

ANN ARBOR PLANNING DEPARTMENT STAFF REPORT

For Planning Commission Meeting of August 16, 2016

**SUBJECT: 111 South Main Site Plan – (111 South Main Street)
File number SP16-081**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby approves the 111 South Main Site Plan for Planning Commission Approval, on the condition that a license agreement is obtained for existing building encroachment in the city right of way before any permits are issued.

STAFF RECOMMENDATION

Staff recommends that the site plan as conditioned be **approved** because it complies with all local, state and federal laws and regulations; the work would not cause a public or private nuisance and would not have a detrimental effect on public health, safety or welfare. No natural features exist on site and none are proposed to be impacted off-site as a result of this proposal.

LOCATION

The site is located on the east side of South Main Street, south of Huron Street and north of East Washington Street. (Downtown Area; Allen Creek watershed)

DESCRIPTION OF PETITION

The lower three floors of this four-story building are being remodeled for office use and the fourth floor is being remodeled for one residential condominium unit. The petitioner is requesting approval to construct a 913 square foot rooftop addition and roof deck at the rear of the building. This is less than 10% of the floor area of the building, which allows Planning Commission approval of the petition. The rooftop addition is 65 feet deep (including new access stair) and is 15 feet 8 inches wide; the building is 21 feet wide. An approximately 420 square foot deck sits in front of the addition. The north sidewall of the addition is proposed to be masonry block with no openings, the south side will be a Hardieplank siding and have windows over a small side deck. The front and rear walls would be mix of Hardieplank and Masonry materials. Other work on the exterior of the building includes adding 4 large windows (one on each floor) to the front of the building and three large windows (on floors two through four) to the rear of the building. The addition is not visible from Main Street sidewalk, so the project was not required to go to the Design Review Board for comments. This site is not in the Main Street Historic District.

There is no parking provided on the site (Parking exempt, located within the DDA District). No

landscaping or storm water treatment is required, site is less than 5,000 square feet and no additional impervious surface is being added to the site.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Commercial (Office)	D1 (Downtown Core)
EAST	Parking Garage	D1 (Downtown Core)
SOUTH	Commercial (Retail/Office)	D1 (Downtown Core)
WEST	Commercial (Retail/Restaurant/Office)	D1 (Downtown Core)

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	D1 (Downtown Core)	D1 (Downtown Core)	D1 (Downtown Core)
Gross Lot Area	2,744 sq ft	2,744 sq ft	No MIN
Floor Area	10,912 sq ft	11,825 sq ft	12,958 sq ft MAX (with premiums)
Floor Area in % of Lot Area	400%	430 %	400% MAX normal (10,976 sq ft) Up to 472% MAX using residential premium (12,958 sq ft)
Character Overlay District	Main Street	Main Street	Main Street
Streetwall Height	4 stories	4 stories	4 stories MAX/2 stories MIN
Offset at Top of Streetwall	NA	>60 ft	5 ft MIN
Maximum Building Height	49 ft	59 ft 8 in	180 ft MAX
Building Frontage	Primary	Primary	Primary
Main Street	0 ft	0 ft	0 ft MIN/1 ft MAX
Parking	Special Parking District	Special Parking District	Special Parking District

HISTORY

The building was constructed in approximately 1901 and CS Millen, Dry Goods, was listed as the first occupant according to the 1915 Polk City Directory. The building had a major exterior remodel in 1970.

PLANNING BACKGROUND

The proposed construction and building upgrades are in keeping with the goals of the *Downtown Plan* for a building located in the Downtown Core.

DEPARTMENT COMMENTS PENDING, DISMISSED OR UNRESOLVED

Engineering – The existing building extends into the South Main Street right of way. A sealed survey and a license agreement to allow these encroachments to remain are required as a condition of site plan approval.

