

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of February 7, 2017

**SUBJECT: 2255 & 2275 W. Stadium Site Plan for City Council Approval
File No. SP16-087**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 2255-2275 W. Stadium Site Plan, subject to: 1) recording of cross access, cross parking, and storm detention easements in an acceptable form by the City, and 2) approval of an administrative land transfer between the two parcels.

STAFF RECOMMENDATION

Staff recommends that the site plan be **approved** because the plan would comply with all local, state and federal laws and regulations; the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; and the development would not cause a public or private nuisance and would not have a detrimental effect on public health, safety or welfare.

LOCATION

This site is located at the west side of W. Stadium Blvd., north of W. Liberty St. (West Area and Allen Creek Watershed).

DESCRIPTION OF PETITION

The petitioner proposes adjusting the shared lot line between the 2255 and 2275 W. Stadium sites by extending this line westward creating two equally sized lots totaling approximately 2.3 acres. Both sites are zoned C3, Fringe Commercial District.

The 2255 W. Stadium site currently contains a 5,400 sq. ft. restaurant with no changes proposed to the building. Located directly north, the 2275 W. Stadium site currently houses a vacant service station. This structure is proposed to be demolished and replaced by an 18,200 sq. ft., two-story office building.

Access to the new office building and existing restaurant is provided by a shared curb cut between the two sites and leading to shared parking spaces. No new curb cuts are proposed and the two curb cuts used by the service station are to be closed as part of this proposal. New internal sidewalk connections are proposed leading from the building entrances and bicycle parking spaces to the existing public sidewalk fronting both sites. Total estimated cost of project is approximately \$4,000,000 and to be constructed in one phase.

A total of 112 shared parking spaces are proposed for both the restaurant and office uses. Cross access and parking easements are required as part of this proposal. A combination of

bicycle hoops and lockers totaling seven spaces for each site are proposed near the building entrances.

No existing storm water facilities are located on either site. Storm water detention is provided underground in storage pipes and meets the Rules of the Washtenaw County Water Resources Commissioner (WCWRC) Office. The storm water facilities are under their jurisdiction based on the two sites sharing the detention. The soils in this area do not allow for infiltration and these storage pipes provide 20% more storm water capacity as required by the WCWRC Office.

Three landmark trees are proposed to be removed along the western side of the site. Only two landmark trees require mitigation as one of the trees is in poor health and does not qualify. Mitigation trees are proposed along the western edge of the parking lot. Three depressed interior parking lot landscape islands with bioretention are proposed. When these islands pond with water, they will outlet into the underground storm detention system for treatment before being released into the city storm system.

A post card was sent to neighbors within 500 feet of this site notifying them of this project. At the time this staff report was written, the petitioner and the City have not received any comments or concerns from the public regarding this proposal.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Restaurant	C2B (Business Service District)
EAST	Auto Services	C3 (Fringe Commercial District)
SOUTH	Restaurant	C3 (Fringe Commercial District)
WEST	General/Auto Service & Utility Station	M1 & TWP (Limited Industrial District & Township)

COMPARISON CHART

	EXISTING – 2255 W. STADIUM (RESTAURANT)	PROPOSED (NEW SITE)	REQUIRED/PERMITTED
Zoning	C3 (Fringe Commercial District)	C3	C3
Gross Lot Area	81,892 sq ft	49,352 sq ft	6,000 sq ft MIN
Floor Area in Percentage of Lot Area	5,435 sq ft 6.6%	5,435 sq ft 11%	98,704 sq ft 200% MAX
Setback – Front	54 ft	54 ft	10 ft MIN 25 ft MAX
Setback - Side	40.5 ft – North 14 ft - South	40.5 ft – North 14 ft - South	None
Setback – Rear	240.8 ft	240.8 ft	None
Height	1 story	1 story	4 stories MAX 55 ft MAX
Parking – Automobile	15 spaces approximately	112 spaces MIN	112 spaces MIN 128 spaces MAX*

Parking – Bicycle	None provided	4 spaces-Class C	spaces MIN – 2 Class C
-------------------	---------------	------------------	------------------------

	EXISTING – 2275 W. STADIUM (OFFICE)	PROPOSED (NEW SITE)	REQUIRED/PERMITTED
Zoning	C3 (Fringe Commercial District)	C3	C3
Gross Lot Area	14,853 sq ft	49,881 sq ft	6,000 sq ft MIN
Floor Area in Percentage of Lot Area	1,960 sq ft 13.2%	15,381 sq ft 30.8%	99,762 sq ft 200% MAX
Setback – Front	60 ft	10 ft	10 ft MIN 25 ft MAX
Setback - Side	63 ft- North 15 ft - South	6 ft - North 40.5 ft -South	None
Setback – Rear	0 ft	196.5 ft	None
Height	1 story	2 story 40 ft	4 stories MAX 55 ft MAX
Parking – Automobile	80 spaces approximately	112 spaces MIN*	112 spaces MIN* 128 spaces MAX
Parking – Bicycle	None provided	spaces-Class C	spaces MIN – 2 Class C

*Combined spaces for both 2255 & 2275 W. Stadium

HISTORY

The 2255 W. Stadium site received site plan approval in 1972 and constructed the Ponderosa Steak House building in 1973. The current gas station located at 2275 W. Stadium was built in 1961. In 1987, a Site Plan for Minor Modifications was approved to construct a canopy over the west gas pump island.

PLANNING BACKGROUND

The Master Plan: Land Use Element recommends commercial and office uses would be appropriate at these sites. The Master Plan West Area Plan recommends creating pedestrian and bicycle access from the rear of businesses fronting Stadium Blvd.

The Non-Motorized Plan recommends bicycle lanes and sidewalks on both sides of the street for W. Stadium Blvd. These currently exist on both sides of the street.

STAFF COMMENTS

Traffic – Staff agrees with the conclusions of the traffic statement for this site. The proposed traffic generates less than 50 vehicular trips during the AM and PM peak hours.

Project Management – The draft reciprocal easement agreement addressing parking,

access, and storm water management is under review and comments will be forthcoming. The mitigation calculations for the increase in sanitary sewer flow have been reviewed and are approved. Flow equivalent to 4.45 GPM, will need to be removed from the sanitary sewer system in order to mitigate new flow from this proposed development.

