

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of July 21, 2009

SUBJECT: Casa Dominick's Revised and Expanded PUD Zoning District and PUD Conceptual Plan (File No. Z09-001)

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Casa Dominick's Planned Unit Development (PUD) Zoning District and Supplemental Regulations, and PUD Conceptual Plan.

STAFF RECOMMENDATION

Staff recommends that the Casa Dominick's PUD Zoning District and Supplemental Regulations be **approved** because the uses, physical characteristics, design features, and amenities proposed provide a beneficial effect for the City, could not be achieved under any other zoning classification, will not have a detrimental effect on public utilities or surrounding properties, provide adequate justification for deviation from the master plan, provide sufficient analysis and justification in the supplemental regulations, provide acceptable vehicular and pedestrian circulation, and limit disturbance of historically significant architectural features to the minimum necessary.

LOCATION

This site includes 808 Monroe Street, 812-814 Monroe Street, 700 Tappan Street, 706 Tappan Street and 705 Oakland Avenue, which are located east of South State Street and north of Hill Street near the University of Michigan Law Quad (and in the Allen Creek Watershed and Central planning area).

DESCRIPTION OF PETITION

At present, the Casa Dominick's PUD Zoning District includes only 812-814 Monroe Street, a 4,356-square foot site that allows a restaurant and one dwelling unit. The petitioner is seeking to expand the PUD Zoning District to include additional properties under the same ownership and to develop Supplemental Regulations to address the permitted uses, area, height and placement standards of the expanded district. The proposal will consolidate all of the petitioner's properties under one zoning classification and will remedy numerous existing nonconforming situations (such as insufficient lot area and setbacks, and nonconforming uses).

PUD Zoning District and Supplemental Regulations – The expanded PUD Zoning District includes a total of six parcels at the north end of Monroe Street between Oakland Avenue and Tappan Street, covering a total of 25,932 square feet (slightly more than one-half acre). In addition to the restaurant and residential uses currently permitted, the permitted uses are proposed to expand to include grocery, prepared food and beverage sales; classrooms and educational instruction; beauty salon; general and medical/dental offices; hotel and lodging; artists and craft studios, including sales of products produced by the artisans and craftspersons. However, some of these uses are limited to certain portions of the PUD district. The PUD Supplemental Regulations divide the total district into four sub-areas, A, B, C, and D, and

provide use and setback regulations for each sub-area. The PUD Supplemental Regulations also limit residential occupancy to that allowed in R1 and R2 districts (families or up to four unrelated adults, rather than families or up to six unrelated adults as permitted in R4 districts).

The existing principal buildings at 808 and 812-814 Monroe Street, 700 and 706 Tappan Street and 705 Oakland Avenue are required to be maintained and preserved (but not attached or detached accessory buildings), and any exterior alterations or modifications must be approved by the City Planning Commission. For new infill development within the proposed district, area, height and placement standards will allow additions to the front of buildings along Monroe Street to continue the existing 0-foot front setback already in place, and will require additions to the side of existing buildings along Tappan Street and Oakland Avenue to be set back about three more feet than the existing buildings. Continuing the current setback along Monroe Street will allow for the two-story covered porch of the Casa Dominick's restaurant to be expanded to the west to front 808 Monroe Street or to the east to front 700 Tappan Street. The additional setback requirement fronting Tappan Street and Oakland Avenue will discourage the creating of a solid, continuous streetwall and will maintain the scale and rhythm of the existing residential character even if the buildings are enlarged. The maximum height for any new development within the PUD district is proposed to be 35 feet, except for chimneys. A maximum floor area ratio (150%) is proposed to regulate development mass within the PUD district. It is estimated that the proposed district currently has a floor area ratio of 55%.

Limited off-street vehicular parking is proposed within the PUD district, a minimum of two spaces but no more than ten spaces are required. Increased amounts of bicycle parking are proposed to be required, one for each bedroom within the district plus additional spaces for non-residential uses.

Solid fencing and general landscaping are proposed requirements in lieu of traditional conflicting land use buffers. Approximately 10% of the district must be pervious landscape area and a minimum of ten trees must be provided. New or redeveloped outdoor seating and hardscape areas within the PUD district must be pervious, porous materials to facilitate ground water infiltration.

Architectural design guidelines are proposed that require additions to existing buildings to match the style and materials of existing buildings, and new buildings are required to be harmonious and complimentary to the existing structures as determined by the City Planning Commission.

PUD Conceptual Plan – No additional development or site improvements are proposed at this time. A PUD Conceptual Plan has been provided to illustrate what future development consistent with the proposed PUD Zoning District and Supplemental Regulations might look like. The proposed Conceptual Plan represents the petitioner's 50-year master plan for the site. The petitioner has indicated that expansion of the restaurant's front porch and conversion of the house at 706 Tappan Street into a small boutique inn or bed-and-breakfast are likely to be the first site plan petitions to be submitted in the near future although no exact date has been determined. The proposed PUD Supplemental Regulations specify that all useless curb cuts shall be removed and the curb restored as part of the first PUD Site Plan submitted after establishing the expanded PUD Zoning District. Compliance with the off-street vehicular and bicycle parking and district landscaping and screening requirements will also be required improvements as part of the first PUD Site Plan.

SURROUNDING LAND USES AND ZONING

| | LAND USE | ZONING |
|--------------|------------------------------------------|-----------------------------------------|
| NORTH | University of Michigan (Law Quad) | PL (Public Land District) |
| EAST | University of Michigan (Business School) | PL |
| SOUTH | Multiple-Family Residential, Sorority | R4C (Multiple-Family Dwelling District) |
| WEST | Multiple-Family Residential, Parking | R4C |

COMPARISON – ZONING DISTRICTS

| | | EXISTING DISTRICTS | | PROPOSED DISTRICT |
|------------------|-------|----------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------------------------------------------------|
| Zoning | | Casa Dominick's PUD | R4C | PUD (Planned Unit Development District) |
| Site Area | | 4,356 sq ft | | 25,932 sq ft |
| Lot Area | | 4,356 sq ft | 8,500 sq ft MIN | 2,245 sq ft MIN, 25,932 sq ft MAX * |
| Floor Area Ratio | | 115% (exactly) | FAR not applicable (regulated by dwelling units per acre) | 150% MAX district total |
| Open Space | | None required | 40% MIN (including 300 sq ft per unit active open space) | 2,500 sq ft MIN (approximately 10%) district total |
| Setbacks | Front | 0 ft (as existing) | 25 ft MIN | Monroe St – 0 ft MIN for new Tappan St – 19 ft MIN for new Oakland Av – 24 ft MIN for new |
| | Side | 0 ft west (as existing) 7 ft east (as existing) | 12 ft one side MIN 26 ft total sides MIN | No minimum setback from any internal lot line. 10 ft MIN for new |
| | Rear | 2 ft (as existing) | 30 ft MIN | No minimum setback from any internal lot line. 10 ft MIN for new development |
| Height | | Approximately 30 ft (as existing) | 30 ft MAX | 35 ft MAX excluding chimneys only |
| Vehicle Parking | | None required | 1.5 spaces per dwelling unit | 2 spaces MIN, 10 spaces MAX district total |
| Bicycle Parking | | None required | 1 per 5 units (50% Class A, 50% Class C) | 10 plus 1 per bedroom MIN (Class C) district total |

* 2,245 square feet is the current area of the smallest lot within the proposed district (700 Tappan Street).

HISTORY

The existing Casa Dominick's PUD is the fourth planned unit development in the City, approved on August 22, 1977. The 4,356-square foot site was rezoned from R4C Multiple-Family Dwelling District to PUD Planned Unit Development District and a PUD Final Site Plan was approved to allow construction of an addition to connect the then-separate buildings at 812 and 814 Monroe Street. The connected building was to be used as a 5,000-square foot restaurant and one 685-square foot residential dwelling unit.

Several adjacent and nearby properties were owned at that time, or have since been acquired, by the original owner of Casa Dominick's and his heirs. The Casa Dominick's restaurant has expanded beyond its original boundaries and now includes the rear yard of 706 Tappan Street,

currently used for outdoor seating for the restaurant. The original garage of 706 Tappan Street and the garage of 705 Oakland Avenue have been connected by enclosed corridors to the restaurant building for expanded kitchen facilities and restaurant storage.

