

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of February 20, 2014**

**SUBJECT: Stapp Nature Area Addition Rezoning for City Council Approval  
3301 Traverwood Drive  
Project No. Z14-001**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Stapp Nature Area Addition rezoning from R4D (Multiple-Family Dwelling District) to PL (Public Land District).

**STAFF RECOMMENDATION**

Staff recommends that the petition be **approved** because the proposed land use is consistent with the permitted uses and intent of the PL (Public Land) district.

**LOCATION**

The site fronts on Traverwood Drive and extends west to Leslie Golf Course. It is south of Huron Parkway and Stapp Nature Area, and north of Plymouth Road (Northeast Planning Area and Traver Creek watershed).

**DESCRIPTION OF PROJECT**

Staff is petitioning to rezone a City-owned parcel currently zoned R4D (Multiple-Family Dwelling District) to PL (Public Land District). The parcel was originally part the 21.84 acre Traverwood Apartments site at 2225 Traverwood Drive. To preserve natural features on site, the owners of 2225 Traverwood divided off and donated to the City 2.02 acres at the northwest corner of the site, to be added to the adjacent to Stapp Nature Area. City Council accepted this donation in December 2013, prior to granting site plan approval for the proposed Traverwood Apartments in January 2014.

This parcel, which will expand the existing Stapp Nature Area, contains several “highest concern” natural features, including significant landmark trees and a steep slope. The developers of Traverwood Apartments have committed to creating a public pedestrian access on their site to connect the Stapp Nature Area to Leslie Woods, formalized by a recorded access easement. Park staff will work to determine the exact route of this public pathway so that it minimizes any impact on natural features. A general route of this pathway is shown on the attached plan.

Stapp Nature Area is currently an 8.11-acre natural area containing a mature native forest and a small vernal pool. It is adjacent to Tuebingen Park and has a connection to Leslie Woods, all of which together provide a corridor for wildlife.

## REZONING ANALYSIS

Transfer of ownership, regardless of entity, does not automatically trigger a rezoning and must be formally requested.

It has been the City's policy to zone publicly owned land PL since 1963, when the Zoning Ordinance was expanded from four or five zoning classifications to the 25 or so now used (one of which is the PL Public Land District classification). All lands owned by the City of Ann Arbor, Washtenaw County, Ann Arbor Public Schools District, Ann Arbor District Library, and the University of Michigan are considered publicly owned and appropriate for PL designation. As with other zoning designations, the PL classification does not distinguish which public agency owns the underlying land or the specific land use.

Land owned by the City of Ann Arbor for public parks (parkland) is distinguished from other publicly owned land in at least one of three ways. Inclusion in the Parks, Recreation and Open Space Plan (the PROS Plan) is the primary way that parkland is identified and distinguished. The PROS Plan is an element of the City's master plan and is updated and adopted periodically. It contains the official list and map of all parkland within the City.

A second way that parkland is distinguished from other public lands is by City Council resolution. City Council approves all land acquisitions and accepts all land dedications by resolution. In this case, City Council accepted the land donation on December 2, 2013. The resolution will typically indicate the service unit that has purchased or received the land and the reason it has been purchased or accepted. This method serves to distinguish parkland that has been purchased or dedicated between PROS Plan updates.

Finally, land may come with pre-existing deed restrictions that limit its use to parkland. Deed restrictions for public park use also serve to distinguish parkland from other public land that has been purchased or dedicated between PROS Plan updates. This parcel has no deed restrictions.