Systems Planning – Storm Water – 100- year storm water detention is approved by the WCWRC by providing underground storage pipes.

Planning – Staff supports the proposed development as The Master Plan: Land Use Element recommends office uses for this site with strong pedestrian connections. The petitioner has designed the site with pedestrian connections off W. Stadium to the interior to the site leading to the existing and proposed buildings.

Both sites are submitted under one site plan submittal. Any future changes to either site that requires site plan approval by the City, requires both sites be brought into current city code compliance. The signs shown on the new office building elevations are not part of this site plan approval. A separate sign application is to be submitted for review and approval.

Prepared by Chris Cheng
Reviewed by Brett Lenart
mg/2/2/17

Attachments: Zoning/Parcel Maps
Aerial Photo
Site Plan
Landscape Plan
Elevations

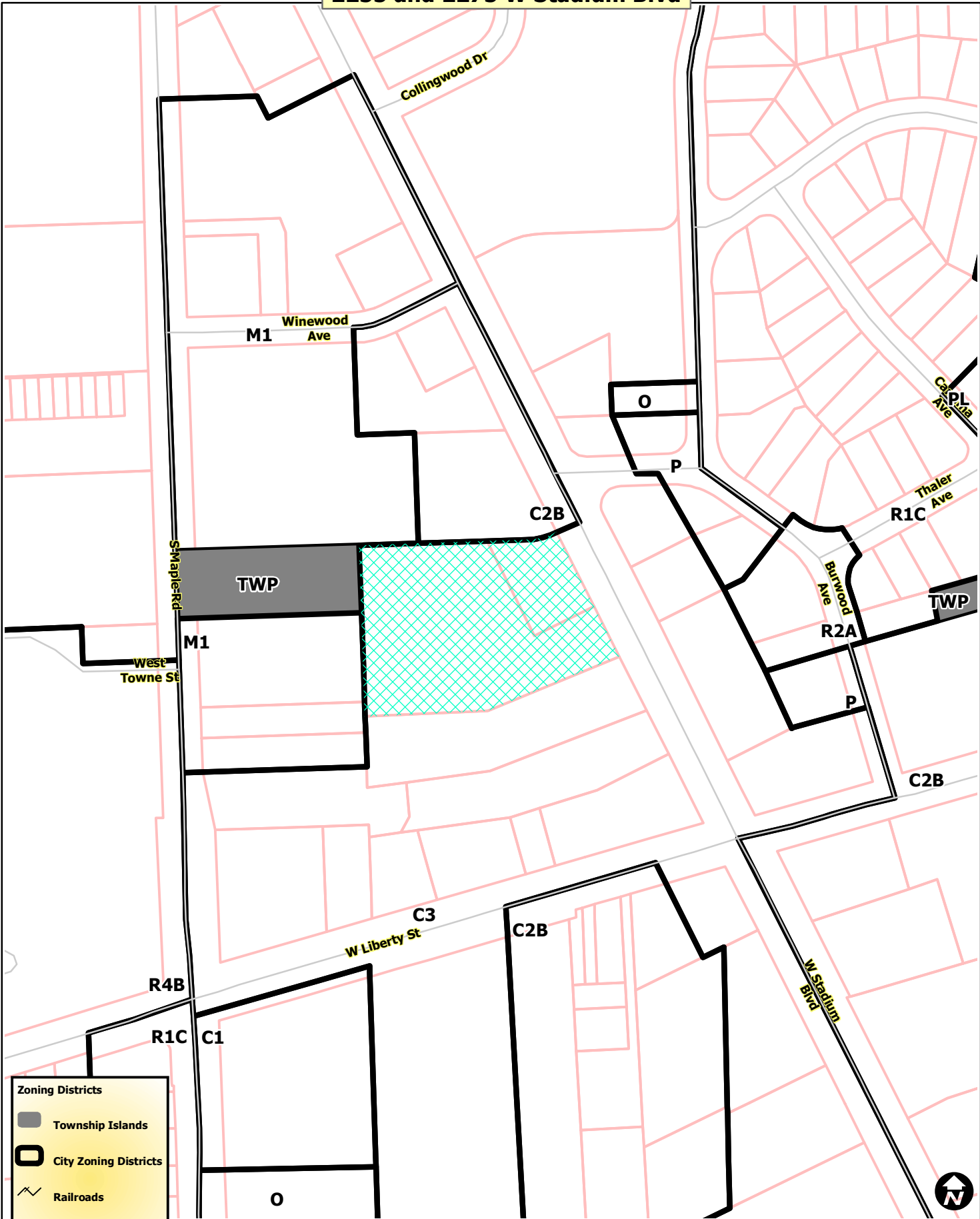
c: Petitioner/Owner: ONYX Management
2255 & 2275 W. Stadium Blvd.
Ann Arbor, MI 48104

Bela Sipos, CCIM Manager
Reinhart Commercial
2200 Green Rd.
Ann Arbor, MI 48105






Petitioner's Representative: Kathy Keinath, P.E.
Perimeter Engineering
11245 Boyce Rd.
Chelsea, MI 48118

Project Management
Systems Planning
File No. SP16-087

2255 and 2275 W Stadium Blvd






Zoning Districts

-  Township Islands
-  City Zoning Districts
-  Railroads
-  Parcels
-  Huron River