A PUD pre-petition conference between the petitioner and the City Planning Commission was held during the Commission's September 9, 2008 working session.

PLANNING BACKGROUND

The proposed site is in the central planning area of the City and is addressed in the Central Area Plan (1992), which recommends multiple-family use as the future land use. Expansion of nonresidential uses – such as a restaurant, retail sales, personal services or office uses – are not supported by the Plan. The Plan does not specifically mention the Casa Dominick's restaurant or PUD zoning district, although it was in existence at the time of the Plan's preparation and adoption.

The Central Area Plan is set to be replaced by the City Master Plan: Land Use Element, a consolidation of the four area master plans (Central Area Plan, West Area Plan, Northeast Area Plan and South Area Plan). No substantive information has been proposed in the City Master Plan: Land Use Element and each area master plan's future land use recommendations have been included as existing. The City Planning Commission has recommended adoption of the Land Use Element. City Council adoption is expected later this summer.

STANDARDS FOR PUD ZONING DISTRICT REVIEW

As set forth in Section 5:80(6), the City Planning Commission must base its recommendation upon the following standards (in **bold** type). Staff's analysis is also provided.

- 1. Provides a beneficial effect for the City, which may include: innovation in land use; efficiency of land use, natural features and energy; providing usable open space; preserving and protection of natural features; employment and shopping opportunities; expanding supply of affordable housing; use or reuse of existing sites.**

The expanded PUD Zoning District will use existing buildings to increase employment and shopping opportunities, which is itself an innovation in land use, to provide a beneficial effect for the City.

- 2. Beneficial effect could not be achieved under any other zoning district and not required under any existing standard or ordinance.**

No other zoning district allows for the proposed combination of land uses with the area, height and placement regulations set forth in the proposed PUD Supplemental Regulations. No other zoning district restricts demolition activities.

- 3. Uses shall not have a detrimental effect on public utilities or surroundings.**

The proposed uses will not have a detrimental effect on public utilities or the surrounding environment.

- 4. Uses shall be consistent with master plan or adequate justification is provided.**

Adequate justification has been provided by the petitioner in the proposed development program, supplemental regulations and conceptual plan to support deviation from the master plan future land use recommendation. The proposed uses are consistent with sound planning practices and the recent planning preferences for mixed uses.

5. Residential density consistent with master plan or underlying zoning, or additional density has been proposed in order to provide affordable housing.

This criterion is not applicable to the petition.

6. Supplemental regulations include analysis and justification to determine what the benefit is, how it will be provided, and performance standards for evaluation.

Supplemental regulations have been drafted that include all required information.

7. Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within and to the district, and alternative transportation is encouraged.

The existing conditions and proposed regulations encourage appropriate vehicular and pedestrian circulation within and surrounding the district. Alternative transportation is encouraged by the preference for off-street bicycle parking over off-street vehicle parking.

8. Minimum necessary disturbance to existing natural features and historically significant architectural features.

There are no protected natural features or designated historic structures within the district, but special attention has been made in the supplemental regulations to preserve the existing buildings within the district which greatly contribute to the character of the neighborhood and allow for appropriate infill development that compliments the present scale, use and character of the district and surrounding neighborhood.

SERVICE UNIT COMMENTS

Land Development – Staff note that the storm water management system of any future PUD Site Plan will be reviewed and approved by the Washtenaw County Water Resources Commissioner's Office (formerly known as the Washtenaw County Drain Commissioner).

Fire Marshal – The west half of 705 Oakland Avenue is outside of the maximum permitted range from a fire hydrant (minimum 250-foot radius from hydrant and minimum 400-foot hose lay distance). A fire hydrant must be installed by the petitioner to serve this lot (sub-area C as defined by the PUD Supplemental Regulations) as part of a PUD Site Plan if one has not already been provided. It is possible that a hydrant will be in place to serve 705 Oakland Avenue associated with a street vacation request of Monroe Street between South State Street and Oakland Avenue by the University of Michigan. City staff is currently reviewing the University's street vacation request. Following staff review, the Planning Commission will make a recommendation and the City Council will approve or deny the petition.

Planning and Development Services – Staff generally does not support PUD zoning designations solely to make nonconforming uses or sites conforming. While the proposed petition does have the effect of making self-created use nonconformities now conforming, the public benefits of reusing existing buildings, innovative land uses that are also pedestrian-

oriented and promote alternative transportation, and use and design restrictions that preserve and enhance the existing character of the established neighborhood outweigh staff's concerns. Significant care has been exercised in crafting supplemental regulations that provide enough future use flexibility for the site but also ensure that the public benefits are achieved and maintained. The proposed petition fits well with the intent and standards for PUD zoning district approval.

Prepared by Alexis DiLeo
Reviewed by Connie Pulcifer

jsj/7/16/09 

Attachments: Parcel/Zoning Map
Aerial Photo
Conceptual Plan
Draft Supplemental Regulations
Citizens Participation Report

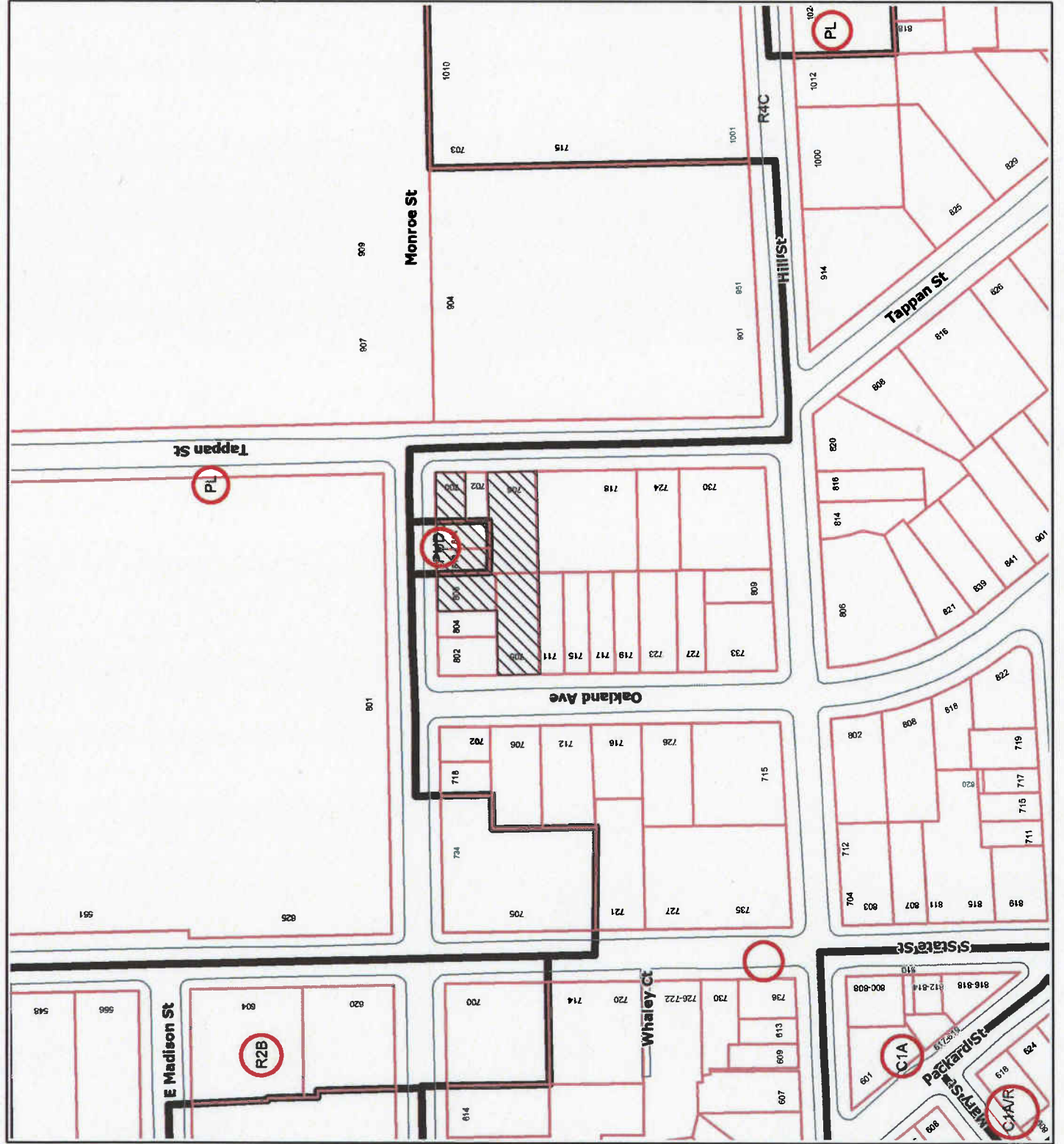
c: Petitioner: John Barrie Associates Architects
1050 Pinetree Drive
Ann Arbor, MI 48103
Attention: John Barrie