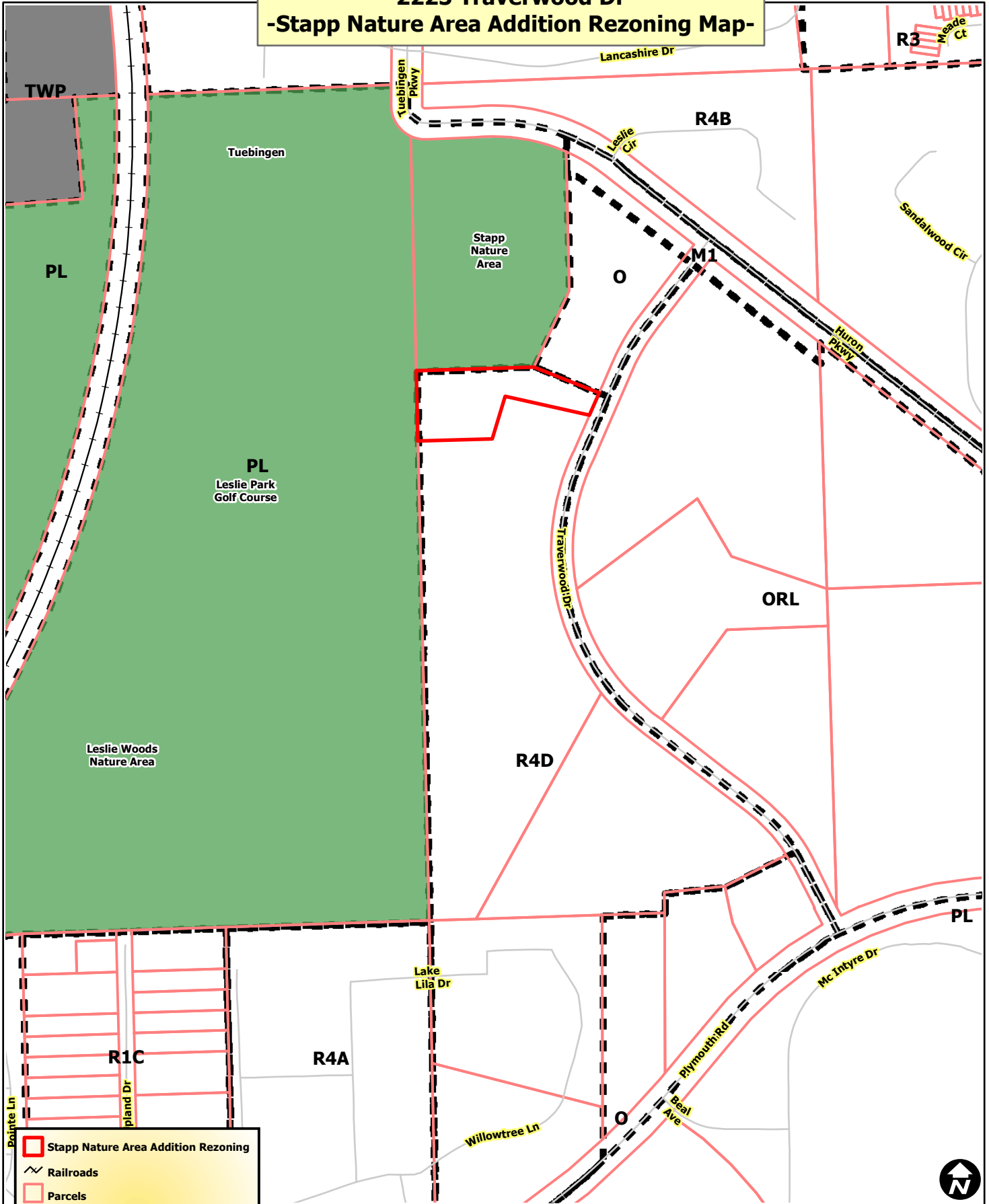
As an addition to Stapp Nature Area, this parcel will be included in the PROS Plan and will be considered a natural area. Under the PROS plan, management goals for natural areas involve protecting and improving the ecological integrity of a site's natural resources through activities such as invasive plant removal. Management is performed by the City or volunteers acting under the guidance of City staff.

Prepared by Katy Ryan  
Reviewed by Wendy Rampson

Attachments: Zoning/Parcel Map  
Aerial Photo  
Traverwood Apartments Approved Site Plan Pedestrian Pathway

c: Park and Recreation Services  
City Assessor  
Systems Planning  
File No. Z14-001

# 2225 Traverwood Dr -Stapp Nature Area Addition Rezoning Map-



	Stapp Nature Area Addition Rezoning
	Railroads
	Parcels
	Township Islands
	Zoning Districts
	Huron River



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 Map Created: 1/29/2014



# 2225 Traverwood Dr -Aerial Map-



-  Railroads
-  Parcel Property



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# 2225 Traverwood Dr -Aerial Map-