2255 and 2275 W Stadium Blvd

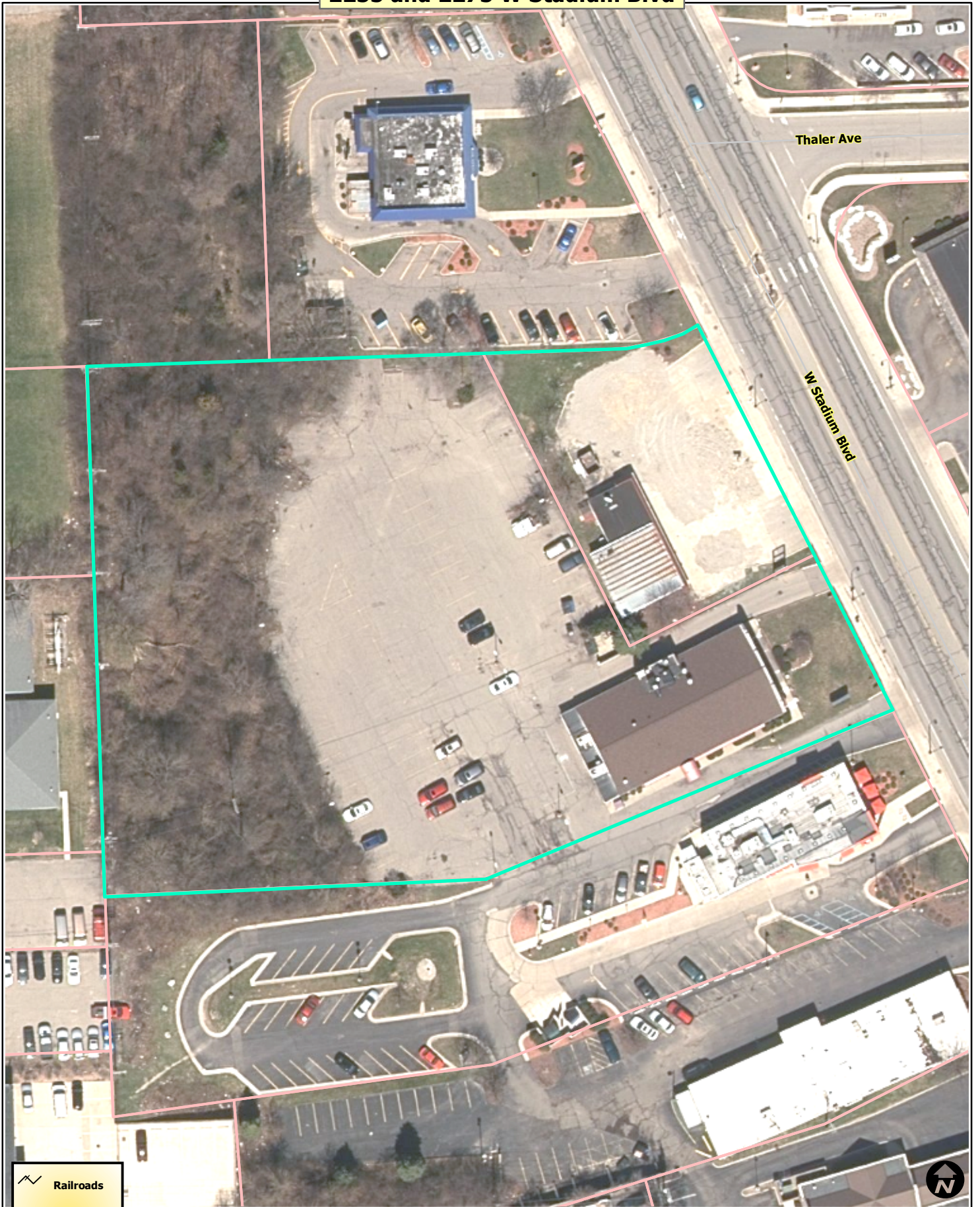


-  Railroads
-  Parcels
-  Huron River



Map date 6/23/2016
Any aerial imagery is circa 2015
unless otherwise noted
Terms of use: www.a2gov.org/terms