Owner: Richard DeVarti
812 Monroe Street
Ann Arbor, MI 48104

City Attorney
Systems Planning
File No. Z09-001

Parcel and Zoning Map:

Casa Dominick's Expanded and Revised PUD Zoning District



Map Legend

- Parcels
- Edge Of Pavement
- Railroads
- Zoning District Boundary



Copyright 2008 City of Ann Arbor, Michigan
 No part of this product shall be reproduced or transmitted in any form or by any means, electronic or mechanical, for any purpose, without prior written permission from the City of Ann Arbor.
 This map complies with National Map Accuracy Standards for mapping at 1:inch = 100 Feet. The City of Ann Arbor and its mapping contractors assume no legal representation for the content and/or inappropriate use of information on this map.



2006 Aerial Photo:

Casa Dominick's Expanded and Revised PUD Zoning District



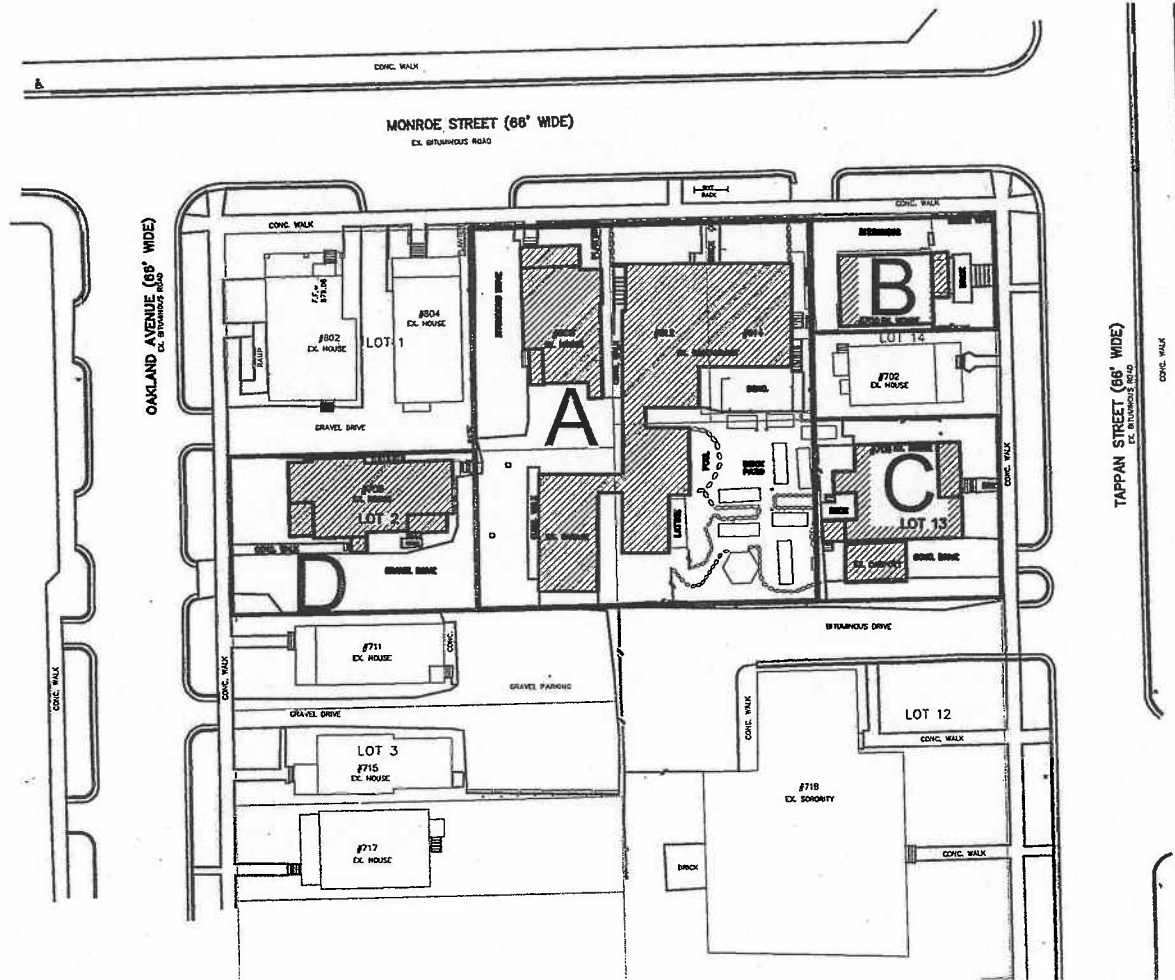
Map Legend



Copyright 2008 City of Ann Arbor, Michigan
No part of this product shall be reproduced or transmitted in any form or by any means, electronic or mechanical, for any purpose, without prior written permission from the City of Ann Arbor.
This map complies with National Map Accuracy Standards for mapping at 1:1 inch = 100 Feet. The City of Ann Arbor and its mapping contractors assume no legal representation for the content and/or inappropriate use of information on this map.



Existing Conditions



EXISTING SITE PLAN
SCALE : 1/64" = 1' - 0"

These drawings as instruments of service remain the property of John Barrie Associates LLC. Any changes, publication, copying, or unauthorized use is prohibited unless expressly approved.

©2009 John Barrie Associates, LLC.

1 OF 11

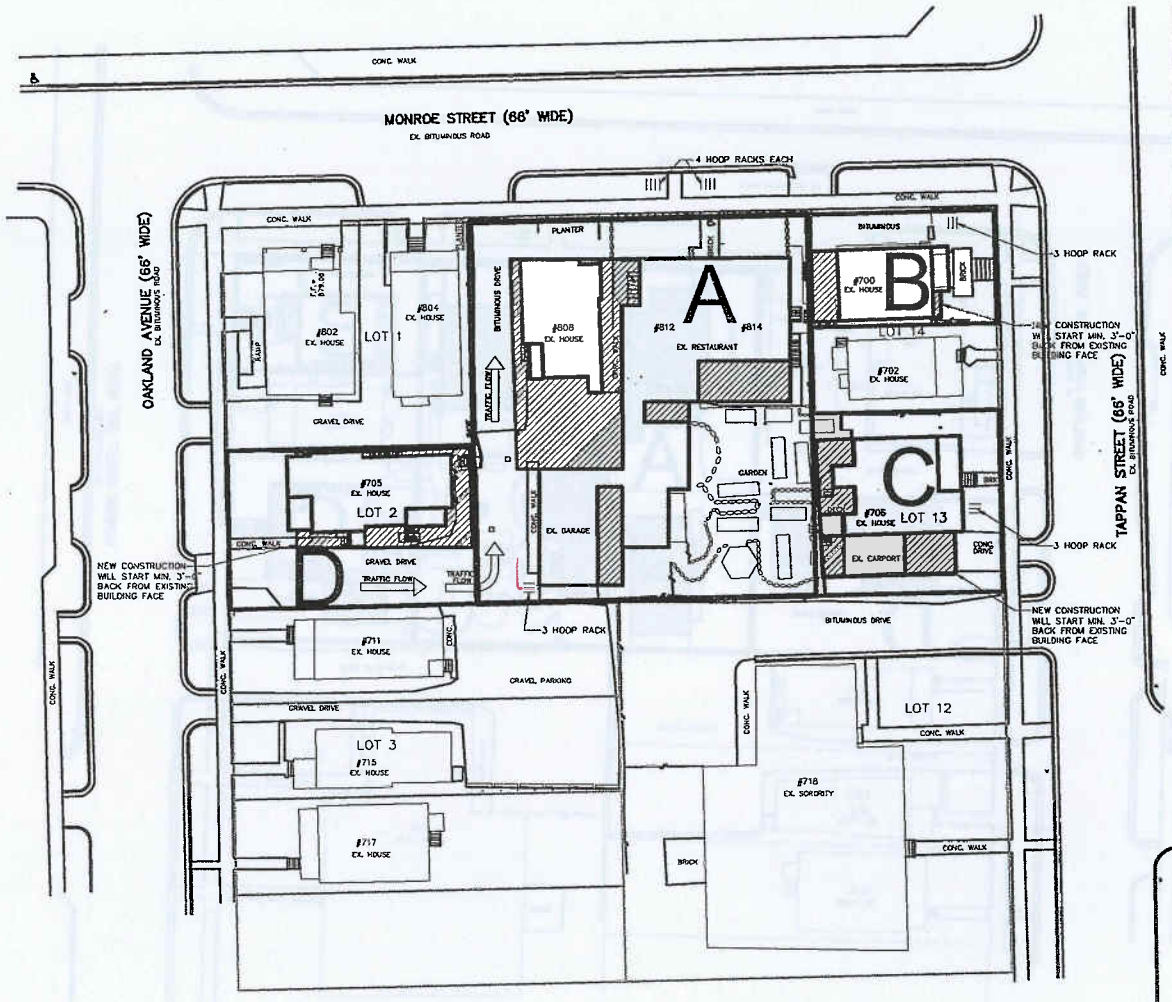
CASA DOMINICK'S PROPERTIES DEVELOPMENT PLAN

