

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of January 6, 2009

**SUBJECT: Wintermeyer Office Building Phase 2 Planned Project Site Plan
(2144 South State Street)
Project No. SP08-016**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Wintermeyer Office Building Phase 2 Planned Project Site Plan, subject to combination of parcels and payment of street escrow of \$306.80 prior to issuance of any permit.

STAFF RECOMMENDATION

Staff recommends that the site plan be **approved** because the contemplated development complies with all applicable state, local and federal laws, ordinances, standards and regulations; the development limits the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; and the development does not cause a public or private nuisances and does not have a detrimental effect on the public health, safety or welfare.

Staff further recommends that the planned project modifications be **approved** because the contemplated development complies with the minimum standards set forth for approval and the proposed modifications provide for increased pedestrian orientation and reduced need for infrastructure.

LOCATION

This site is located on the west side of South State Street, south of Stimson Street (South Area, Malletts Creek Watershed).

DESCRIPTION OF PETITION

The original Wintermeyer Office Building site is 70,900 square feet (1.6 acres), zoned O (Office District) and contains a 17,288-square foot, two-story office building in the rear and a single-family dwelling in the front. The petitioner is combining the original site with an adjacent 10,308-square foot (0.2 acre) parcel that also contains a single-family dwelling and is also zoned O to create an 81,203-square foot (1.9 acres) site. The petitioner will demolish both existing single-family dwellings and seeks to construct a 10,370-square foot, two-story office building with an additional 21 parking spaces.

Due to the slope of the site, the proposed office building will be partially below grade. When viewed from the north, the building will have two full stories. When viewed from the south, the building will have only one story. A retaining wall will extend from the south façade of the building eastward to meet the existing retaining wall running parallel with South State Street.

The proposed office building and the additional parking spaces will be accessed from the existing driveway to South State Street. The existing solid waste collection facilities are

8c

adequate to serve the proposed office building. The existing detention pond in the northeast corner of the site will be expanded and upgraded to accommodate the increase in impervious area from the proposed office building and additional parking spaces. No natural features will be impacted by the proposed development as none are present on the subject site.

Planned project modifications are requested to decrease the minimum front setback from 25 feet to 15 feet. This modification will allow better pedestrian orientation to the new office building, reduced need to infrastructure, and is consistent with the proposed changes to the O Office District area, height and placement regulations.

SURROUNDING LAND USES AND ZONING

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

COMPARISON CHART

		EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning		O	O	O
Gross Lot Area		70,900 sq ft	81,208 sq ft	6,000 sq ft MIN
Floor Area as % of Lot Area		26.5% (17,288 sq ft office, 1,474 sq ft residential)	34.1% (27,658 sq ft)	40% MAX
Setbacks	Front	37 ft	15 ft	25 ft MIN *
	Side	10 ft	2 ft	0 ft MIN
	Rear	20 ft	20 ft	0 ft MIN
Height		38 ft ³	38 ft (Phase 1 building) 37 ft (Phase 2 building)	40 ft/4 stories MAX
Vehicle Parking		64 spaces	85 spaces	80-106 spaces MIN-MAX
Bicycle Parking		2 Class A, 4 Class C	3 Class A, 8 Class C	3 Class A, 7 Class C MIN

Shading indicates planned project modifications are needed to allow as proposed

*Amendment pending to change O district setback regulations to 15 ft MIN front setback, 25 ft MAX front setback.

HISTORY

The Wintermeyer Office Building Site Plan for a 17,288-square foot, two-story office building was approved on May 1, 2000. 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

This site is located in the South Area. The South Area Plan (adopted 1990) future land use recommendation for this site and the surrounding area is office and light industrial use.

Staff proposed amendments to the area, height and placement regulations for most zoning districts in 2008, which have been tabled by City Council pending additional public participation. The amendments call for decreasing the minimum front setback in the Office District to 15 feet from 25 feet and establishing a maximum front setback of 25 feet where none previously existed. Staff anticipate that some version of the Zoning Ordinance Area, Height and Placement Regulation Amendments will be adopted in mid-2009.

PLANNED PROJECT STANDARDS

Planned project approval is requested to allow a decrease in the minimum front setback required, to 15 feet from 25 feet. The modifications will help to achieve the objectives of the development program by allowing the proposed building to be closer to the street and sidewalk, increasing the pedestrian orientation of the building and ensuring the development will comply with the pending amendments to the Office District area, height and placement regulations.