Prepared by Matt Kowalski
Reviewed by Brett Lenart
mg/

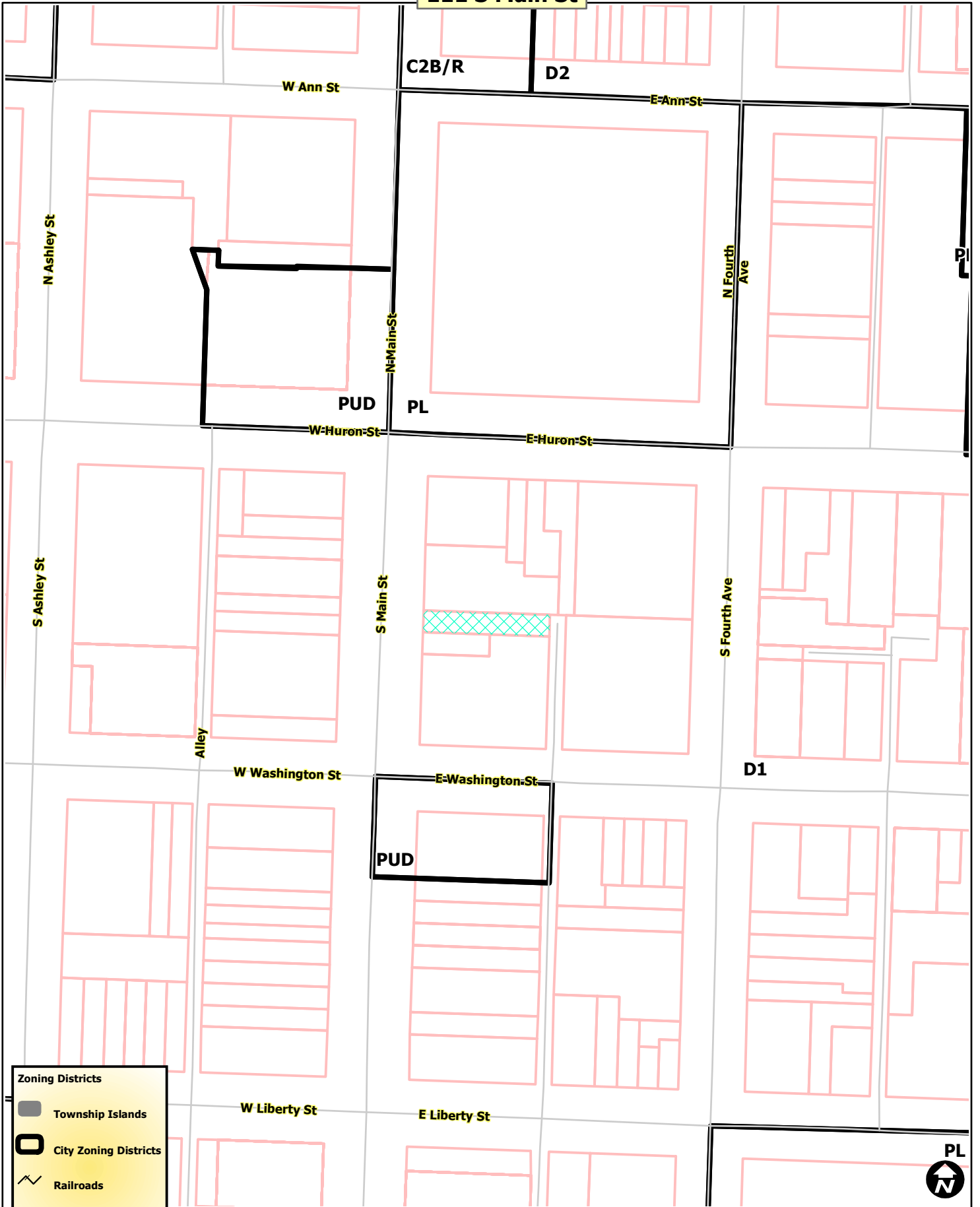
Attachments: Zoning/Parcel Maps
 Aerial Photo
 Site Plan/Survey
 Floor Plans
 Elevations

c: Petitioner/Owner: Jon Carlson
 111 South Main Street LLC
 120 West Washington, Suite G
 Ann Arbor, MI 48104

Petitioner's Representative: Brian Howard
 HF Architecture
 628 East Parent Avenue, Suite 107
 Royal Oak, MI 48067