**John Barrie Associates
Architects LLC.**

Environmental Design of
Institutional and Commercial
Structures

Phone: 764-688-6211
Fax: 764-688-6228

Conceptual Plan
 Hatching indicates potential new development



PROPOSED SITE PLAN
 SCALE : 1/64" = 1' - 0"
 N

These drawings as instruments of service remain the property of John Barrie Associates LLC. Any changes, publication, copying, or unauthorized use is prohibited unless expressly approved.

©2009 John Barrie Associates, LLC.

CASA DOMINICK'S PROPERTIES
 DEVELOPMENT PLAN

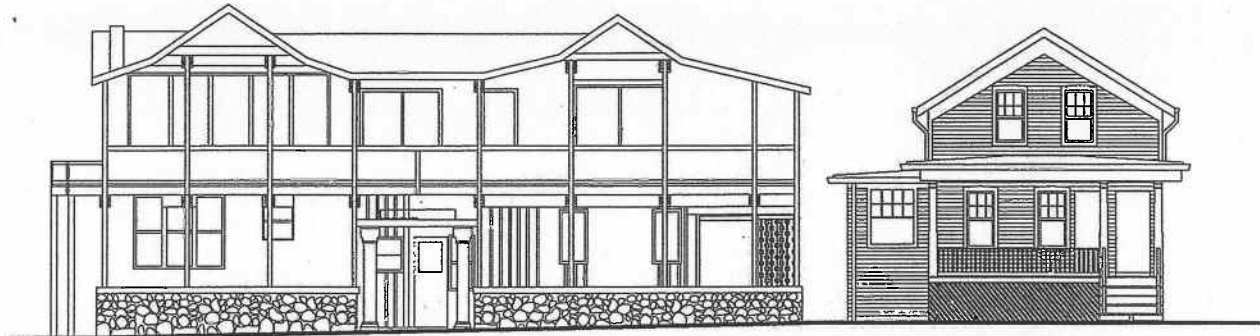
John Barrie Associates
 Architects LLC.
 Residential Design of
 Residential and Commercial
 Structures
 Phone: 784-666-8821
 Fax: 784-666-4188

40'-0"

30'-0"

20'-0"

10'-0"



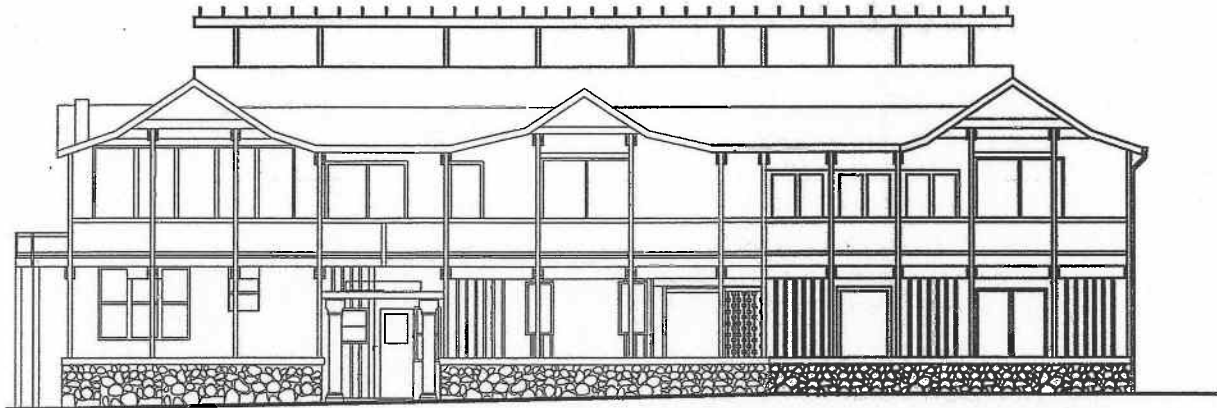
○ 814, 812, & 808 MONROE STREET EXISTING ELEVATIONS
SCALE : 1/16" = 1' - 0"

40'-0"

30'-0"

20'-0"

10'-0"



○ 814, 812, & 808 MONROE STREET PROPOSED ELEVATIONS
SCALE : 1/16" = 1' - 0"
Conceptual plan

These drawings as instruments of service remain the property of John Barrie Associates LLC. Any changes, publication, copying, or unauthorized use is prohibited unless expressly approved.

©2009 John Barrie Associates, LLC.

3 OF 11

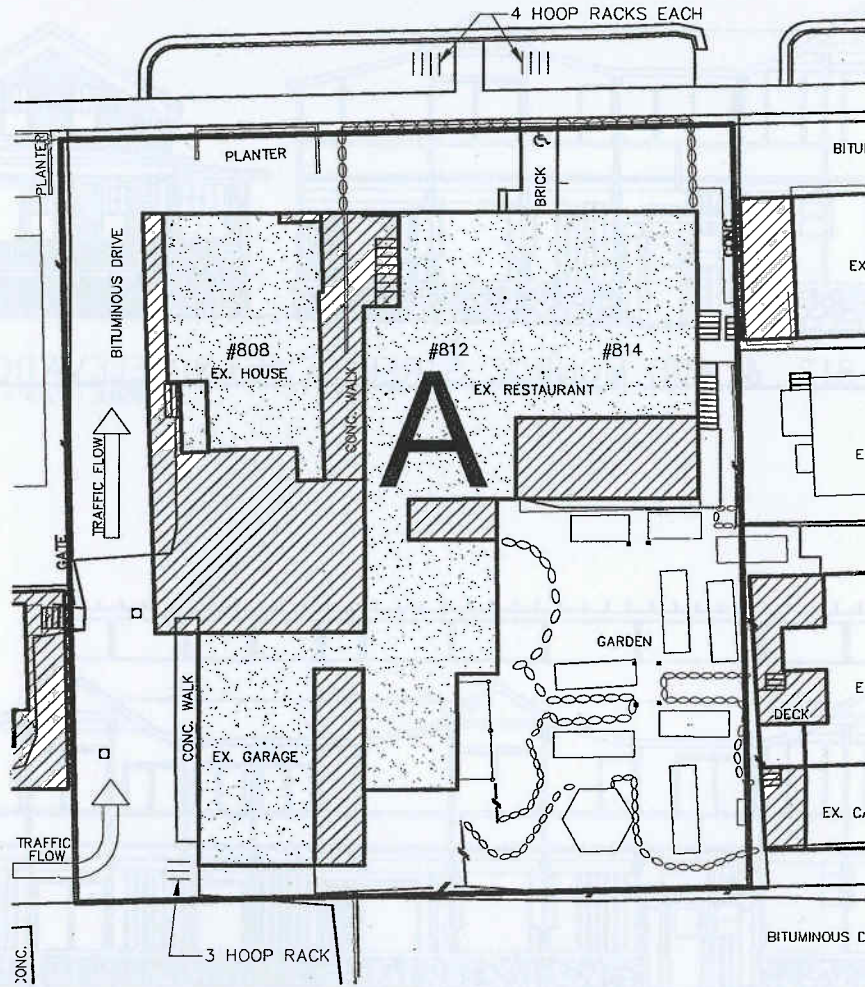
CASA DOMINICK'S PROPERTIES DEVELOPMENT PLAN