Based upon compliance with the following standards, the Planning Commission may recommend approval, and City Council may approve modifications of the area, height and placement regulations of the Zoning Chapter in the form of a planned project site plan: (Petitioner comments are in plain type; staff comments are in italics.)

- 1. The lot(s) included in the planned project must meet the minimum gross lot size requirement of the zoning district in which they are located.**

The lots, which will be combined into one, exceed the minimum gross lot size of the O district.

- 2. The proposed modifications of zoning requirements must provide one or more of the following:**
 - a) Usable open space in excess of the minimum requirement for the zoning district.**
 - b) Building or parking setback(s) in excess of the minimum requirement for the zoning district.**
 - c) Preservation of natural features that exceeds ordinance requirements, especially for those existing features prioritized in the land development regulations as being of highest and mid-level concern.**
 - d) Preservation of historical or architectural features.**
 - e) Solar orientation or energy conserving design.**
 - f) An arrangement of buildings which provides a public benefit, such as transit access, pedestrian orientation, or a reduced need for infrastructure or impervious surface.**

The reduced minimum front setback enables better pedestrian orientation and a reduced need for private infrastructure.

By moving the proposed building closer to the front property line, the development contributes to creating an attractive and friendly streetscape. Other benefits of a reduced front setback include shorter distances for pedestrians to access the front doors and shorter distances to connect the building with existing underground utilities in the street.

g) Affordable housing for lower income households.

h) Permanent open spaces of 20 percent or more in any low-density residential district.

3. The planned project shall be designed in such a manner that traffic to and from the site will not be hazardous to adjacent properties.

The development has been designed so that traffic will not be hazardous to its neighbors. The new portion of the development will use the existing driveway, no additional entrances or exits are proposed.

4. The proposed modifications shall be consistent with the proper development and use of adjacent land and buildings.

The modification maintains acceptable front setback dimensions in keeping with the existing development nearby as well as sound planning principles.

Staff note that the additional parking area is proposed in line with, and not forward of, the planned building. This principle has been strongly emphasized as a good planning practice to promote pedestrian friendliness and attractive streetscapes, especially along major transportation corridors.

5. Required off-street parking and landscaping must be provided in accordance with the provisions of Chapters 59 and 62.

Required off-street parking and landscaping has been provided to at least meet or exceed these chapters of City Code.

6. The standards of density, allowable floor area and required usable open space for the zoning district(s) in which the project is located must be met.

Floor area ratio standards have been met.

7. There shall be no uses within the proposed project which are not permitted uses in the zoning district(s) in which the proposed project is to be located.

The proposed use is a permitted principal use in the Office District. No other uses are proposed.

SERVICE UNIT COMMENTS

Systems Planning – The proposed utility easements as shown on the site plan must be conveyed to the City prior to issuance of any permits.

Forestry – A street tree escrow fee of \$306.80 must be deposited prior to issuance of any permits.

Fire Marshal – Detailed construction drawings of the proposed must be reviewed and approved by the Fire Marshal's office as part of the building permit process.

Planning – This petition was submitted on September 26, 2008 when it appeared that the proposed Zoning Ordinance Area, Height and Placement Regulation amendments would be imminently approved. Staff encouraged the petitioner to prepare plans that complied with the proposed amendments (in this case, a 15-foot minimum front setback and a 25-foot maximum front setback for new buildings and no parking closer to the front lot line than any building). However, the area, height and placement amendments have since been tabled and staff does not expect them to be approved within the next six months. Rather than asking the petitioner to revise the proposed site plan to comply with the current O district front setback requirement, staff encouraged the petitioner to consider requesting planned project modifications for the same reason that the area, height and placement amendments were proposed – reduced minimum front setbacks and establishing a maximum front setback standard promotes pedestrian friendliness, reduces the need for infrastructure, and contributes to an attractive streetscape. Staff recommend approval of the site plan including planned project modifications.