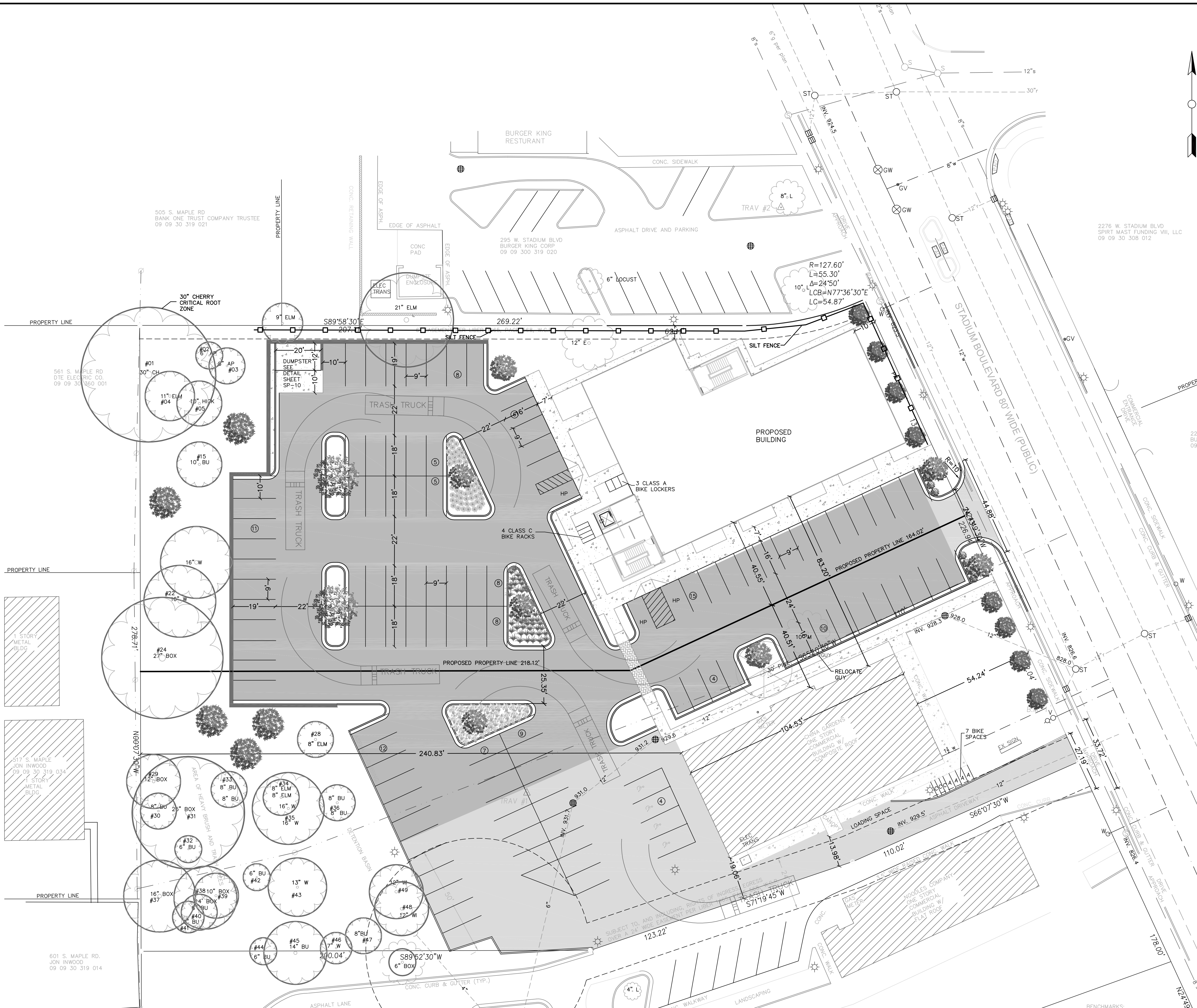
2255 and 2275 W Stadium Blvd



-  Railroads
-  Parcels
-  Huron River



Map date 6/23/2016
Any aerial imagery is circa 2015
unless otherwise noted
Terms of use: www.a2gov.org/terms



LEGEND

- SECTION CORNER
- FOUND IRON PIPE
- FOUND IRON ROD
- SET IRON PIPE
- SET MAG NAIL
- FOUND MAG NAIL
- SET WOOD LATH
- CONTROL POINT
- MEASURED DIMENSION
- RECORDED DIMENSION
- SURFACE FLOW
- WATER MANHOLE
- FIRE HYDRANT
- GATE VALVE
- BEEHIVE CATCH BASIN
- CURB CATCH BASIN
- STORM MANHOLE
- CULVERT/END SECTION
- SANITARY MANHOLE
- LIGHT POLE
- UTILITY POLE
- TELEPHONE RISER
- GAS MAIN RISER
- ELECTRIC LINE
- GAS MAIN
- WATER MAIN
- STORM LINE
- SANITARY LINE
- CABLE TV LINE
- PHONE LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- PR WATER MAIN
- PR SANITARY SEWER
- PR STORM SEWER
- PR LIMITS OF DISTURBANCE
- PR SILT FENCE
- PR INLET FILTER
- PR CONTOUR LINE
- PR SPOT ELEVATION
- PR BITUMINOUS PAVEMENT
- EX BITUMINOUS PAVEMENT

NOTES:
 1. PER CHAPTER 49, SECTION 4:58 OF THE CITY CODE, ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME, PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE. ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.
 2. CROSS EASEMENTS FOR PARKING, ACCESS AND STORM WATER MANAGEMENT ARE TO BE PROVIDED FOR THE PARCELS.

PROPOSED NORTHERLY PARCEL (REINHART BUILDING):
 Commencing at the Southeast corner of Lot 22, of the Plat of Melodale, a subdivision of part of the Southwest 1/4 of Section 30, T2S, R6E, City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 8 of Plats, Page 28, Washtenaw County Records; thence N24°49'30"W 362.02 feet along the West line of Stadium Boulevard to the POINT OF BEGINNING; thence S65°10'11"W 164.02 feet; thence S89°52'30"W 218.15 feet; thence N00°07'30"W 153.95 feet (recorded as 154.13 feet); thence S89°58'30"E 269.19 feet (recorded as 269.22 feet); thence 55.30 feet in the arc of a circular curve to the left with a central angle of 24°50' and a radius of 127.60 feet to a point where the long chord bears N77°26'20"E 54.87 feet; thence S24°49'30"E 106.23 feet to the POINT OF BEGINNING, being a part of said Plat of Melodale and containing 1.15 acres of land, more or less.

PROPOSED SOUTHERLY PARCEL (CHINA GARDENS BUILDING):
 Commencing at the Southeast corner of Lot 22, of the Plat of Melodale, a subdivision of part of the Southwest 1/4 of Section 30, T2S, R6E, City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 8 of Plats, Page 28, Washtenaw County Records; thence N24°49'30"W 178.00 feet along the West line of Stadium Boulevard to the POINT OF BEGINNING; thence S66°07'30"W 110.02 feet; thence S71°19'45"W 123.22 feet; thence S89°52'30"W 200.04 feet; thence N00°07'30"W 124.58 feet; thence N89°52'30"E 218.15 feet; thence N65°10'11"E 164.02 feet; thence S24°49'30"E 120.66 feet along the West line of Stadium Boulevard to the POINT OF BEGINNING, being a part of said Plat of Melodale and containing 1.13 acres of land, more or less.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE ENGINEER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE ACCURATE OR COMPLETE. THE USER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND FOR PROTECTING ALL UTILITIES. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR DAMAGE TO UTILITIES CAUSED BY THE USER OR OTHER THIRD PARTIES.