-  Railroads
-  Parcel Property



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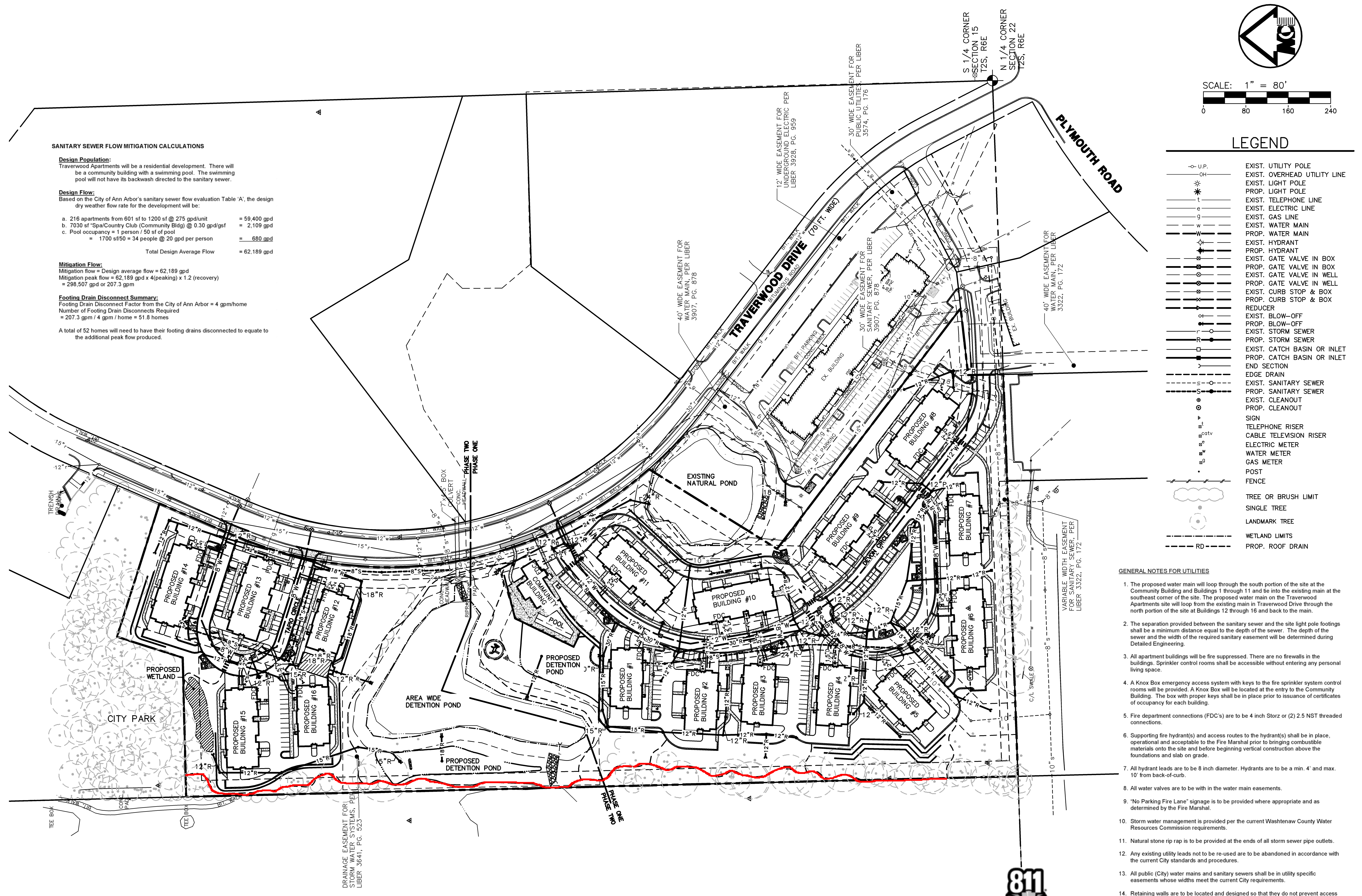
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Map Created: 4/1/2013



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**SANITARY SEWER FLOW MITIGATION CALCULATIONS**

**Design Population:**  
Traverwood Apartments will be a residential development. There will be a community building with a swimming pool. The swimming pool will not have its backwash directed to the sanitary sewer.

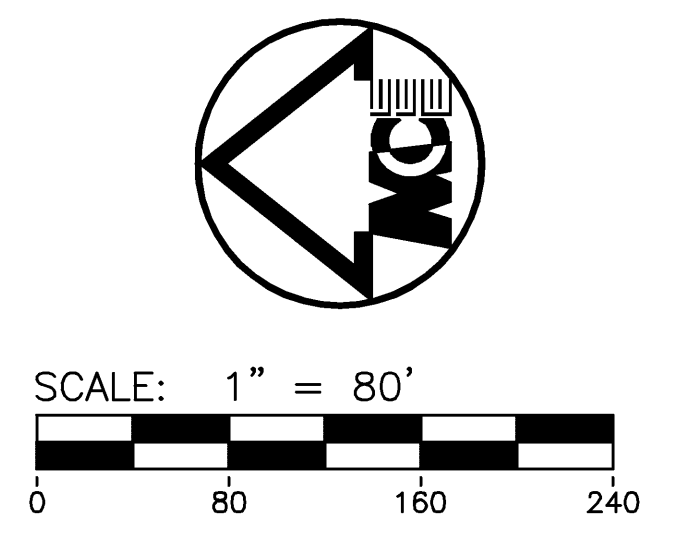
**Design Flow:**  
Based on the City of Ann Arbor's sanitary sewer flow evaluation Table 'A', the design dry weather flow rate for the development will be:

a. 216 apartments from 601 sf to 1200 sf @ 275 gpd/unit	= 59,400 gpd
b. 7030 sf Spa/Country Club (Community Bldg) @ 0.30 gpd/sf	= 2,109 gpd
c. Pool occupancy = 1 person / 50 sf of pool	= 680 gpd
= 1700 sf/50 = 34 people @ 20 gpd per person	= 680 gpd
<b>Total Design Average Flow</b>	<b>= 62,189 gpd</b>

**Mitigation Flow:**  
Mitigation flow = Design average flow = 62,189 gpd  
Mitigation peak flow = 62,189 gpd x 4 (peaking) x 1.2 (recovery)  
= 298,507 gpd or 207.3 gpm

**Footing Drain Disconnect Summary:**  
Footing Drain Disconnect Factor from the City of Ann Arbor = 4 gpm/home  
Number of Footing Drain Disconnects Required  
= 207.3 gpm / 4 gpm / home = 51.8 homes

A total of 52 homes will need to have their footing drains disconnected to equate to the additional peak flow produced.



**LEGEND**

	EXIST. UTILITY POLE
	EXIST. OVERHEAD UTILITY LINE
	EXIST. LIGHT POLE
	PROP. TELEPHONE LINE
	EXIST. ELECTRIC LINE
	EXIST. GAS LINE
	EXIST. WATER MAIN
	PROP. SANITARY SEWER
	EXIST. HYDRANT
	PROP. GATE VALVE IN BOX
	EXIST. GATE VALVE IN WELL
	PROP. CURB STOP & BOX
	EXIST. REDUCER
	PROP. BLOW-OFF
	EXIST. STORM SEWER
	EXIST. CATCH BASIN OR INLET
	PROP. END SECTION
	EXIST. EDGE DRAIN
	EXIST. SANITARY SEWER CLEANOUT
	PROP. CLEANOUT
	PROP. SIGN
	EXIST. TELEPHONE RISER
	EXIST. CABLE TELEVISION RISER
	EXIST. ELECTRIC METER
	EXIST. WATER METER
	EXIST. GAS METER
	EXIST. POST
	EXIST. FENCE
	EXIST. TREE OR BRUSH LIMIT
	EXIST. SINGLE TREE
	EXIST. LANDMARK TREE
	EXIST. WETLAND LIMITS
	PROP. ROOF DRAIN

- GENERAL NOTES FOR UTILITIES**
- The proposed water main will loop through the south portion of the site at the Community Building and Buildings 11 through 16 and tie into the existing main at the southeast corner of the site. The proposed water main on the Traverwood Drive through the north portion of the site at Buildings 12 through 16 and back to the main.
  - The separation provided between the sanitary sewer and the site light pole footings shall be a minimum distance equal to the depth of the sewer. The depth of the sewer and the width of the required sanitary easement will be determined during Detailed Engineering.
  - All apartment buildings will be fire suppressed. There are no firewalls in the buildings. Sprinkler control rooms shall be accessible without entering any personal living space.
  - A Knox Box emergency access system with keys to the fire sprinkler system control rooms will be provided. A Knox Box will be located at the entry to the Community Building. The box with proper keys shall be in place prior to issuance of certificates of occupancy for each building.
  - Fire department connections (FDC's) are to be 4 inch Storz or (2) 2.5 NST threaded connections.
  - Supporting fire hydrant(s) and access routes to the hydrant(s) shall be in place, operational and acceptable to the Fire Marshal prior to bringing combustible materials onto the site and before beginning vertical construction above the foundations and slab on grade.
  - All hydrant leads are to be 8 inch diameter. Hydrants are to be a min. 4' and max. 10' from back-of-curb.
  - All water valves are to be with in the water main easements.
  - 'No Parking Fire Lane' signage is to be provided where appropriate and as determined by the Fire Marshal.
  - Storm water management is provided per the current Washtenaw County Water Resources Commission requirements.
  - Natural stone rip rap is to be provided at the ends of all storm sewer pipe outlets.
  - Any existing utility leads not to be re-used are to be abandoned in accordance with the current City standards and procedures.
  - All public (City) water mains and sanitary sewers shall be in utility specific easements whose widths meet the current City requirements.
  - Retaining walls are to be located and designed so that they do not prevent access to any public utility main or manholes.
  - Proposed sanitary sewer easement width is to be twice the depth plus ten feet, with the sewer offset five feet from the center.

