

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of April 19, 2022

**SUBJECT: 212 Miller Site Plan for Planning Commission Approval (212 Miller Avenue)
Project No. SP21-048**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby approves the 212 Miller Site Plan for Planning Commission as it complies with all applicable local, state, and federal ordinances, standards, and regulations; and it will not cause a public or private nuisance.

STAFF RECOMMENDATION

Staff recommends **approval** of the site plan because it complies with all applicable, local, state, and federal ordinances, standards and regulations; and it will not cause a public or private nuisance.

LOCATION

This site is located on the north side of Miller Avenue between North First Avenue and North Ashley Street and is in the Downtown Development Authority district and the Allen Creek watershed.

DESCRIPTION OF PETITION

The 8,722 square foot site contains a 2,130 square foot, two story, brick residential building that was built in the late 19th century, is zoned D2 (Downtown Interface), and is within the Kerrytown Character Overlay District. Miller Avenue is a Front Yard street. The petitioner is seeking approval to demolish the existing building and construct a single building that is 4 stories in height plus two additional rooftop penthouses. The building is proposed to be a 16,875 square foot condominium complex containing 8 dwelling units with 8 individual garages that could accommodate tandem parking for two vehicles. One of the garages will include an EV-Installed unit while the remaining 7 spaces will be provided EV-Ready units. Bicycle parking space will be provided in each garage. The base allowable floor area is 200% FAR. The petitioner proposes a density of 193% FAR which includes the garage spaces. Pedestrians will be able to access each of the units from east side entrances.

One regulated natural feature exists on the site and is proposed to be removed: a 12-inch Ginkgo tree which requires mitigation. Two, 3-inch trees will be provided on the south side of the site as mitigation. No traffic study was required because of the low level of trips anticipated to be generated by the site. Stormwater detention is anticipated to be handled by underground pipes on the west side of the site underneath the driveway. 26% of the site is proposed to remain as open space; 10% MIN is required. The petitioner has agreed to provide a \$5,000 park contribution in-lieu of a park dedication, as outlined in the Parks & Recreation Open Space Plan based for 8 residential units. The contribution will be used for improvements to nearby parks.

The petitioner presented the project to the Design Review Board on October 13, 2021. The petitioner proposes a combination of sand blasted concrete, Nichiha wall panels, and rusticated

masonry as primary exterior building materials. The petitioner provided renderings of the building elevations (attached).

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Residential	D2 (Downtown Interface)
EAST	Residential	D2 (Downtown Interface)
SOUTH	Residential	D2 (Downtown Interface)
WEST	Surface Parking Lot	D2 (Downtown Interface)

COMPARISION CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Base Zoning	D2 (Downtown Interface)	D2 (Downtown Interface)	D2 (Downtown Interface)
Gross Lot Area	8,722 sq ft	8,722 sq ft	No minimum
Max. Usable Floor Area in % of Lot Area	24% (2,130 sq ft)	193% (16,875 sq ft)	200% MAX normal (17,444 sq ft MAX)
Character Overlay District	Kerrytown	Kerrytown	Kerrytown
Streetwall Height	2 stories	3 stories	2 stories MIN 3 stories MAX
Offset at Top of Streetwall	Not applicable	5 ft	5 ft MIN
Building Height	2 stories (18 ft)	4.5 stories (56.3 feet)	2 stories MIN 60 ft MAX
Rear Setbacks	69 ft (north)	1.2 ft (north)	0 feet
Building Frontages	Front Yard Street: Miller Avenue	Front Yard Street: Miller Avenue	Front Yard Street: Miller Avenue
Miller Avenue	14.7 ft (south)	13.9 ft (south)	13.9 ft MIN
Parking	Special Parking District	Special Parking District	Special Parking District
Parking – Automobiles	1 space	8 spaces	0 spaces MIN
Parking – Bicycles	0	8 Class A spaces	0 Class A spaces MIN

HISTORY

A 19th century, two-story, single-family house exists on the site that is currently being used as an office. The site was originally rezoned to D2 as part of the A2D2 Zoning Initiative.