PERIMETER

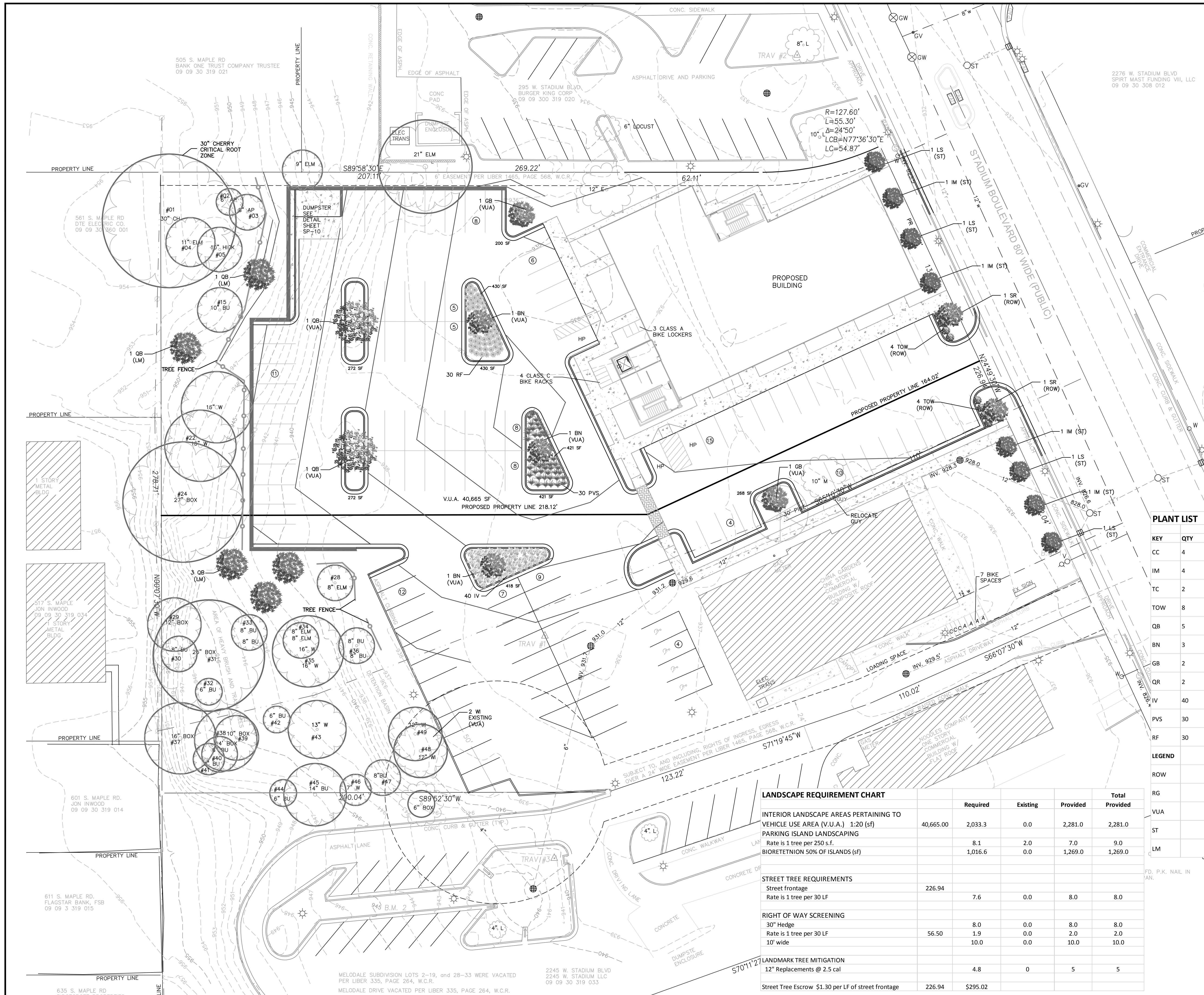
SECTION 30
 TOWN 2 SOUTH, RANGE 6 EAST
 CITY OF ANN ARBOR
 WASHTEWAW COUNTY

REINHART
 SITE PLAN
 LAYOUT

DATE: 2-2-17
 1-12-17
 11-29-16
 8-13-16
 7-25-16
 SCALE: 1" = 20'
 DR. K.K. CH. K.K.
 SHEET NO. SP-03

PERIMETER ENGINEERING LLC
 11245 BOYCE ROAD
 CHELSEA, MI 48118
 734-216-9941

NOT FOR CONSTRUCTION



- ### LEGEND
- SECTION CORNER
 - FOUND IRON PIPE
 - FOUND IRON ROD
 - SET IRON PIPE
 - SET MAG NAIL
 - FOUND MAG NAIL
 - SET WOOD LATH
 - CONTROL POINT
 - MEASURED DIMENSION
 - RECORDED DIMENSION
 - SURFACE FLOW
 - WATER MANHOLE
 - FIRE HYDRANT
 - GATE VALVE
 - BEEHIVE CATCH BASIN
 - CURB CATCH BASIN
 - STORM MANHOLE
 - CULVERT/END SECTION
 - SANITARY MANHOLE
 - LIGHT POLE
 - UTILITY POLE
 - TELEPHONE RISER
 - GAS MAIN RISER
 - ELECTRIC LINE
 - GAS MAIN
 - WATER MAIN
 - STORM LINE
 - SANITARY LINE
 - CABLE TV LINE
 - PHONE LINE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - BARBED WIRE FENCE
 - PR WATER MAIN
 - PR SANITARY SEWER
 - PR STORM SEWER
 - PR LIMITS OF DISTURBANCE
 - PR SILT FENCE
 - PR INLET FILTER
 - PR CONTOUR LINE
 - PR SPOT ELEVATION

NOTES:
 1. PER CHAPTER 49, SECTION 4:58 OF THE CITY CODE, ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

PLANT LIST

KEY	QTY	SPECIES	SIZE	SPECS	NATIVES	CATEGORY
CC	4	Cercis canadensis Redbud	2.5" cal	B&B	Native	ST
IM	4	Gleditsia triacanthos inermis 'Impcole' Imperial Honeylocust	2.5" cal	B&B		ST
TC	2	Tilia cordata 'Greenspire' Greenspire Linden	2.5" cal	B&B		ROW
TOW	8	Thuja occidentalis 'Woodwardii' Woodward's Globe Arborvitae	30"	B&B	Native	ROW
QB	5	Quercus bicolor Swamp White Oak	2.5" cal	B&B	Native	LM
BN	3	Betula nigra River Birch	5-6'	B&B	Native	VUA
GB	2	Ginkgo biloba 'Princeton Sentry' Ginkgo	2.5" cal	B&B		VUA
QR	2	Quercus rubra Red Oak	2.5" cal	B&B	Native	VUA
IV	40	Iris versicolor Blue Flag Iris	#1	Cont		RG
PVS	30	Panicum virgatum 'Shenandoah' Red Switch Grass	#1	Cont		RG
RF	30	Rubecia fugida 'Little Goldstar' Black Eyed Susan	#1	Cont		RG

LEGEND

KEY	DESCRIPTION
ROW	Right of Way
RG	Rain Garden
VUA	Vehicular Use Area
ST	Street Tree
LM	Landmark