Prepared by Alexis DiLeo
Reviewed by Connie Pulcifer and Mark Lloyd
jsj/12/23/08



Attachments: Parcel/Zoning Map
Aerial Photo
Site Plan
Elevations

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

Agent: David Arthur Consultants, Inc.
Attn: David Kubiske
110 Main Street
Dundee, MI 48131

City Attorney
Systems Planning
Project No. SP08-016

Parcel and Zoning Map: Wintermeyer Office Building Phase 2 Planned Project Site Plan



Map Legend

- +— Railroads
- Parcels



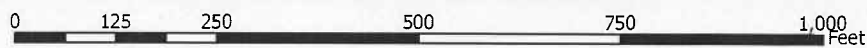
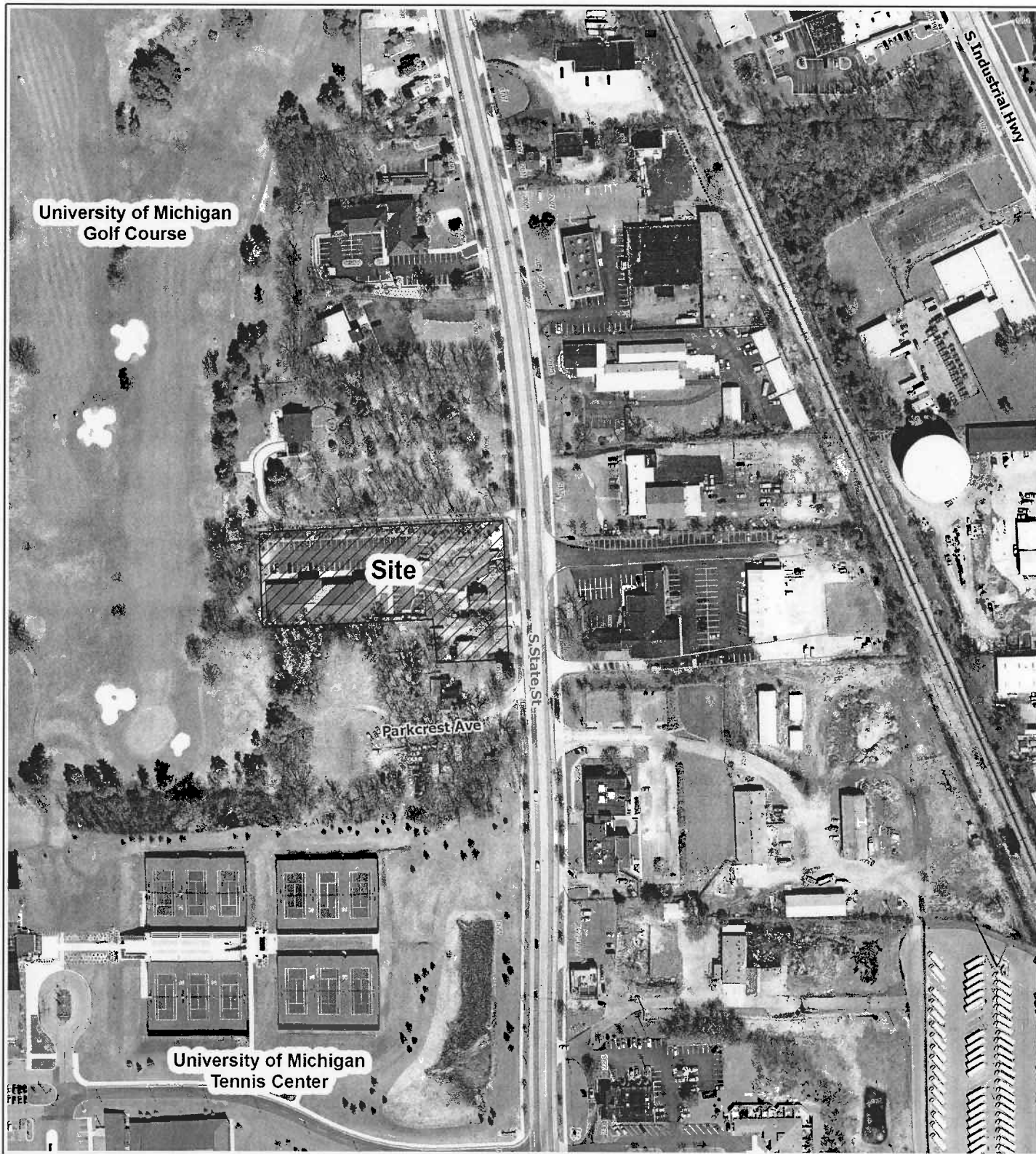
Maps available online:
<http://gisweb.ewashtenaw.org/website/mapwashtenaw/>


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Aerial Photo: Wintermeyer Office Building Phase 2 Planned Project Site Plan