John Barrie Associates
Architects LLC

Structural Design of
Residential and Commercial
Structures



Phone: 704-642-6811



SITE PLAN A EXISTING AND PROPOSED

SCALE : 1/32" = 1' - 0"

conceptual plan detail

| LEGEND | |
|-------------------------------------------------------------------------------------|----------|
|  | EXISTING |
|  | PROPOSED |

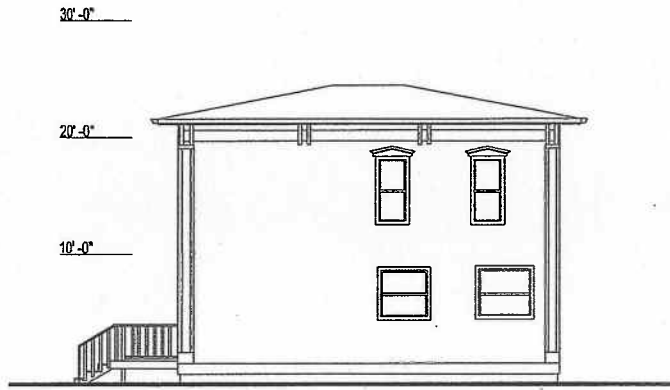
These drawings as instruments of service remain the property of John Barrie Associates LLC. Any changes, publication, copying, or unauthorized use is prohibited unless expressly approved.

©2009 John Barrie Associates, LLC.

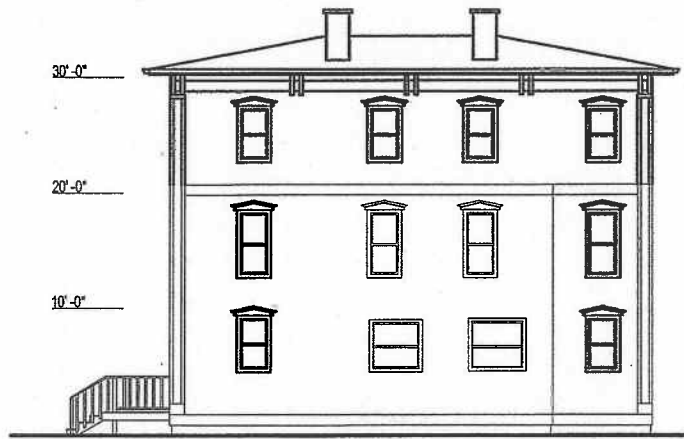
CASA DOMINICK'S PROPERTIES DEVELOPMENT PLAN



John Barrie Associates Architects LLC.
 Architectural Design of Residential and Commercial Structures
 Phone: 704-998-6211



700 TAPPAN EXISTING MONROE STREET ELEVATION
 SCALE : 1/16" = 1' - 0"



700 TAPPAN PROPOSED MONROE STREET ELEVATION
 SCALE : 1/16" = 1' - 0"
Conceptual

These drawings as instruments of service remain the property of John Barrie Associates LLC. Any changes, publication, copying, or unauthorized use is prohibited unless expressly approved.

©2009 John Barrie Associates, LLC.

CASA DOMINICK'S PROPERTIES
 DEVELOPMENT PLAN



John Barrie Associates
 Architects LLC

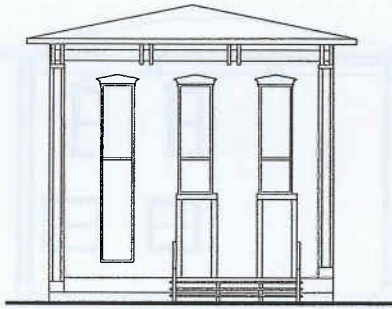
Environmental Design of
 Residential and Commercial
 Structures

Phone: 704-449-4811

30'-0"

20'-0"

10'-0"



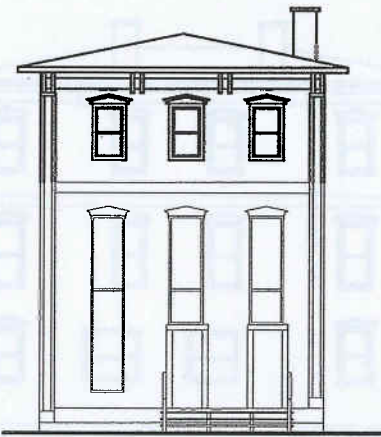
700 TAPPAN EXISTING ELEVATION

SCALE : 1/16" = 1' - 0"

30'-0"

20'-0"

10'-0"



700 TAPPAN PROPOSED ELEVATION

SCALE : 1/16" = 1' - 0"

Conceptual

These drawings as instruments of service remain the property of John Barrie Associates LLC. Any changes, publication, copying, or unauthorized use is prohibited unless expressly approved.

©2009 John Barrie Associates, LLC.

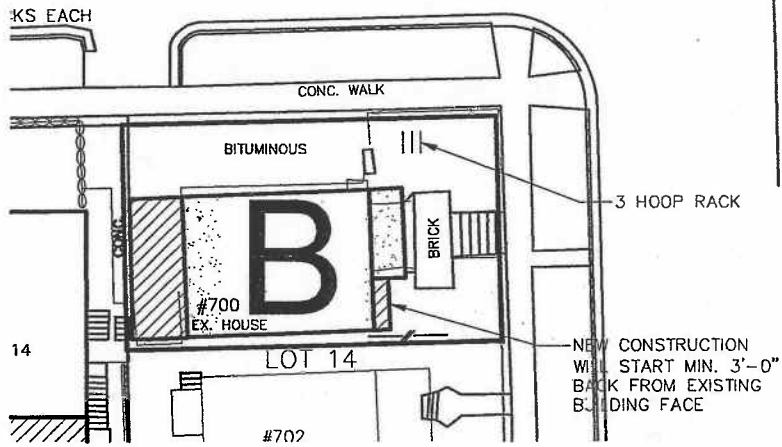
CASA DOMINICK'S PROPERTIES
DEVELOPMENT PLAN





John Barrie Associates
Architects LLC

Environmental Design of
Residential and Commercial
Structures

Phone: 704-449-4211




SITE PLAN B EXISTING AND PROPOSED
 SCALE : 1/32" = 1' - 0"
Conceptual

| LEGEND | |
|-------------------------------------------------------------------------------------|----------|
|  | EXISTING |
|  | PROPOSED |

These drawings as instruments of service remain the property of John Barrie Associates LLC. Any changes, publication, copying, or unauthorized use is prohibited unless expressly approved.

©2009 John Barrie Associates, LLC.

CASA DOMINICK'S PROPERTIES DEVELOPMENT PLAN



**John Barrie Associates
Architects LLC**
 Environmental Design of
 Residential and Commercial
 Structures

Phone: 704-998-0811



706 TAPPAN EXISTING ELEVATION
SCALE : 1/16" = 1' - 0"



706 TAPPAN PROPOSED ELEVATION
SCALE : 1/16" = 1' - 0"

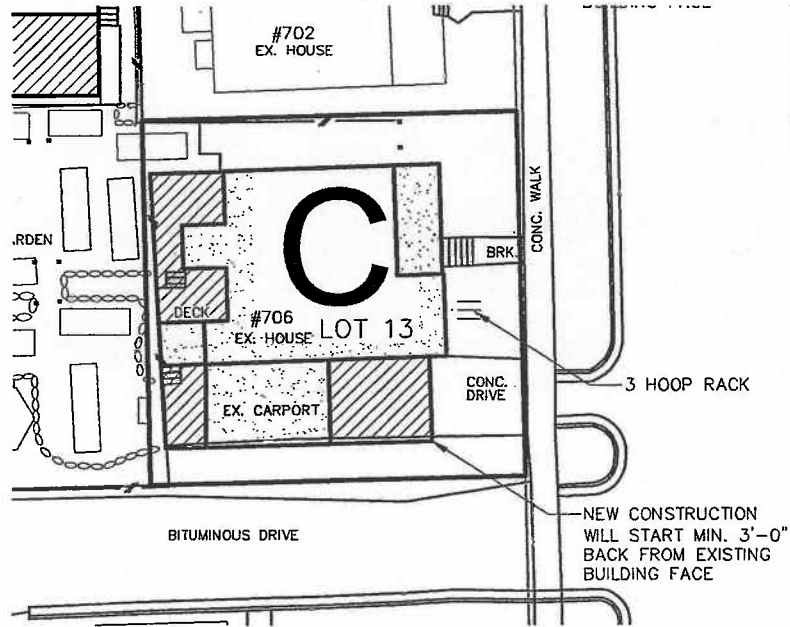
Conceptual

These drawings as instruments of service remain the property of John Barrie Associates LLC. Any changes, publication, copying, or unauthorized use is prohibited unless expressly approved.