LANDSCAPE REQUIREMENT CHART

	Required	Existing	Provided	Total Provided
INTERIOR LANDSCAPE AREAS PERTAINING TO VEHICLE USE AREA (V.U.A.) 1:20 (sf)				
PARKING ISLAND LANDSCAPING				
Rate is 1 tree per 250 s.f.	8.1	2.0	7.0	9.0
BIORETENTION 50% OF ISLANDS (sf)	1,016.6	0.0	1,269.0	1,269.0
STREET TREE REQUIREMENTS				
Street frontage	226.94			
Rate is 1 tree per 30 LF	7.6	0.0	8.0	8.0
RIGHT OF WAY SCREENING				
30" Hedge	8.0	0.0	8.0	8.0
Rate is 1 tree per 30 LF	56.50	1.9	2.0	2.0
10' wide	10.0	0.0	10.0	10.0
LANDMARK TREE MITIGATION				
12" Replacements @ 2.5 cal	4.8	0	5	5
Street Tree Escrow \$1.30 per LF of street frontage	226.94	\$295.02		

PERIMETER

SECTION 30
TOWN 2 SOUTH, RANGE 6 EAST
CITY OF ANN ARBOR
WASHTENAW COUNTY

REINHART
SITE PLAN
LANDSCAPE

CLIENT

2-2-17
1-12-17
11-29-16
8-13-16
7-25-16

DATE
6-27-16

SCALE
1" = 20'

DR. K.K. CH. K.K.
SHEET NO.

2-2-17
1-12-17
11-29-16
8-13-16
7-25-16

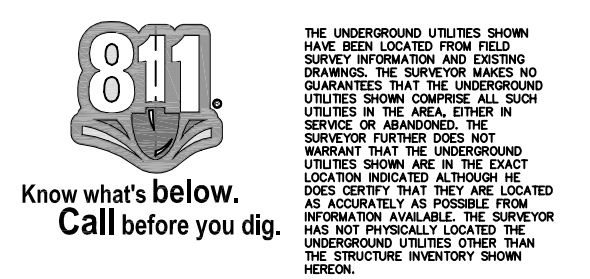
DATE
6-27-16

SCALE
1" = 20'

DR. K.K. CH. K.K.
SHEET NO.

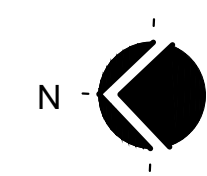
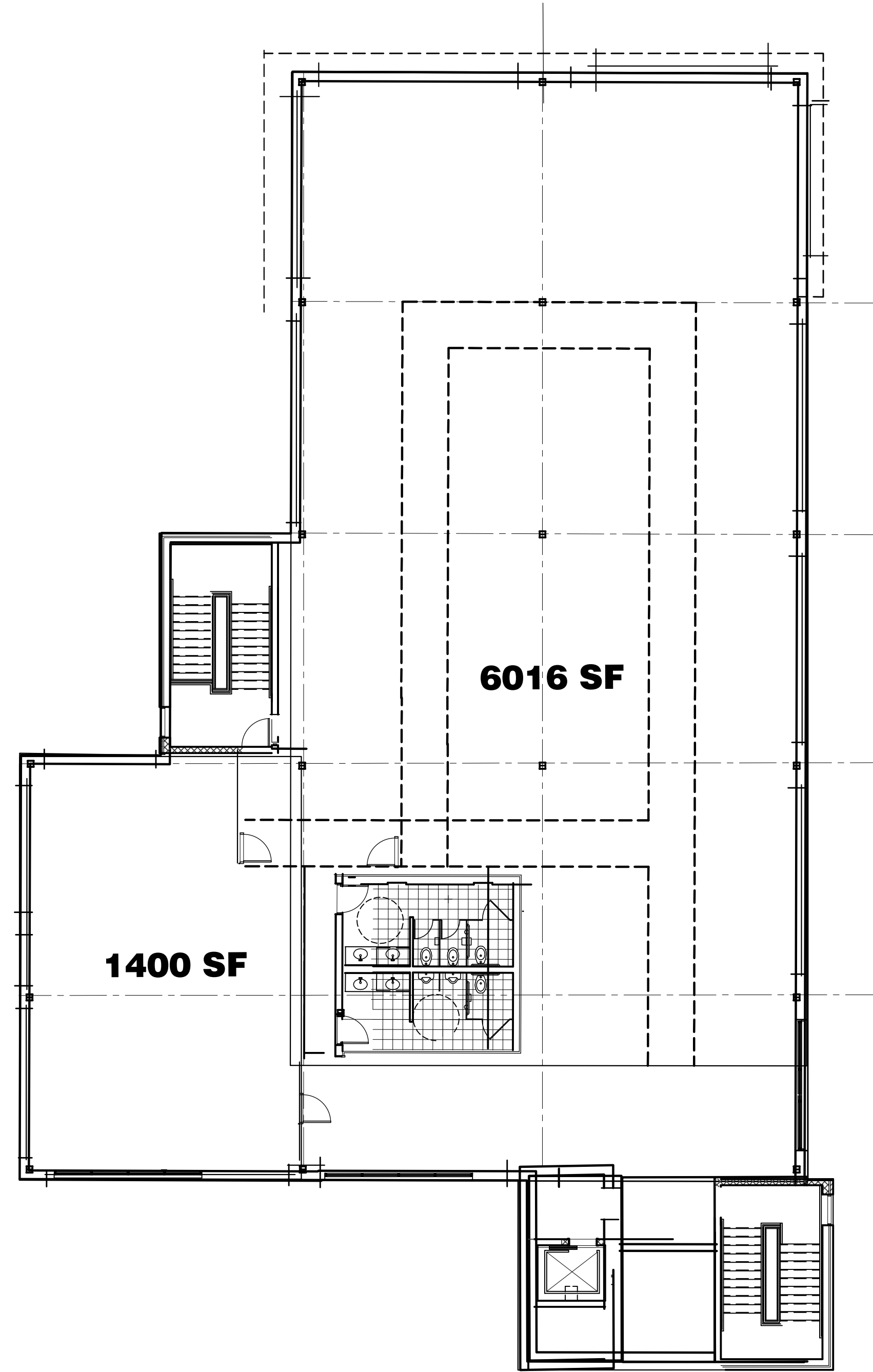
PERIMETER ENGINEERING LLC
 11245 BOYCE ROAD
 CHELSEA, MI 48118
 734-216-9941

Notice: Construction site safety is the sole responsibility of the CONTRACTOR, neither the owner nor the engineer is responsible for safety in the work, or of persons engaged in the work, of persons structures, or of any other persons.