Map Legend
 Railroads



Maps available online:
<http://gisweb.ewashtenaw.org/website/mapwashtenaw/>

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09-12-05-100-022
DIEPHUIS, DAVID & CAROL
2096 S. STATE STREET
ANN ARBOR, MI 48104
ZONED: O - OFFICE

2-05-100-013
S, DAVID & CAROL
S. STATE STREET
ARBOR, MI 48104
ED: O - OFFICE

09-12-05-100-012
SOUTH STATE STREET PROPERTIES, L.L.C.
2195 GREENVIEW DR.
ANN ARBOR, MI 48103
ZONED: O - OFFICE

09-12-05-100-009
O'KEEFE, MICHAEL
105 GOLFVIEW LA.
ANN ARBOR, MI 48103
ZONED: PL - PUBLIC LAND

09-12-05-100-004
2178 S. STATE STREET
ANN ARBOR, MI 48104
ZONED: O - OFFICE

09-12-05-100-011
FAJEN, JAMES A. ET AL
3220 W. HURON RIVER DR.
ANN ARBOR, MI 48103
ZONED: O - OFFICE

B.M. ②

20' SIDE YARD SETBACK

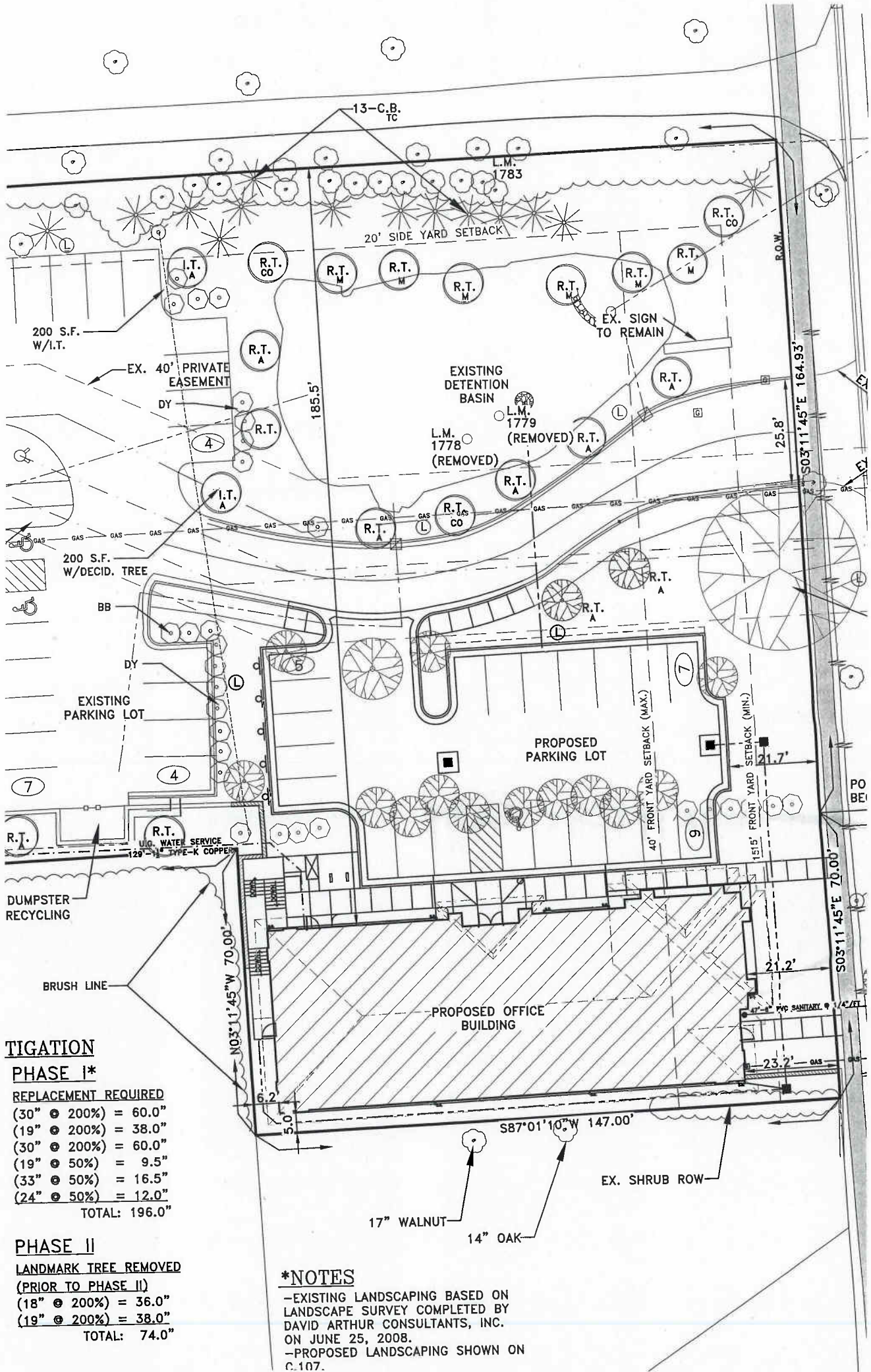
40' FRONT YARD SETBACK (MAX)
15' FRONT YARD SETBACK (MIN)