Planning and Development
File No.SP16-081

111 S Main St



Zoning Districts




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



Map date 6/16/2016
Any aerial imagery is circa 2015
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111 S Main St






-  Railroads
-  Parcels
-  Huron River



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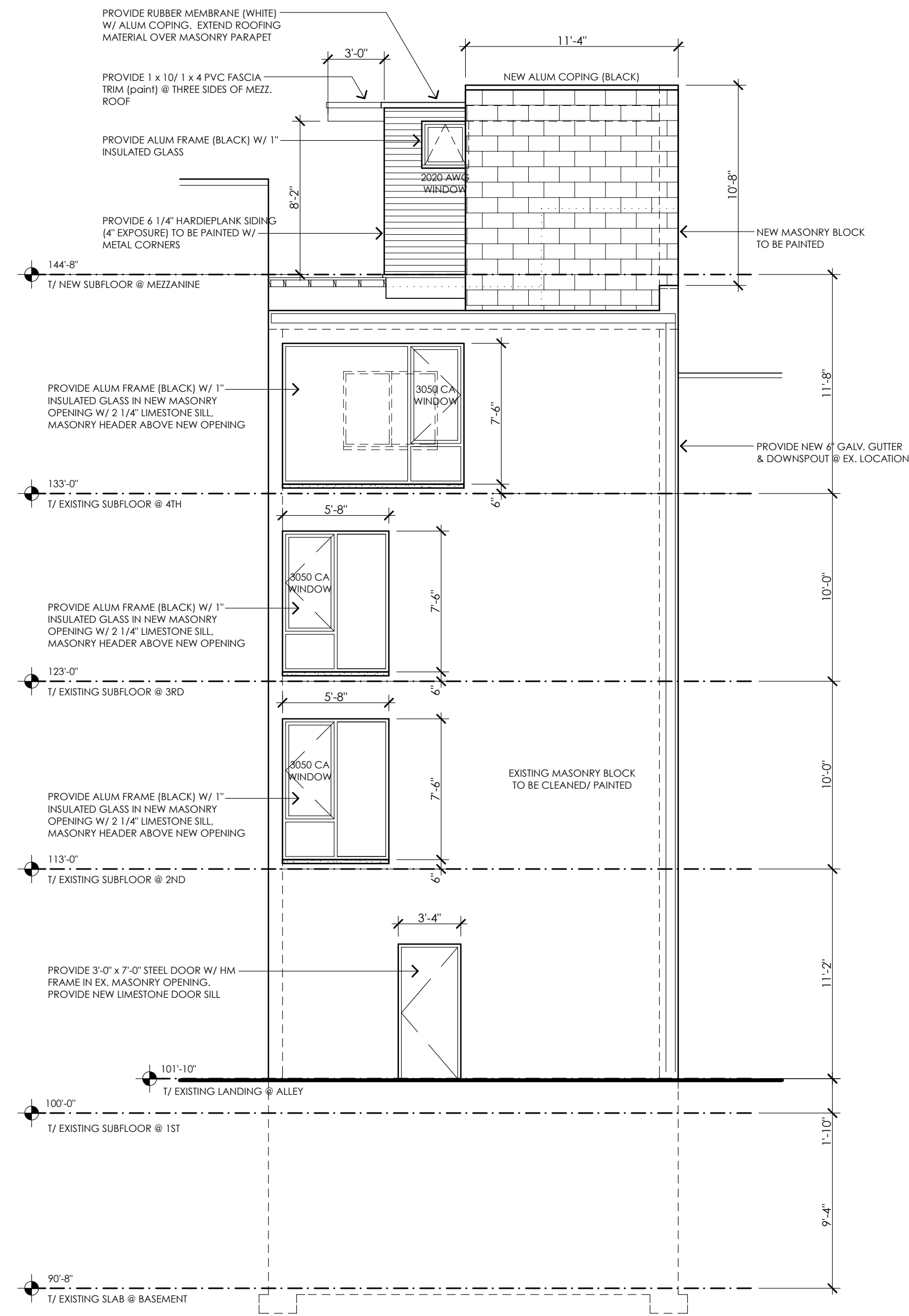
111 S Main St