©2009 John Barrie Associates, LLC.

CASA DOMINICK'S PROPERTIES
DEVELOPMENT PLAN

**John Barrie Associates
Architects LLC.**
Environmental Design of
Residential and Commercial
Structures
Phone 704-440-4211



SITE PLAN C EXISTING AND PROPOSED

SCALE : 1/32" = 1' - 0"

*Conceptual
plan
detail*

| LEGEND | |
|--------|----------|
| | EXISTING |
| | PROPOSED |

These drawings as instruments of service remain the property of John Barrie Associates LLC. Any changes, publication, copying, or unauthorized use is prohibited unless expressly approved.

©2009 John Barrie Associates, LLC.

CASA DOMINICK'S PROPERTIES
DEVELOPMENT PLAN



**John Barrie Associates
Architects LLC.**

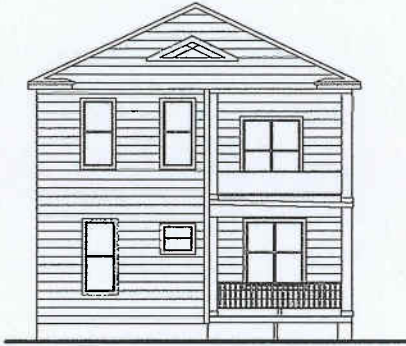
Environmental Design of
Residential and Commercial
Structures

Phone 704-666-6811

30'-0"

20'-0"

10'-0"



705 OAKLAND EXISTING ELEVATION

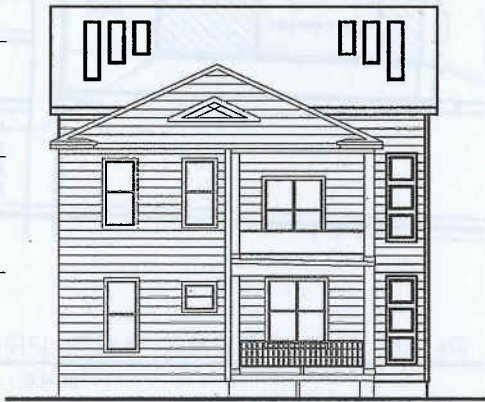
SCALE : 1/16" = 1' - 0"

40'-0"

30'-0"

20'-0"

10'-0"



705 OAKLAND PROPOSED ELEVATION

SCALE : 1/16" = 1' - 0"

Conceptual

These drawings as instruments of service remain the property of John Barrie Associates LLC. Any changes, publication, copying, or unauthorized use is prohibited unless expressly approved.

©2009 John Barrie Associates, LLC.

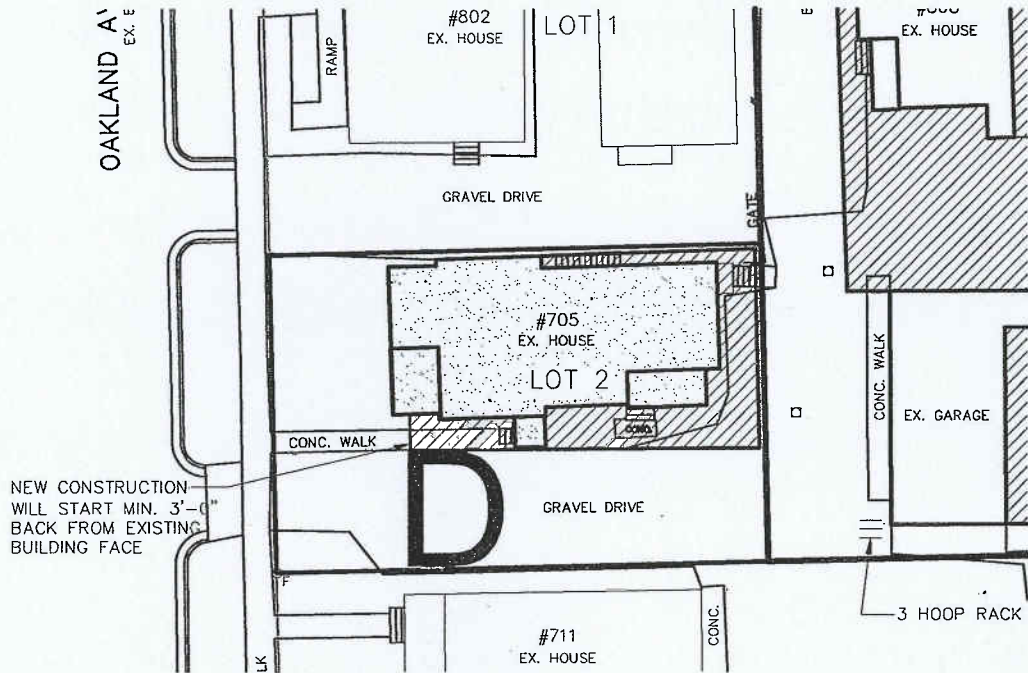
CASA DOMINICK'S PROPERTIES
DEVELOPMENT PLAN



John Barrie Associates
Architects LLC.

Environmental Design of
Residential and Commercial
Structures

Phone: 704-990-4211



SITE PLAN D EXISTING AND PROPOSED

SCALE : 1/32" = 1' - 0"

*conceptual
plan
detail*



N

| LEGEND | |
|--------|----------|
| | EXISTING |
| | PROPOSED |

These drawings as instruments of service remain the property of John Barrie Associates LLC. Any changes, publication, copying, or unauthorized use is prohibited unless expressly approved.

©2009 John Barrie Associates, LLC.

CASA DOMINICK'S PROPERTIES DEVELOPMENT PLAN



John Barrie Associates
Architects LLC

Environmental Design of
Residential and Commercial
Structures

Phone: 724-688-4811

Casa Dominick's Revised and Expanded PUD Supplemental Regulation

Section 1: Purpose

It is the purpose of the City Council in adopting these regulations to provide for a reasonable utilization of several parcels under the same ownership, developed in harmonious integration with the surrounding historical neighborhood and presenting a unified development of mixed uses.

These regulations seek to promote development that provides a mix of desirable uses arranged in such a way that is innovative and efficient; preserves and reuses existing buildings; provides employment and shopping opportunities particularly suited to the neighborhood and the City; advances the City's land use plans and policies; and contributes to the character of an established neighborhood.

Section 2: Applicability.

The provisions of these regulations shall apply to the property described as follows:

-- Insert Legal Description --

Section 3: Findings

During the public hearings on this Planned Unit Development, the Planning Commission and City Council determined that:

- A. It is desirable to develop the property described above for mixed uses, including restaurant, limited retail, limited office, residential, hotel and lodging, and artist's studios, by reusing existing buildings and developing new buildings in an innovative and efficient manner that preserves and contributes to the existing neighborhood character.
- B. The surrounding neighborhood contains a variety of land uses that are compatible with the proposed mix of uses, including the University of Michigan Central Campus, multiple-family residential use, and group housing.
- C. It is in the best interest of the surrounding properties and the City of Ann Arbor that the unique character of the existing neighborhood and the existing variety of land uses be maintained and expanded by establishing the permitted uses and regulating the development parameters on the lots, described above, to that which will have a beneficial effect on, and will not adversely affect, the surrounding properties or the City, in terms of public health, safety, or welfare.
- D. The limitations placed on the permitted principle and accessory uses, the area, height and placement standards, the off-street parking requirements, the landscape and screening requirements, and the architectural design guidelines will ensure that the existing neighborhood character is preserved and enhanced while providing for flexible, innovative, efficient and economical future development.
- E. Creation of the PUD zoning district will eliminate existing nonconforming land uses and lots as well as provide for unique preservation and adaptive reuse of existing structures; allow for a specific mix of certain land uses in a controlled manner; provide for additional employment and shopping opportunities particularly suited to the City and not readily available elsewhere; and will future the goals, policies and plans of the City with regard to new development in established neighborhoods and mixed pedestrian-oriented land uses.
- F. The parcel described above meets the standards for approval as a Planned Unit Development, and the regulations contained herein do not constitute the granting of special privileges nor deprivation of property rights.