SP08-016 Wintermeyer Office Building Phase 2
DETAILED SITE PLAN

NORTH ↑

North ↑

SP08-016 Wintermeyer Office Building Phase 2 Site Plan
 DETAILED SITE PLAN ENLARGED



TIGATION

PHASE I*

REPLACEMENT REQUIRED

(30" @ 200%)	=	60.0"
(19" @ 200%)	=	38.0"
(30" @ 200%)	=	60.0"
(19" @ 50%)	=	9.5"
(33" @ 50%)	=	16.5"
(24" @ 50%)	=	12.0"
TOTAL:		196.0"

PHASE II

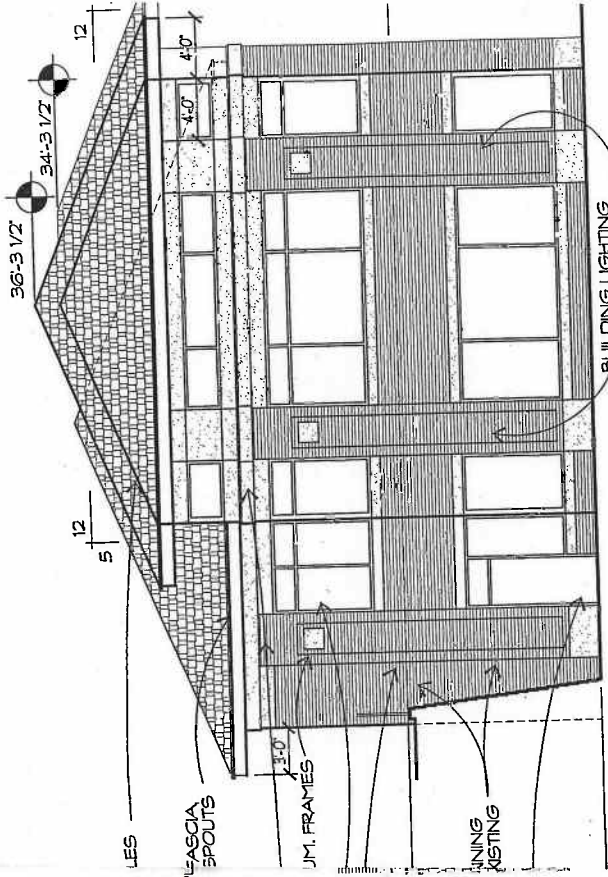
LANDMARK TREE REMOVED (PRIOR TO PHASE II)

(18" @ 200%)	=	36.0"
(19" @ 200%)	=	38.0"
TOTAL:		74.0"