-  Railroads
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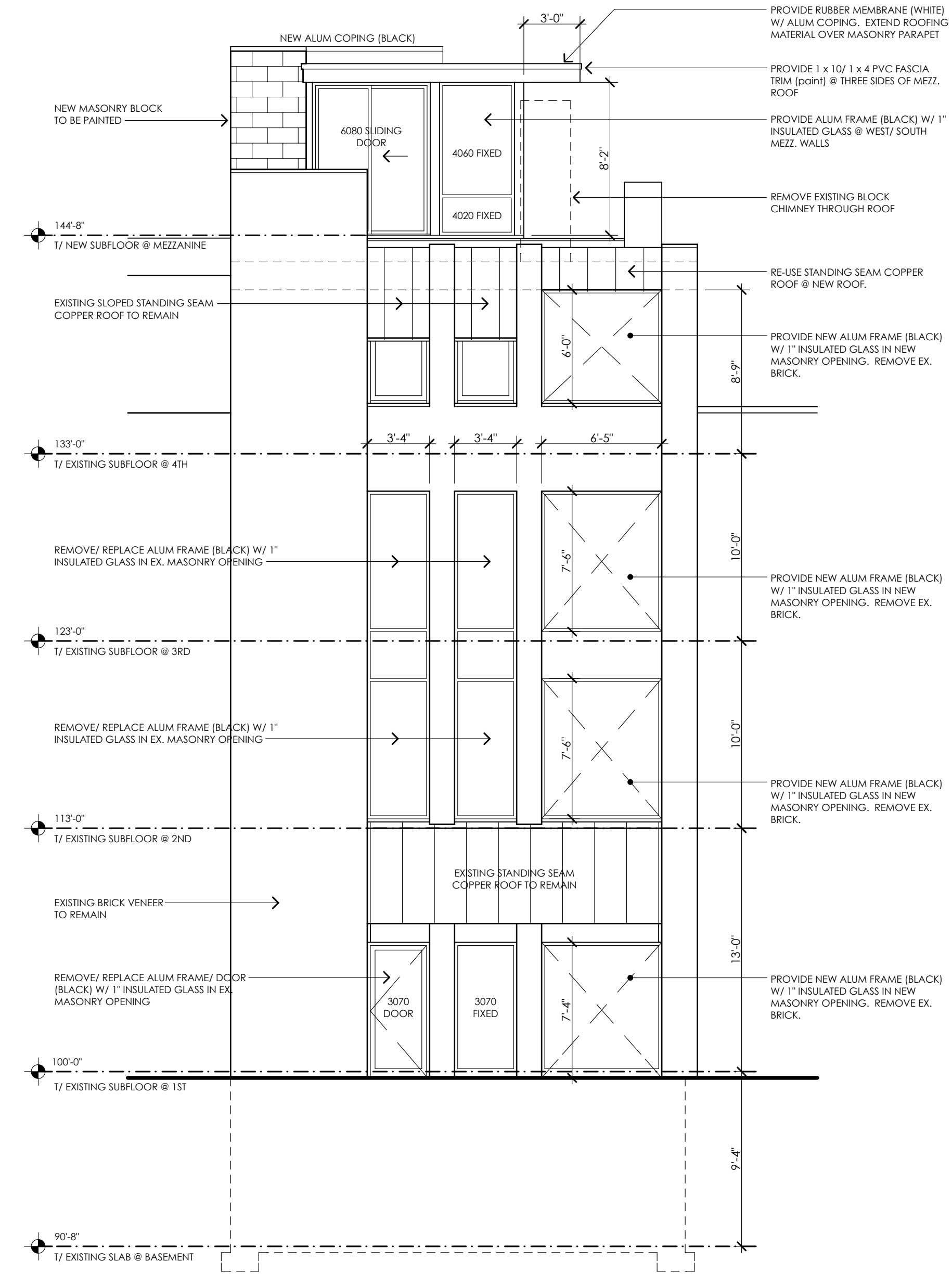