PLANNING BACKGROUND

The Downtown Plan is based upon several guiding values which articulate the most fundamental elements of the downtown. These values include providing a diversity of uses and accommodating a diversity of users, and providing a viable economy, a “green” and energy-efficient built environment and transportation network and social and cultural opportunities. Dense land use and development patterns which draw people downtown and foster an active street life, contribute to its function as an urban neighborhood and support a sustainable transportation system is a goal expressed in the Plan (page 22) as well as encouraging a diversity of new downtown housing opportunities and expansion of the downtown resident population to strengthen downtown’s role as an urban neighborhood, continuing to seek a range of age groups and income levels in the downtown (page 24).

Ann Arbor Discovering Downtown (A2D2) – The site has been in the DDA since the DDA was established in 1983. In 2009, as part of the A2D2 planning effort, City Council approved the rezoning of land in the DDA from a variety of zoning districts to two primary districts: D1 and D2. At that time, this site was rezoned to D2 (Downtown Interface).

The Non-Motorized Transportation Plan recommends bicycle lanes on both sides of Miller Avenue over the long term. Currently, shared transportation facilities (sharrows) exist within the Miller Avenue ROW due to the limited width of the roadway. Sidewalks exist on both sides of Miller Avenue.

SERVICE UNIT COMMENTS

Planning – Staff supports the proposed site plan. The project is consistent with D2 zoning standards, proposes to provide new housing units downtown, and provide under-structure parking spaces. Staff recommends that the petitioner consider providing additional solar panels on the roof.

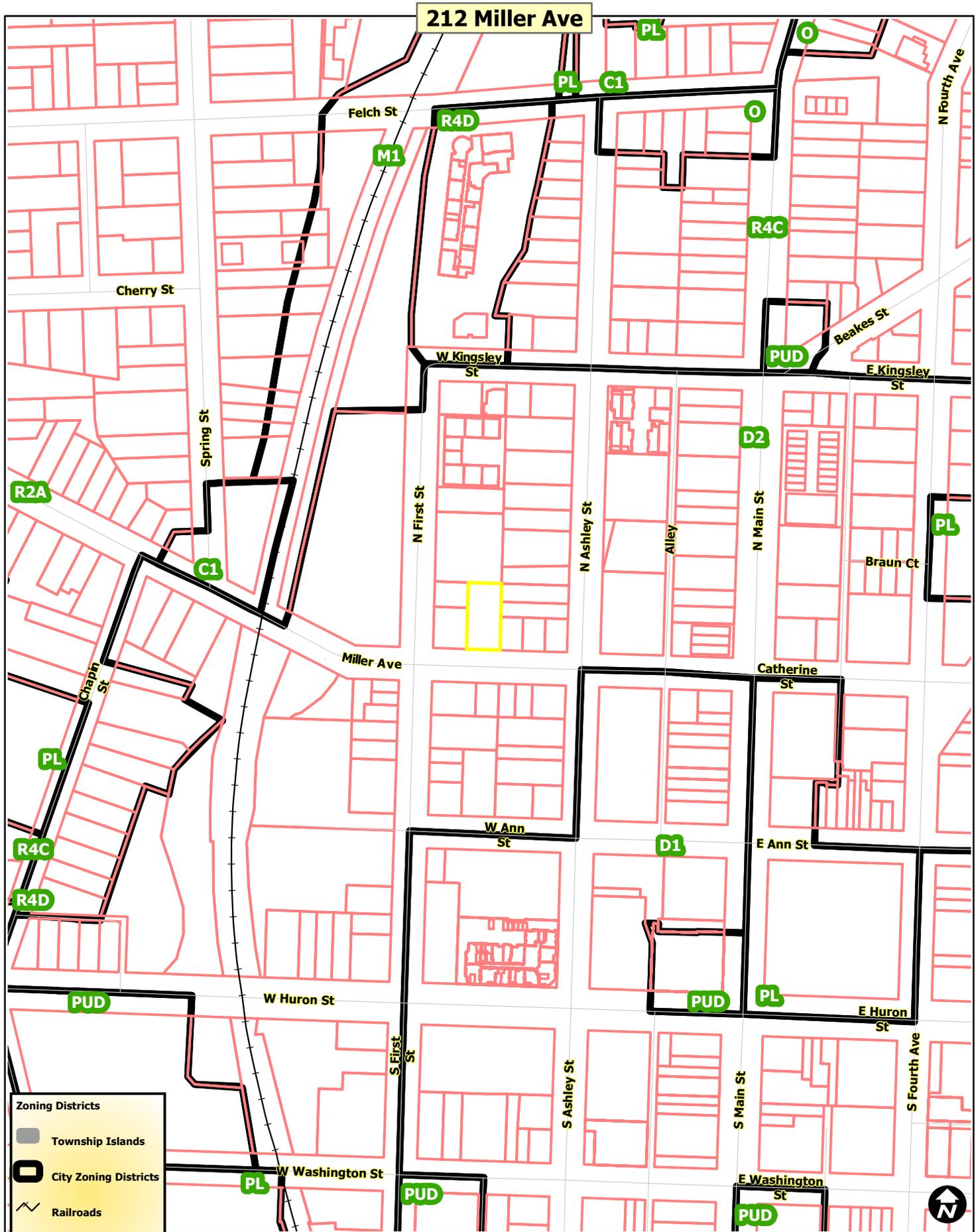
Prepared by Jeff Kahan
Reviewed by Brett Lenart
4/14/22