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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**TRAVERWOOD APARTMENTS**  
SITE PLAN  
UTILITY PLAN - OVERALL

**14**

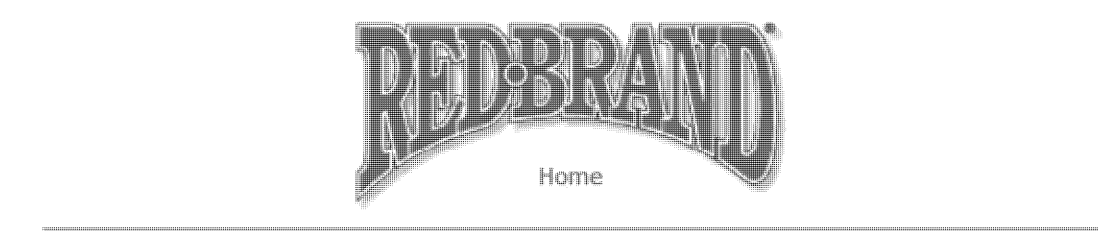
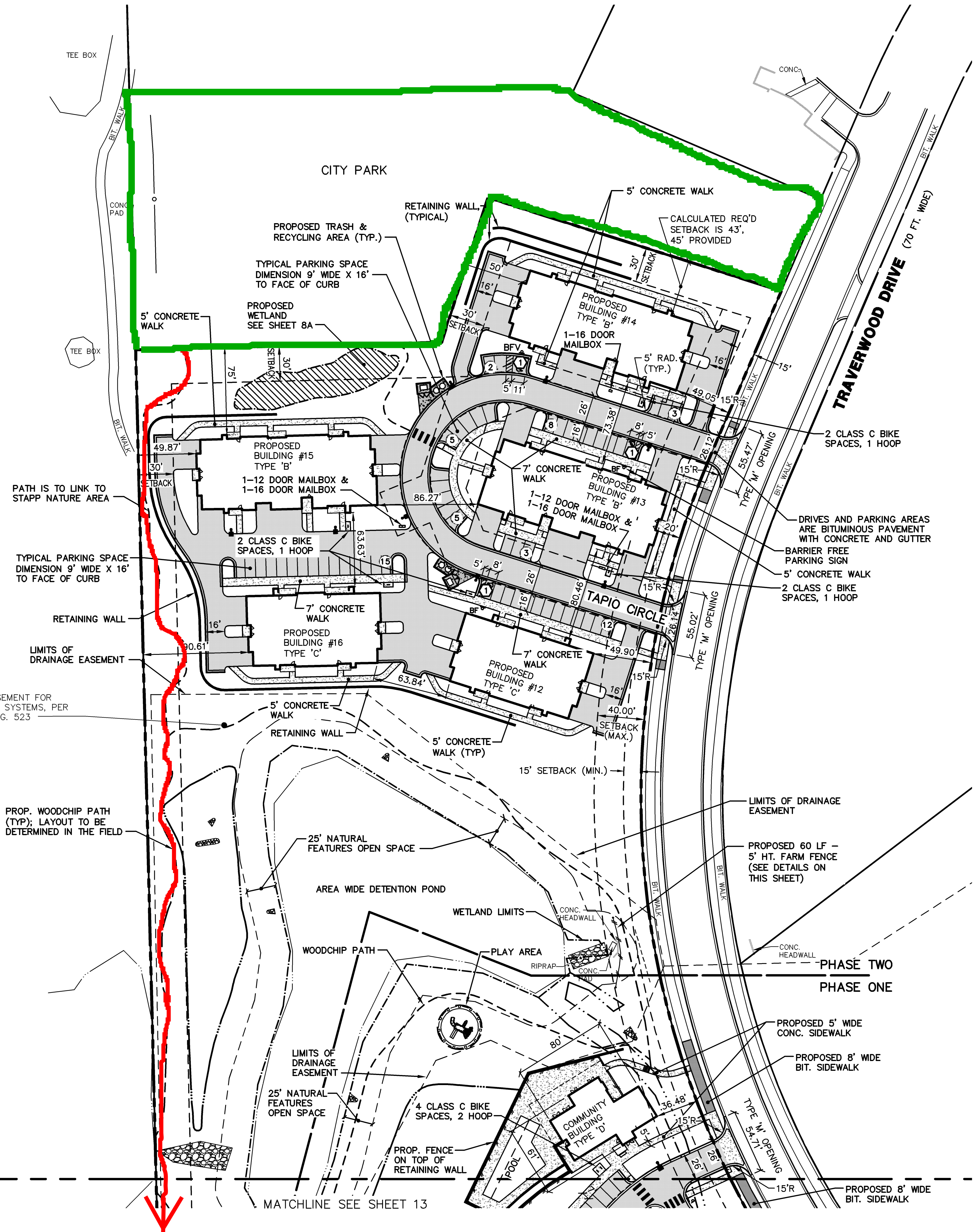
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**JOB No. 12083**  
DATE: 5/28/13  
SHEET: 14 OF 47