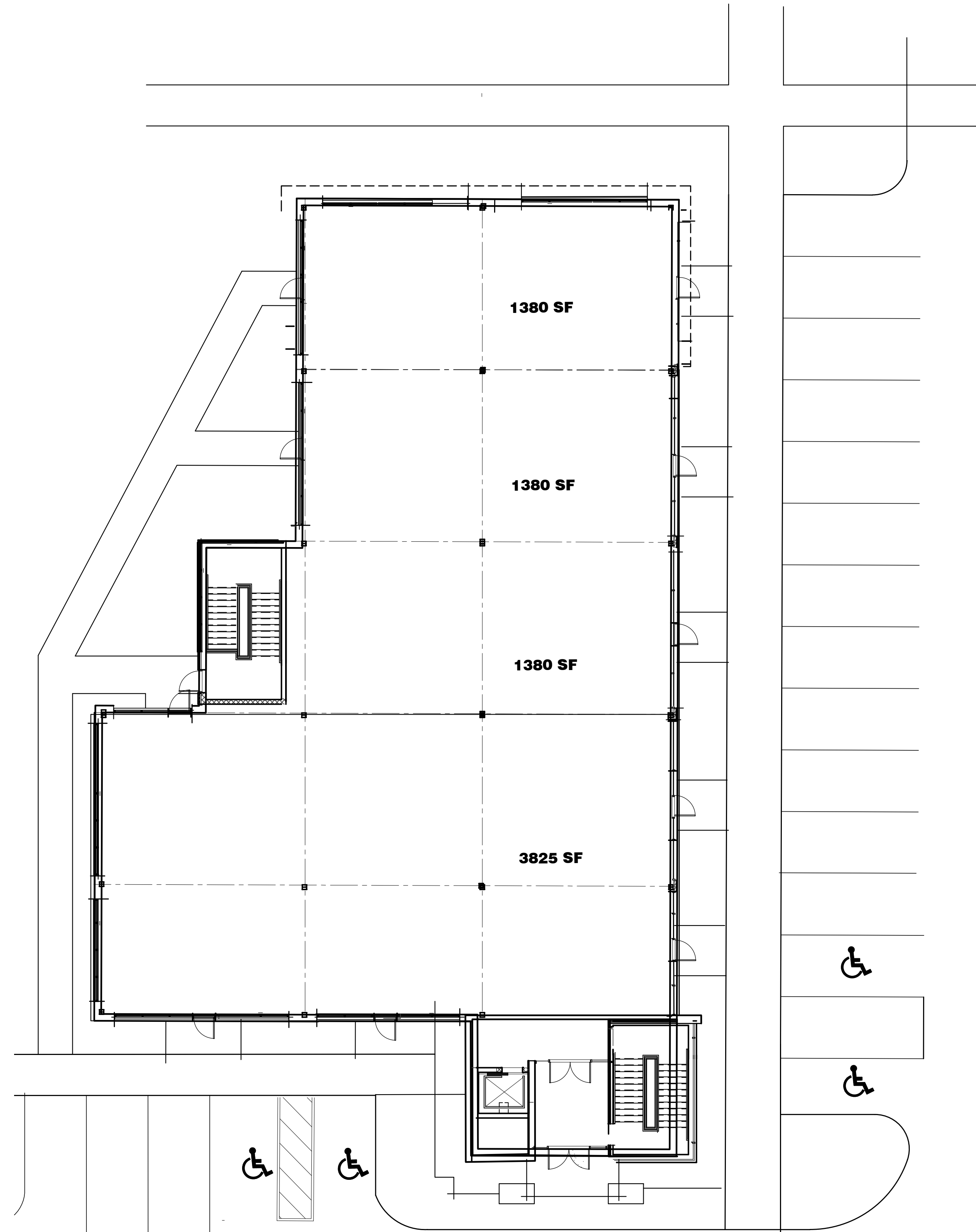
NOT FOR CONSTRUCTION

SP-05



SECOND FLOOR PLAN
SCALE: 3/32" = 1' - 0"

9100 SF



FIRST FLOOR PLAN
SCALE: 3/32" = 1' - 0"

9100 SF



MEIER ARCHITECTS

4844 JACKSON ROAD | SUITE 175
ANN ARBOR, MICHIGAN 48103
734 741-8655 | 734 741-8755 FAX

**Reinhardt
NEW OFFICE BUILDING**
2175 West Stadium Boulevard Ann Arbor, Michigan

OWNER

CONTACT
Bela Sipos

OWNER REVIEW 05-20-2016

ISSUED FOR: DATE:

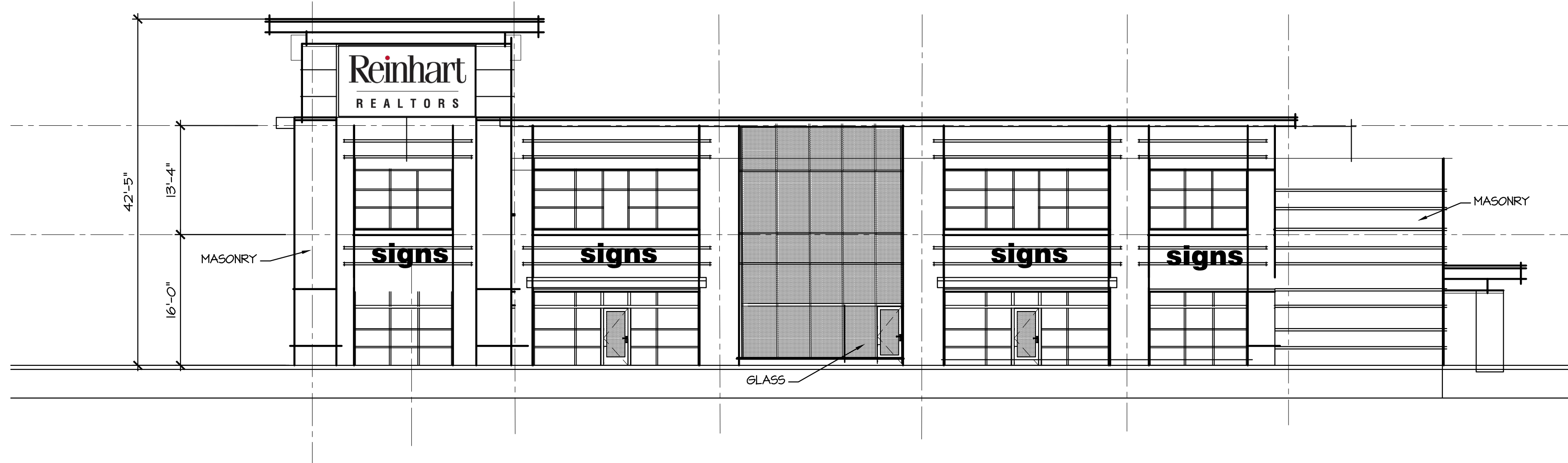
FIRST & SECOND FLOOR PLANS

A1

PROJECT NUMBER:
701 - 2016



MEIER ARCHITECTS
4844 JACKSON ROAD | SUITE 175
ANN ARBOR, MICHIGAN 48103
734 741-8655 | 734 741-8755 FAX



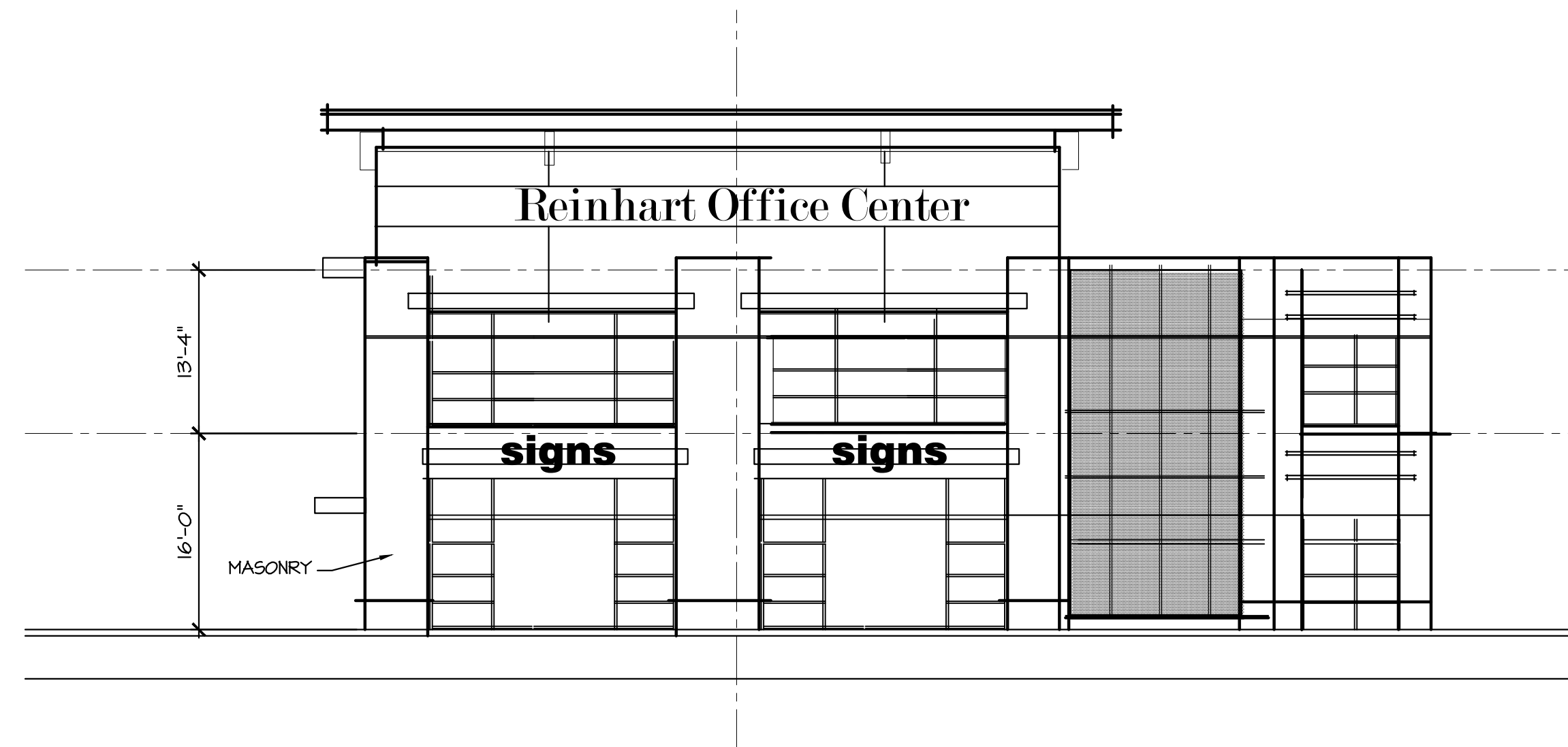
NORTH ELEVATION

SCALE: 3/32" = 1' - 0"



WEST ELEVATION

SCALE: 3/32" = 1' - 0"



EAST ELEVATION

SCALE: 3/32" = 1' - 0"



SOUTH ELEVATION

SCALE: 3/32" = 1' - 0"

Reinhart
NEW OFFICE BUILDING
2175 West Stadium Boulevard Ann Arbor, Michigan

OWNER

CONTACT
Bela Sipos

SITE PLAN APPROVAL 06-27-2016
OWNER REVIEW 06-10-2016

ISSUED FOR: DATE:

ELEVATIONS

A2

PROJECT NUMBER:
701 - 2016