Section 4: PUD Regulations

A. Permitted principal uses

1. Areas A and B, as illustrated on Exhibit A, shall permit the following principal uses:
 - i. Restaurants and catering businesses. Drive-thru window service shall be prohibited. Outdoor restaurant uses shall be prohibited after midnight.
 - ii. Grocery, prepared food and beverage sales, including retail sales of non-food items typically associated with groceries and food preparation. Examples include cookware, glassware, linens, books, kitchen utensils and implements, and small kitchen appliances.
 - iii. Classrooms and educational instruction.
 - iv. Tanning, massage and beauty salon.
 - v. Business offices, medical or dental offices, professional and non-profit organization offices. Examples include real estate and insurance agencies, attorneys and law firms, accountants, architects, engineers, travel agencies, consultants, and property management firms. Banks shall be prohibited.
 - vi. Residential dwellings, subject to the residential occupancy limitations per Ann Arbor City Code Chapter 55, Section 5:7 (a), (b), or (d). Six persons living as a single housekeeping unit shall not be permitted.
2. Area C, as illustrated on Exhibit A, shall permit the following principal uses:
 - i. Hotel and lodging, including food preparation and service for guests. Preparation and serving of food for the general public shall be prohibited.
 - ii. Residential dwellings, subject to the residential occupancy limitations per Ann Arbor City Code Chapter 55, Section 5:7 (a), (b), or (d). Six persons living as a single housekeeping unit shall not be permitted.
3. Area D, as illustrated on Exhibit A, shall permit the following principal uses:
 - i. Artists and craft studios, including sales of items produced by the artisans and craftspersons on the premises. Sales of items produced by other persons or outside of the district shall be prohibited.
 - ii. Residential dwellings, subject to the residential occupancy limitations per Ann Arbor City Code Chapter 55, Section 5:7 (a), (b), or (d). Six persons living as a single housekeeping unit shall not be permitted.

B. Permitted accessory uses

1. Outdoor restaurant seating, where restaurant uses are permitted as a principal use.
2. Home occupations, subject to all of the performance standards provided under the Ann Arbor City Code, where residential dwellings are permitted as a principal use.

3. Meetings, assemblies, conferences and special events, where hotel and lodging is permitted as a principal use.

C. Setbacks

1. Monroe Street: The minimum front setback for any building or portion of a building fronting Monroe Street shall be 0 feet.
2. Tappan Street: The minimum front setback for any building or portion of a building fronting Tappan Street shall be 19 feet.
3. Oakland Avenue: The minimum front setback for any building or portion of a building fronting Oakland Avenue shall be 24 feet.
4. Side and Rear: There shall be no minimum or maximum side or rear setback dimension required from any lot line internal to the district. New development, including additions to existing buildings, shall be set back a minimum of 10 feet from side or rear lot line around the perimeter of the district.

D. Height

The maximum height for all structures within the district shall be 35 feet. Exceptions shall be permitted for chimneys only.

E. Lot Size

1. Minimum lot size: 2,245 square feet
2. Maximum lot size: 25,932 square feet

F. Floor Area Ratio

1. The maximum floor area as a percentage of lot area, also referred to as Floor Area Ratio (FAR), permitted in the district shall be 150%.

Floor area shall include the enclosed area from the exterior face to exterior face of each floor of all buildings within the district. Attic space and partial floors or stories of a building shall be included in FAR calculations. Only basements or underground space may be excluded from FAR calculations.

G. Site Access and Off-Street Parking Spaces

1. Access: A maximum of two curb cuts shall be permitted from a public street to access the district, one curb cut from Monroe Street and one curb cut from Oakland Avenue. Each curb cut shall conform to the dimensional standards established in Ann Arbor City Code Chapter 47.

All useless curb cuts shall be removed and the curb shall be restored as part of the first PUD Site Plan approved within the district.

2. Vehicular Parking: A minimum of 2 off-street vehicular parking spaces shall be required. A maximum of 10 off-street vehicular parking spaces shall be permitted. These spaces shall be shared by all uses and buildings within the district.

3. Bicycle Parking:

- i. A minimum of 1 Class C (open, hoop-style) bicycle space shall be required for each bedroom in a residential dwelling within the district. Class B (covered, hoop-style) or Class A (enclosed, locker-style) spaces may be provided to satisfy all or part of this requirement.
- ii. A minimum of 10 Class C bicycle spaces shall be required to serve all other uses and buildings within the district. Class B spaces may be provided to satisfy all or part of this requirement.

H. Landscaping, Screening and Site Amenities

1. At minimum, a total of 2,500 square feet of pervious landscape area shall be provided in the district. Any one landscape area shall be a minimum of 8 feet in any direction. All landscaped areas shall be planted with live ground cover. At minimum, 10 deciduous and/or evergreen trees must be provided in the district. Landscape areas and trees shall be distributed as evenly as possible throughout the district.
2. A solid fence or wall of at least 6 feet in height shall be required around the perimeter of the district except for adjacent to public streets.
3. Outdoor seating and other hardscape areas (generally those areas other than pervious landscape areas, driveways and vehicular use areas) constructed or installed after the adoption of this district and supplemental regulations shall be pervious, porous materials to facilitate ground water infiltration and enhance the quality of storm water run-off in the district. Pervious, porous materials may include porous asphalt or concrete, and pervious pavers.

I. Preservation

The exterior facades, including windows and all architectural trim materials, of the existing principal buildings within the district at the time of approval shall be preserved and maintained in their current configurations or restored to their original historic appearances unless an alteration, modification or, in the case of fire, accident or natural disaster, reconstruction is approved by the City Planning Commission. The existing principal buildings at the time of approval are 705 Oakland Avenue, 808 Monroe Street, 812-814 Monroe Street, 700 Tappan Street and 706 Tappan Street, and are shown on Exhibit K. This requirement shall not apply to any accessory buildings, including accessory buildings that are attached to the noted principal buildings.