REV. 1	7/17/13	ADD: WAJ
REV. 2	7/22/13	ENG: JAF
REV. 3	8/15/13	ENG: JAF
REV. 4	9/17/13	TECH: JAF
REV. 5	10/7/13	DRAWING: 12083.UPL.04
REV. 6	10/7/13	CHECK: JAF



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Style No. & Family	Filler Gauge	Top & Bottom Gauge	Pullout Spacing	Fence Height	Roll Length	Roll Weight
1660-2-12 1/2	12 1/2	10	2"	60"	100'	148

**Horse Fence Non-Climb**  
Resource # 70314

- Non-climb fence with a 2" x 4" mesh spacing prevents stepping through and uses the smooth side of Square Deal® Knot to protect hides from injury.
- Quality galvanized wire with durable zinc coating resists weathering as well as wear and tear.
- Easy to install on flat or hilly terrain.
- Strong mesh design minimizes potential for injury by flexing on impact.



Style No. & Family	Painted	Post Height	Post Weight
8' Red Top	Yes	8'	10
4' x 2" Red Top	Yes	4'	10

**Other Products Fence Posts**  
Resource # 80153

- Suitable for garden applications and small animal containment.
- Heavy-Duty studded steel posts stand up to the demands of cattle, large animals and areas receiving strong use.
- Both Standard and Heavy-Duty tee posts are available in 5' to 8" lengths in 6" increments.
- Exclusive Red and Gray Color.
- Durable Paint Coating.
- Resistant to Rust.
- Strong Blades.



SCALE: 1" = 50'

**LEGEND**

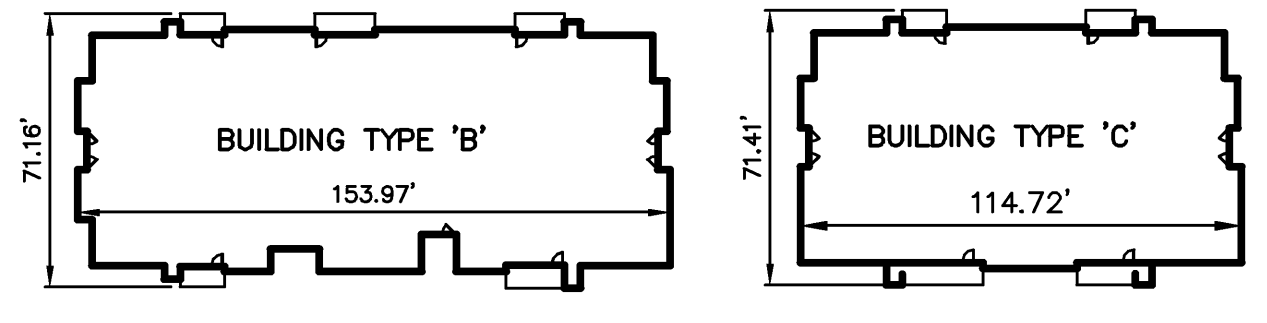
- EXIST. LIGHT POLE
- FENCE
- WETLAND LIMITS
- NATURAL FEATURE OPEN SPACE AROUND WETLANDS
- EDGE OF WATER
- PROP. CONCRETE CURB AND GUTTER
- PROP. WOODCHIP PATH
- BARRIER FREE PARKING SIGN
- VAN ACCESSIBLE BARRIER FREE PARKING SIGN
- PROP. BITUMINOUS PAVEMENT
- PROP. CONCRETE
- PROP. HEAVY DUTY CONCRETE
- PROP. BITUMINOUS SIDEWALK