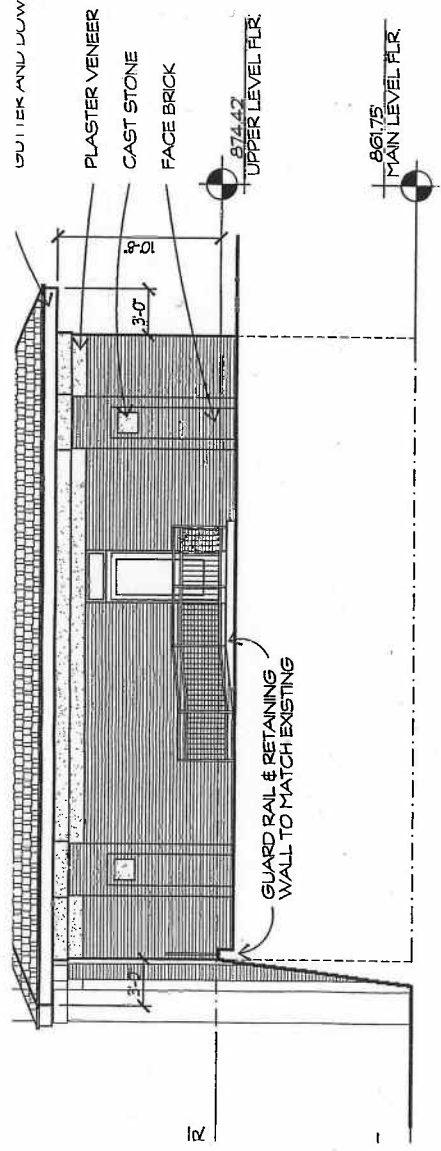
***NOTES**

- EXISTING LANDSCAPING BASED ON LANDSCAPE SURVEY COMPLETED BY DAVID ARTHUR CONSULTANTS, INC. ON JUNE 25, 2008.
- PROPOSED LANDSCAPING SHOWN ON C.107.

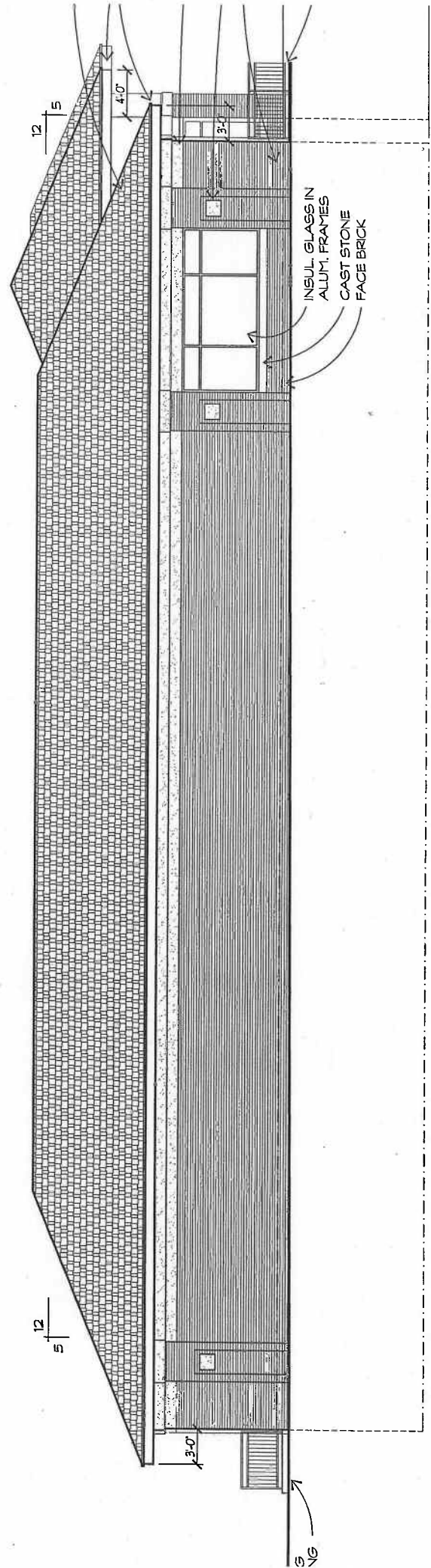
SP08-06 Wintermeyer Office Building Phase 2 Site Plan