Attachments: [Parcel and Zoning Map](#)
[Aerial Photo](#)
[Site Plan](#)
[Architectural Elevations](#)

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Petitioner's Agent: Kathy Keinath
Macon Engineering, LLC
PO Box 314
Chelsea, MI 48118

Systems Planning
Project Management
Project No. SP21-048



Zoning Districts

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



Map date: 12/27/2021
 Any aerial imagery is circa 2020 unless otherwise noted
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212 Miller Ave



-  Railroads
-  Huron River
-  Tax Parcels



City of Ann Arbor 

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212 Miller Ave

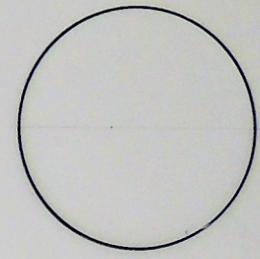


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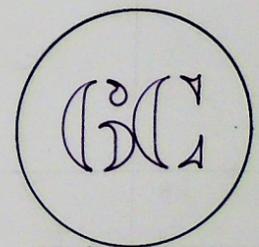
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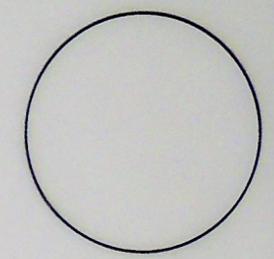
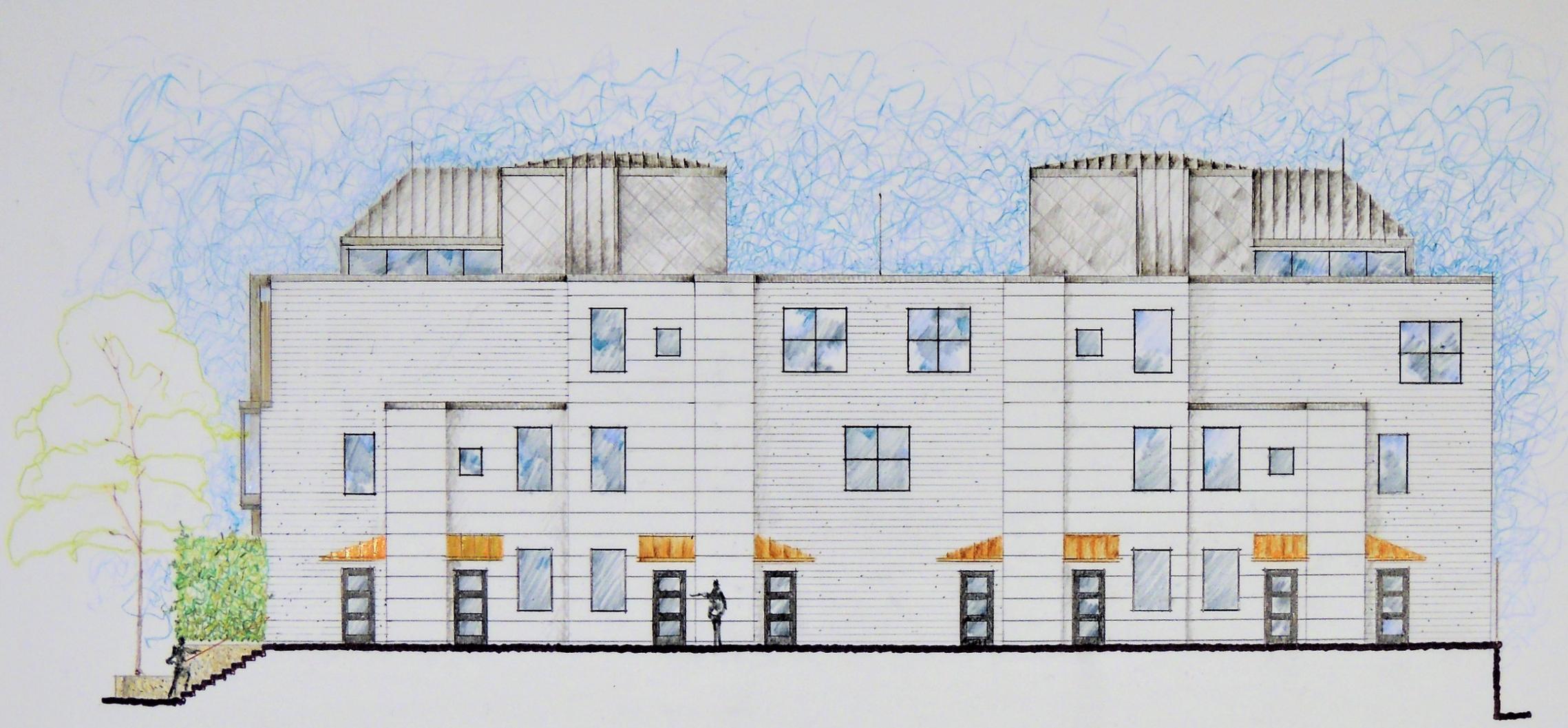
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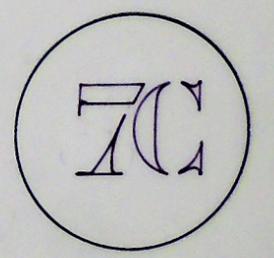
SOUTH RENDERED ELEVATION