**PARKING LEGEND**

- NUMBER OF STANDARD PARKING SPACES IN ROW
- ⊕ NUMBER OF BARRIER FREE PARKING SPACES IN ROW

- Notes:**
- There are two types of apartment buildings. Type 'B' is two stories in height, includes 11 ground level garages, and 15 units per building. Type 'C' is two stories in height, includes 6 ground level garages, and 12 units per building. Units will have 1 or 2 bedrooms, are designed primarily for adults, couples, and young professionals, but may be occupied by others as well. The Community Building is one story in height with a walkout lower level. Vehicular parking is provided at the ratio of 1.51 spaces per unit. Barrier free and van accessible spaces are provided as required. Bicycle parking includes 152 Class A spaces and 36 Class C spaces, exceeding the 52 spaces required.
  - All curb radii are 3' unless otherwise noted.
  - Trash and recycling will be stored in dumpster enclosures and screened 300 gallon recycling containers. See the locations on the Dimensional Site Plan. Trash pickup will be public.
  - See details for site furnishings.
  - A City of Ann Arbor Local Wetland Use Permit is required. An application was submitted as part of this Site Plan application. An MDEQ joint use permit is also required.
  - The site amenities include a Community Building, swimming pool, a measured jogging/walking trail, and a play area. Miscellaneous site furnishings such as picnic tables, benches, and other items will also be provided.
  - The City is to install a "Stop" sign at the proposed curb cuts on Traverwood Drive after the required Traffic Control Order has been authorized. The developer shall pay all associated costs.
  - See the play area detail on sheet 20.
  - The alignment of the proposed path connecting the Stapp Nature Area at the north end of the site to the Leslie Woods at the southwest corner of the site is to be determined in the field by the owner and City of Ann Arbor Parks representative. An easement will then be prepared to reflect the final pathway alignment.

**TYPICAL BUILDING DIMENSIONS**



PROPOSED BUILDING BUILDINGS 6 - 11, 13-15  
PROPOSED BUILDING BUILDINGS 1 - 5, 12 & 16

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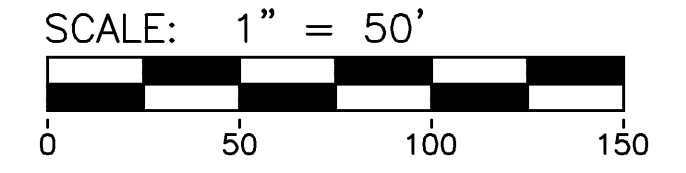
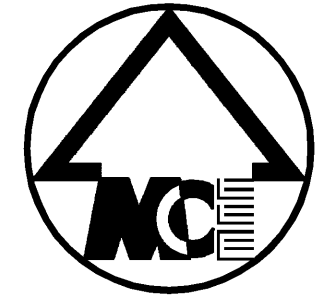
**TRAVERWOOD APARTMENTS**  
SITE PLAN  
DIMENSIONAL SITE PLAN - NORTH

**12**

DATE: 5/28/13  
SHEET: 12 OF 47  
JOB No. 12083  
REV. DATE CITY CADD: WAL  
7/17/13 ENG: JAF  
7/22/13 REV: JAF  
8/16/13 TECH: WAL  
9/17/13 Drawing: 12083SPT.dwg  
10/7/13 User: JAF



