale that cross our property and of course consequent problems downstream. It is our understanding that the outflow restrictor is now in place.

Q: Who screwed up in the first place?

A: We don't know.

Q: Little children are in the area and there is 45ft strip where flash flooding occurs there. If it starts to flash flood while children are playing how are you going to protect them or animals? Anything keeping them from washing away?

A: Now that the restrictor is in place upstream the intensity of storm water flow should decrease.

Q: Really concerned about safety. Lack of trees, asphalt etc. Is the designed basin enough to account for it all?

A: The basin is 3 times what is required for our project alone. City and County need to sign off on the design. The slopes on the sides of the detention basin are relatively shallow as called for in county and city guidelines.

Q: What about safety after the rain In the pond?

A: Only 4-5ft deep at the deepest . The slopes on the sides of the detention basin are relatively low/shallow as called for in county and city guidelines. it is not a permanent "pond" but rather a detention basin that will only fill during very heavy storm events and completely drain within 24 to 48 hours. For most of the time it will be a grassy lawn/meadow.

Q: There will be no safety fencing around the detention basin?

A: No, not as of now

Q: Are there already detention basins that are working?

A: Yes, Some in the area may have deficiencies that the city is addressing.

Q: Are there going to be plantings of trees?

A: Yes, there will be at least a double row of trees, both evergreen and deciduous around the detention basin and as otherwise required by the city ordinances.

Q: Are you going to keep the existing trees?

A: We are trying to preserve as many trees as possible. Over sizing the detention pond will require removal of some trees to aid in flooding control that would otherwise not need to be removed.

Q: How deep is the pond?

A: It will not be a "pond" except that it will detain water during very heavy rain events. it will be about 4-5 ft deep during a 100 year storm event. It will drain completely in 24 to 48 hours.

Q: At the Lambith side of the project it will be a 4 story building?

A: It will become 4 stories of exposed building wall only at the very north-west end of the building as the

grade falls away. This will allow access to the basement garage level. it is only 3 stories for most of the building. It is much the same as a one or two story home that has a walk-out basement except that it will be a 3 story residence with a walk-out basement level.

Q: You said the building height will be 45ft?

A: This is the Average building height as defined by the city ordinance.

Q: What is the city requirement for 2 driveway entrances? Nursing home doesn't have two.

A: current life safety codes for a project this size call for two access points for emergency vehicles such as police, fire and EMTs. Brookdale assisted living next door has fewer residents and was built under older codes so we can't say what standards are or were appropriate for that project. We are complying with best practices in terms of access to the city roads for the safety of our residents.

Q: There's a stream that flows across the back of your property and you are going to put a road across it?

A: it is not a stream it is a drainage swale. We are only proposing a private driveway over it and will comply with County & City ordinances with respect to storm water and such.

Q: Lambeth was never meant to go through.

A: We are not extending Lambeth to Ann Arbor -Saline Rd. There ill be a private drive connecting our project to the public ROW on/of Lambeth. Traffic access control gates will be installed to restrict use of the private drive on-site to our residents. Not ne but two will be installed. There will not be cut-through traffic.

Q: Time line for construction?

A: Planning is 6-8 months in best case. Construction 15-18 months For the total project. Detention basin is constructed early in the process.

Q: When can they start working each day?

A: They can only work during the hours prescribe in the city ordinance.

Q: There Needs to be a barrier or something to prevent traffic right at the entrance to the private drive from Lambeth

A: We will consider moving the access control point to Lambeth as well as installing a sign that says something along the lines of "Private Drive - no access or through traffic".

Q: What about going through the other way?

A: There will be another Access control gate closer to Ann Arbor-Saline Rd. as well.

Q: You are also going to have to not let the residents allow non residents to use the private drive.

A: We can put language into the condominium bylaws. Nobody who is a resident in our project wants unauthorized or unrestricted use of the private drive either.

Q: Will the tagged trees be saved?

A: Those tags are installed for recording purposes. Any trees removed will be available to be moved.

Q: How tall are the proposed new trees?

A: Conifer 5- 7ft. Deciduous various calipers depending on species.

Q: Are all the Tagged trees are being cut?

A: Not all of them. The tags are just inventorying aids.

Q: We Planted some trees are that not tagged and we planted them past our property line with permission of the former owner. Can we have them tagged?

A: Not tagged now and they are not included in the inventory so far.

Q: What are the setbacks?

A: As the project evolves the required setback under the city ordinance will be followed but the building will be at least 30 plus feet away from the property lines at closest approach.

Q: What about views into existing residences?

A: New building will be at least 30ft away from property with about 1:1 ratio to proposed building height. There will be trees planted along the property lines common to existing residences.

Q: Will traffic Getting out to Ann arbor saline road cause problems?

A: We have placed the entrance drive on Ann Arbor-Saline Rd. in the best possible location. It is unlikely that the project will generate enough traffic to require a full blown traffic study. City traffic personnel will review the proposal.

Q: People are going to cut through to avoid traffic especially on football days. It will become a short cut for everyone. Need to manage gate correctly.

A: There will not be 'cut-through' traffic due to access control gates.

Q: How often will water fill pond?

A: Graphic shows 100 year event. Depends on storm size and melt. Typically less than half the shown size would fill.