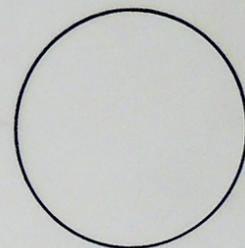
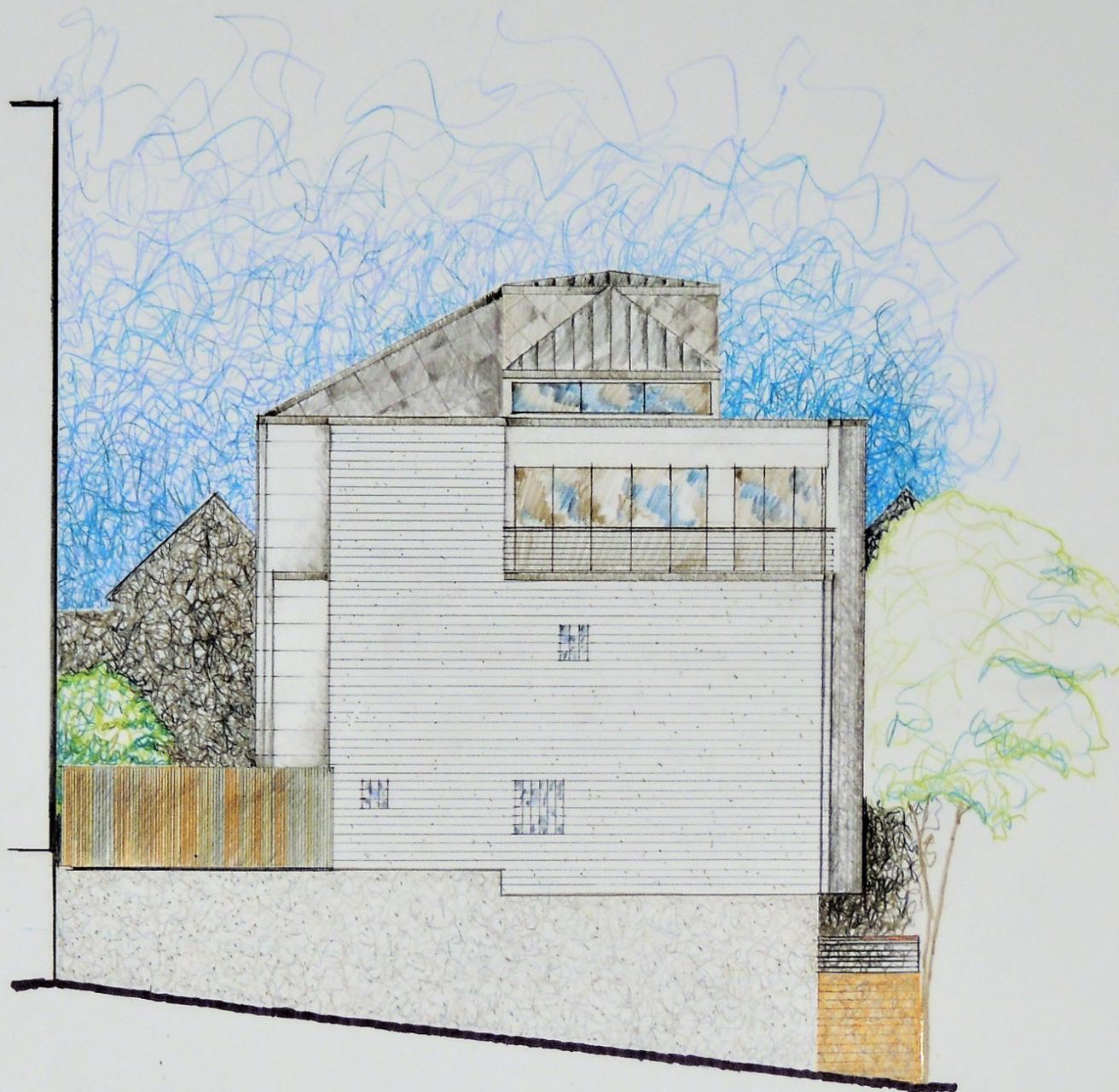