MATCHLINE SEE SHEET 12



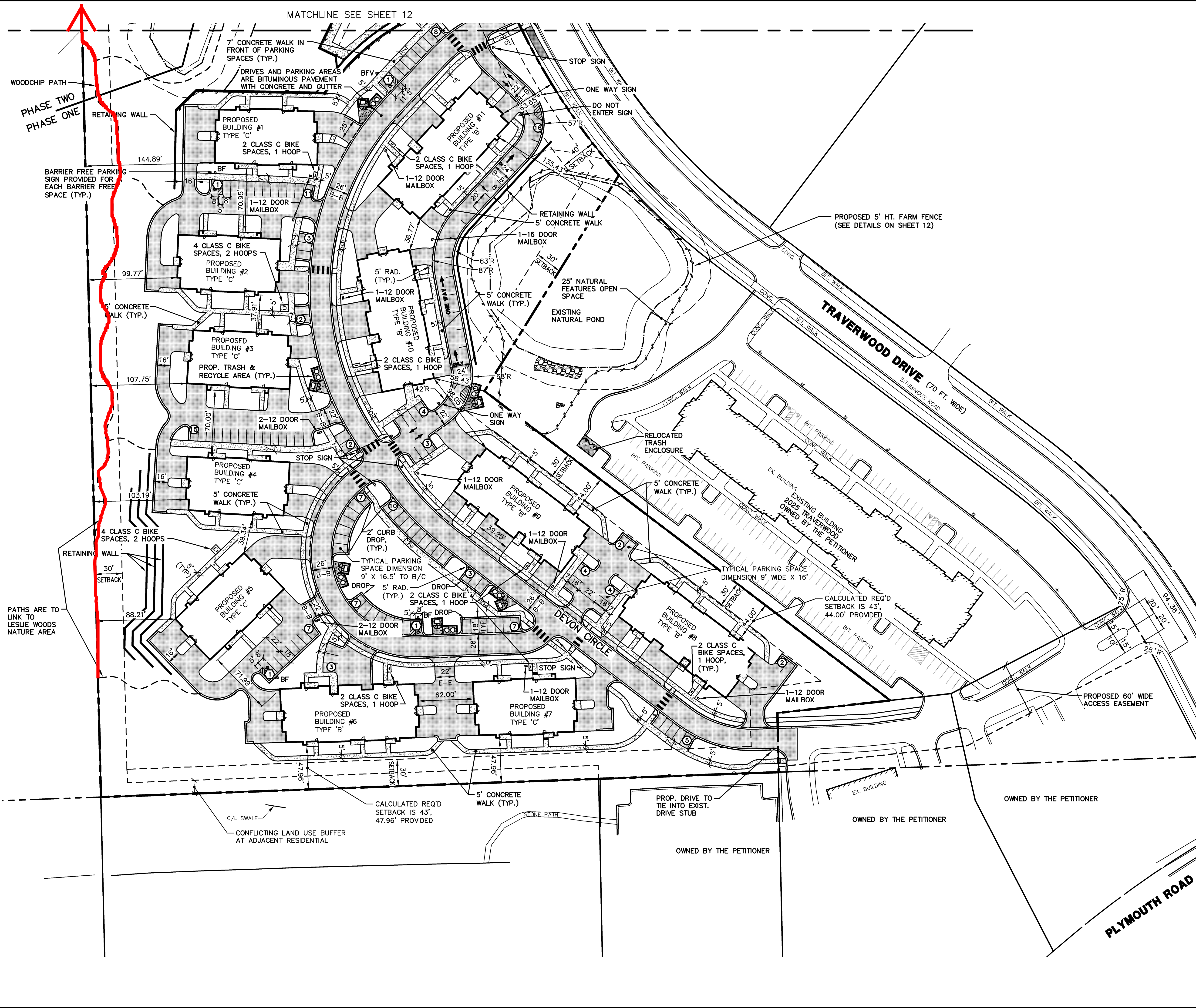
- NOTES:**
- SEE SHEET 12 FOR TYPICAL BUILDING DIMENSIONS
  - SIDEWALKS ADJACENT TO PARKING ARE 7' WIDE. GENERAL SIDEWALKS ARE 5' WIDE.
  - SEE GENERAL SITE PLAN NOTES ON SHEET 12.

**LEGEND**

- EXIST. LIGHT POLE
- FENCE
- WETLAND LIMITS
- NATURAL FEATURE OPEN SPACE AROUND WETLANDS
- EDGE OF WATER
- PROP. CONCRETE CURB AND GUTTER
- PROP. WOODCHIP PATH
- BF Δ BARRIER FREE PARKING SIGN
- BFV Δ VAN ACCESSIBLE BARRIER FREE PARKING SIGN
- PROP. BITUMINOUS PAVEMENT
- PROP. CONCRETE
- PROP. HEAVY DUTY CONCRETE
- PROP. BITUMINOUS SIDEWALK

**PARKING LEGEND**

- NUMBER OF STANDARD PARKING SPACES IN ROW
- ⊙ NUMBER OF BARRIER FREE PARKING SPACES IN ROW



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**TRAVERWOOD APARTMENTS**  
 SITE PLAN  
 DIMENSIONAL SITE PLAN -- SOUTH

<b>12083</b>	DATE: 9/28/13
JOB No.	SHEET 13 OF 47
REVISIONS:	7/17/13 CAD: WAF
REV. 1	7/22/13 ENG: JAF
REV. 2	8/16/13 TECH: WAF
REV. 3	9/17/13 Drawing: 12083SP2.dwg
REV. 4	10/7/13

**13**