Q: Will it stay wet?

A: No. It will be planted with grass as a lawn.

Q: Who is going to maintain it and what about mosquitoes?

A: Dry basin most times not a 'pond' so as to prevent mosquitoes. City is going to take responsibility for long term maintenance since it will be a regional detention basin.

Q: Who will be Fixing the sidewalk along Ann arbor-Saline Rd.?

A: It is in/on city property so we can't do anything about it.

Q: Projected sales value?

A: We are told Comparable Condominium Sale prices elsewhere in town are running at \$250-\$350 per sq.ft. Specific marketing prices have not been determined yet.

Q: Whose the builder?

A: Hasn't been selected yet.

Q: When will ground breaking happen?

A: Depends on timing of approvals.

Q: Who are the funders?

A: We are retained by the property owner. An individual owns the property.

Q: Any possibility the detention could be implemented sooner?

A: Depends on how quickly studies go, etc. but it is a possibility. The earliest would be fall of this year, we think.

Q: Retention pond costing village oaks residents money?

A: No idea at this point.

Q: How do we know that management company/developer is legit and that project is going to succeed?

A: There aren't any specifics determined yet as to the management company. Market is improving so we expect a successful project. Site plan approval process is good for three years. They want to get moving soon with current housing momentum being what it is. It is in developer's best interest to sell units as fast as possible given current economic circumstances.

Q: How long will it take to complete?

A: Public utilities are already on-site so the Entire process should be about 15months for the exterior with unit interiors to be finished for some months afterward.

Q: What's air quality going to be?

A: There will be some dust as with all construction projects.

Q: Are utilities underground?

A: yes.

Q: Where are gutters going to take water to?

A: They will be piped to the detention basin.

Q: How can we keep track of process?

A: City Planning Department website has email notification system you can sign up for. And Please feel free to contact us.

Formal Presentation Concluded @ 7:45pm

A subsequent meeting for three residents who were unable to make the CPM meeting was held at the offices of J Bradley Moore & Associates to explain the project. Additional people who could not attend either the CPM or the second meeting at the offices of J Bradley Moore & Associates submitted questions (via e-mail) of the same nature as those expressed at the CPM (chronicled herein) and were answered via e-mail along the same lines.



**Project**  
 2850 AMN  
 ARBOR-SALINE

Name	Mailing Address	Phone #
Neil Lindemann	3180 Belfosse RD Saline	734-429-2685 (734) 662-7782
CHARLES SCHEITZEMA Judy Spang Scheitema	2215 Quaker CT jsschelt@gmail.com	734 369-2628
Terry & Mary Gliedt	wmg@kps.com 495 Village Oaks Ct	
John & Nancy Halonen	4874 Village Oaks Ct, Ann Arbor MI 48103 Nancy.Halonen@gmail.com	734 223-3109
Jack Eaton	1606 Dickson Dr 48103 jaton@azgov.org	
Jennifer Bennett	2498 Village Oaks CT	
DR. HEROLD & MRS VELLER		
Paula Mehe	482 Village Oaks Ct, Ann Arbor MI 48103	
JOHN MCCROBIE	2013 NANCE DR Ann Arbor 48103	
Judy Banfield Tatum	Ann Arbor MI 48103	734 662 0742
RUTH & RALPH DYER	520 CUMBERTH DR Ann Arbor MI 48103	734-662-6918
Andrew P. Calvach	468 Village Oaks Ct Ann Arbor MI 48103	734-330-7244

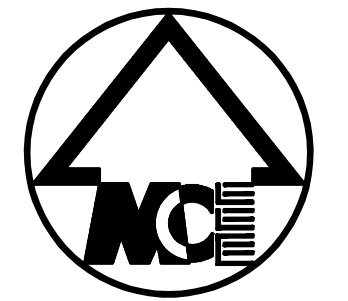
Project  
2250 ANN ARBOR  
SALINE RD.

Name	Mailing Address	Phone #
Pia Bennett	476 Village Oaks Ct Bourmont Pa 17815 pibennett@gmail.com	734 - 604-1761
Laura Scallion	466 Village Oaks Ct	734-686-1559
Marge Teall	mteall@a2gov.org	

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"VILLAGE OAKS SUBDIVISION"  
 LIBER 24 OF PLATS, PAGES 72 & 73,  
 WASHTENAW COUNTY RECORDS



SCALE: 1" = 30'  
 0 30 60 90

**MIDWESTERN CONSULTING**  
 Civil, Environmental and Transportation Engineers  
 Planners, Surveyors  
 Landscape Architects  
 3815 Plaza Drive  
 Ann Arbor, Michigan 48108  
 Phone: 734.995.0200  
 Fax: 734.995.0599

CLIENT  
 MIRAFZALI FAMILY LTD PARTNERSHIP  
 1125 COUNTRY CLUB DRIVE  
 ANN ARBOR, MI 48105  
 TONY IRAFZALI

**2250 ANN ARBOR-SALINE ROAD**  
 SITE PLAN  
 OVERALL SITE PLAN

JOB No.	13090
REVISIONS:	
DATE:	3-11-14
SHEET:	1 OF 1
ENG:	SWB
CHK:	SWB
DATE:	3-11-14
DRWS:	13090S1
REV:	

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