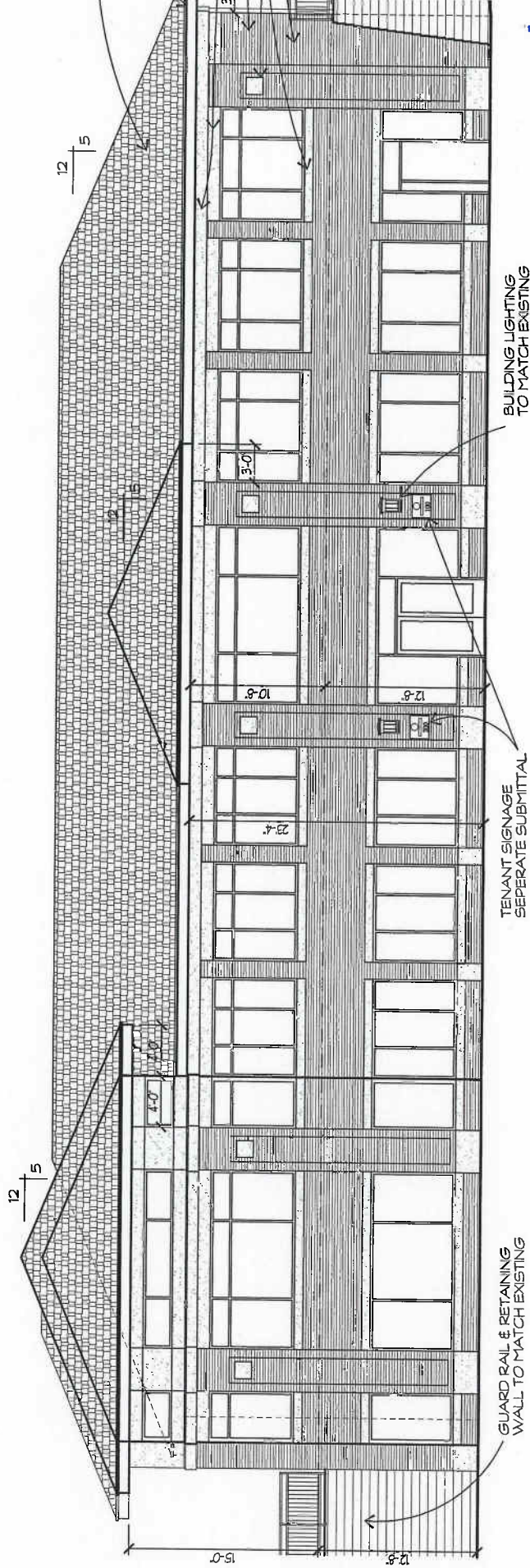
EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

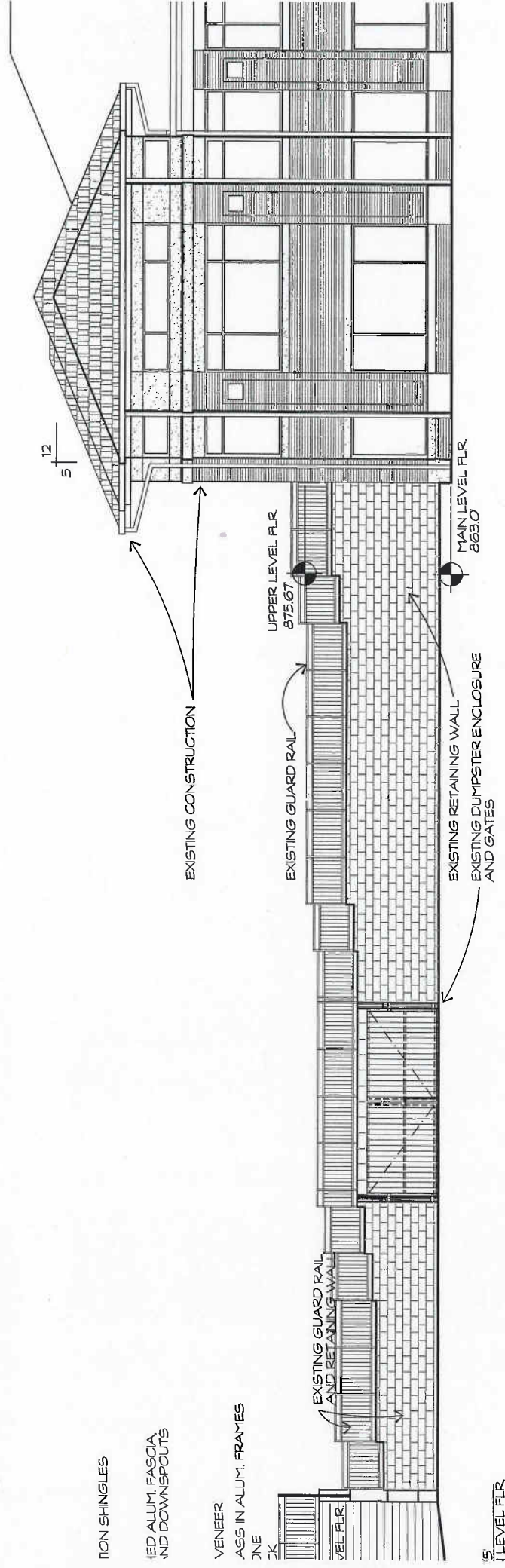


align this edge with existing elevation sheet

PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Wintermeyer Office Building Phase 2

Wintermeyer Office Building Phase 2 EXISTING ELEVATIONS



EXISTING NORTH ELEVATION

EXISTING DUMPSTER ENCLOSURE

align this edge with proposed north elevation for complete site cross-section