AP REVISED 3.25.2022

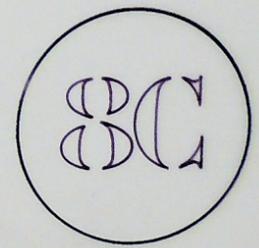
EAST RENDERED ELEVATION

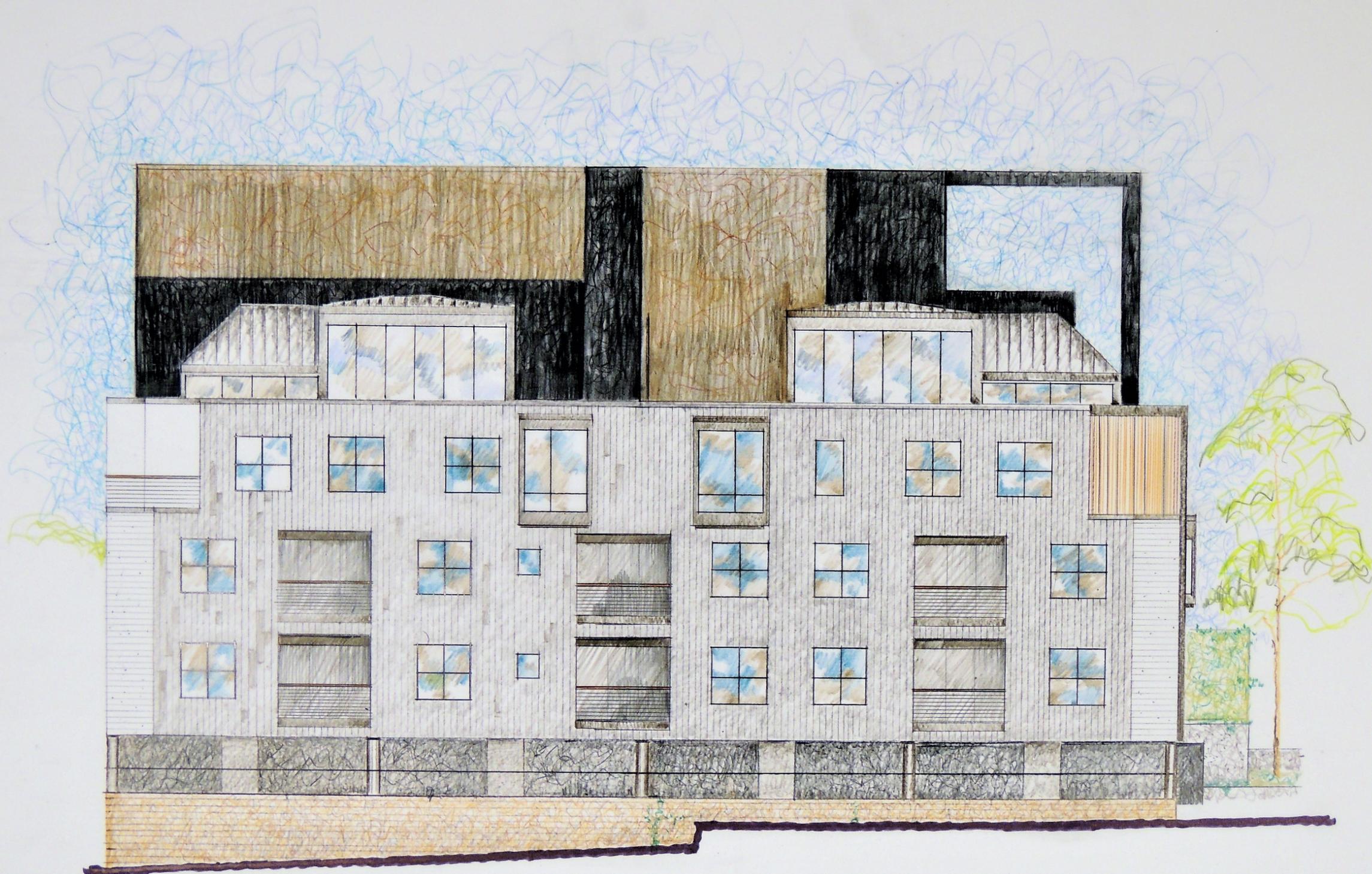




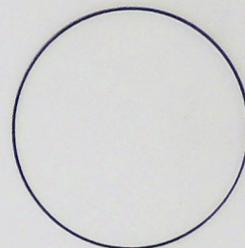
SP REVISED 2.15.2002

NORTH RENDERED ELEVATION





WEST RENDERED ELEVATION



HP REVISED 3.24.2022