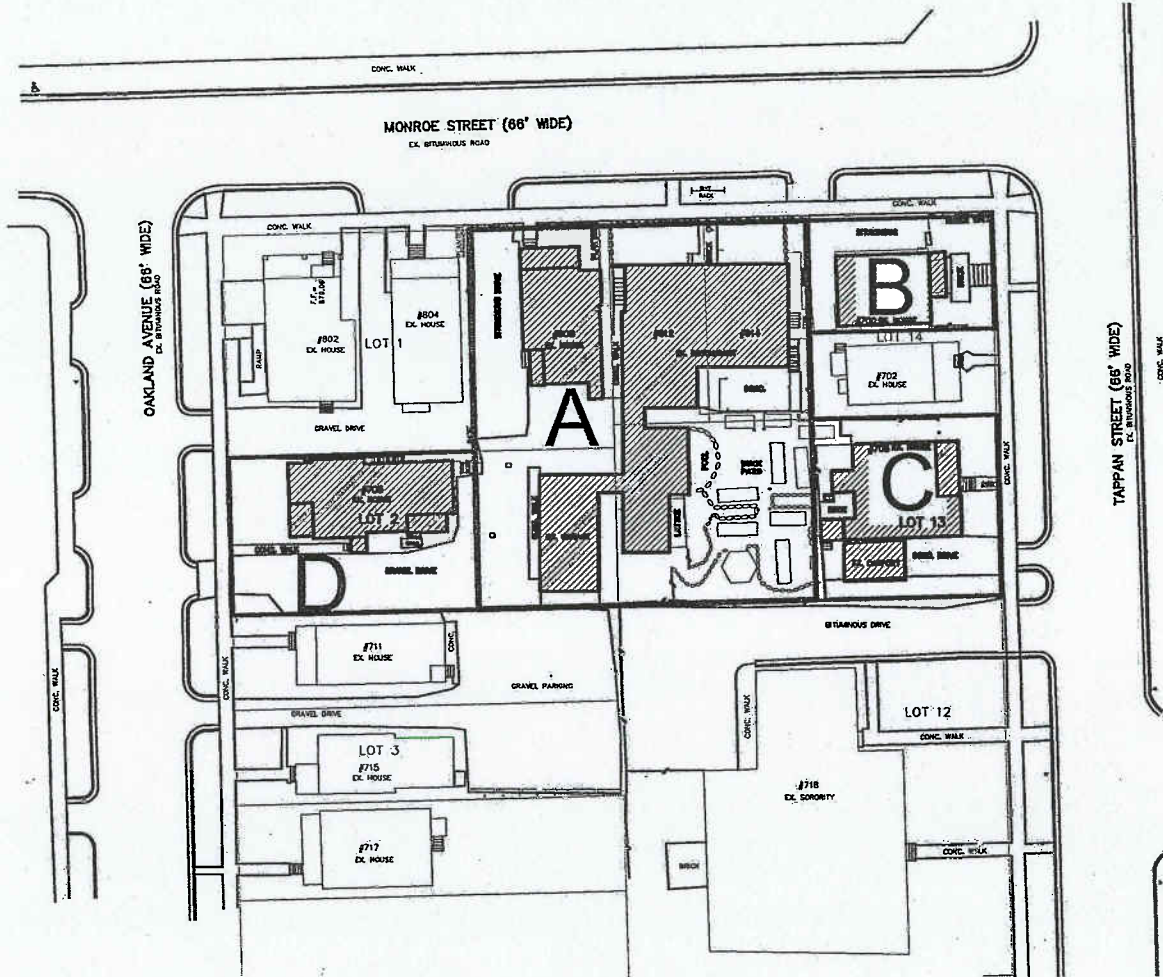
J. Architectural Design

1. Additions to Existing Buildings: All additions to existing buildings shall be designed and constructed to match the existing building, including such elements as: architectural style; façade materials; percentage of windows relative to the façade; style of windows, window frames, and shutters; trim details; roof pitch and materials; and color palette.
2. New Buildings: Any new free-standing building shall be designed in a style and with materials of its time but harmonious and complimentary to the district. Detailed and labeled architectural elevations and renderings shall be provided with submittal of any PUD Site Plan petition. The City Planning Commission shall determine during its review and recommendation or approval of the PUD Site Plan if a proposed new building is harmonious and complimentary to the district.

K. Exhibits

--- End ---

Exhibit : Existing conditions and Sub-area Identification



EXISTING SITE PLAN
 SCALE : 1/64" = 1' - 0"

These drawings as instruments of service remain the property of John Barrie Associates LLC. Any changes, publication, copying, or unauthorized use is prohibited unless expressly approved.

©2009 John Barrie Associates, LLC.

CASA DOMINICK'S PROPERTIES
 DEVELOPMENT PLAN

**John Barrie Associates
 Architects LLC.**

Professional Design of
 Residential and Commercial
 Structures

Phone: 764-666-4311
 Fax: 764-666-4258

Casa Dominick's

Casa Dominick's has been an Ann Arbor institution since 1960.

Dominick DeVarti started Casa Dominick's on a shoe-string budget and built a reputation for good food at good prices in a classic European atmosphere. This tradition is now carried forward by Richard DeVarti and family.

Inside Dominick's is decorated with antiques, stained glass and original artwork. The back garden space features a large fountain, a grape arbor, picnic benches and a gazebo.

A recent Online Review:

Casa Dominick's is a great little cafe. It closes down in winter :(, but it gives you something to look forward to every summer. There's a large outdoor patio which is great. They serve pasta, sandwiches, pizza, soup and salads. It's cheap and fast (order at the counter). They also serve beer, wine and liquor (don't miss out on the Bell's Oberon on tap). Open Mon-Sat 10am - 10pm March - Nov.

Eggplant Parmesan is oh so good! You get your pasta, soup and salad for very little. Can't beat that.

Casa Dominick's
812 Monroe
Ann Arbor, MI 48104

NAME ADDRESS / E-mail / phone #

- Richard DeVarti 812 Monroe St. mshenge@umich.edu 734 323-502
- John Barrie 1050 Pinetree jsbarrie@hotmail.com 734-668-48
- MATTHEW KRECHBAUM 221 Main St #200 matthew@skllp.com 734 996-3
- Brent Dickman 605 S. State Dickmanb@umich.edu
- Lara Zade Michigan Daily-Hayward lmrzade@umich.edu
- Yousef Rabhi ~~400~~ 1991 Upland Dr. yorabhi@umich.edu
- Samuel Tai 900 Oakland ave, Ann Arbor, MI 48104
- F'amy Iran same as above
- PETER ALLEN ptallen@umich.edu
- Nick Contaxes contaxes@gmail.com 734-668-8132

The Michigan Daily

Dominick's owner pitches expansion plan to public

By Lara Zade

Daily Staff Reporter On January 12th, 2009



John Barrie, the architect of the proposed Dominick's expansion, speaking last night at the public forum.

(Chris Dzombak/Daily)

At Casa Dominick's, the popular restaurant and café on Monroe Street, a small group of students and city residents met last night to discuss plans for renovations to the restaurant and changes to surrounding properties.

A proposed expansion to outdoor seating at Dominick's and plans to convert some of the surrounding land into space that could be used for retail property, a bed and breakfast, a small grocery store, housing or office space were presented at the meeting by Richard DiVarti, Dominick's owner.

Though plans for the changes are in place, DeVarti hasn't secured a building permit and the plans have to be approved by the Ann Arbor City Council before any construction can begin.

John Barrie, the architect of the proposed projects, said the goal of the meeting was to describe a potential construction plan that would maintain the architectural charm of the neighborhood.

"I'm trying to describe an envelope in which construction and development can take place in keeping the texture of the neighborhood," Barrie said. "That's the overarching goal."

Barrie said he was told by the Ann Arbor Planning Commission to think of the project as part of a larger 50-year plan for the city. Barrie added that the timeline for construction is expected to be slow due to tight budgeting and a complicated City Council approval process.

DiVarti currently owns six properties in the area, but only two of them, 812 and 814 Monroe St., are used for the restaurant. DiVarti's plans include an expansion to the second-level of the current restaurant and adding a third level to the building for extra seating.

The Dominick's owner also presented plans to include a mix of outdoor seating and office space at 808 Monroe St. and additional restaurant space at 700 Tappan Ave., which is currently zoned as a residential property.

706 Tappan Ave. and 705 Oakland Ave. are also currently zoned as residential properties owned by DiVarti. He said he hopes to convert those spaces for use as business or retail properties — a plan that will be presented to City Council in the coming months.

For the re-zoning and property additions to be approved, they must comply with Ann Arbor's zoning ordinances, which require DiVarti to make his six properties part of a Planned Unit Development (PUD). Dominick's current PUD, which was established in 1977 to join 812 and 814 Monroe St. as the restaurant, does not include the other four properties.

Last night's public meeting was a required part of the process for DiVarti's petition for a new PUD to be approved by City Council.

A report will be submitted to the city's Planning Committee on Jan. 26. The petition includes concerns from residents voiced at last night's meeting and an outline of the city's basic zoning requirements.

One of the concerns mentioned by residents at the meeting was whether or not the expansion of the restaurant and other properties would increase vehicular traffic flow through the area, but DiVarti said that most people travel by foot in the largely student populated neighborhood.

Matthew Krichbaum, DiVarti's attorney, assured attendees that he would include specific language in the report to City Council to maintain the feel of the neighborhood.

Residents present at the meeting praised DiVarti's plan for respecting the neighborhood's architectural feel.

"I'm glad that it seems that you're keeping up the character of the neighborhood," said Yousef Rabhi, an LSA junior who attended last night's meeting. "I think that the plans you've drawn up seem to accentuate character rather than destroy it."