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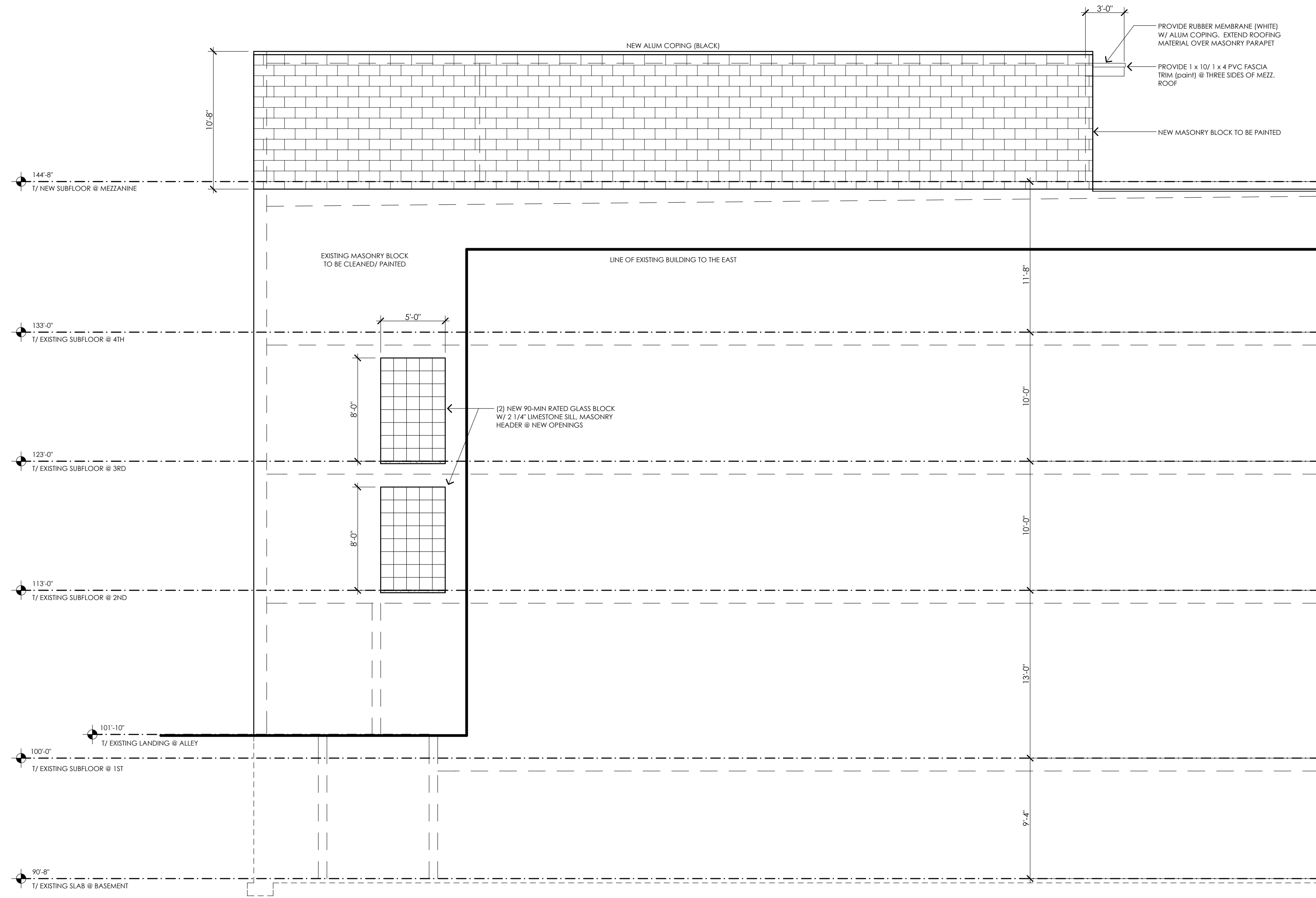
EAST ELEVATION

SCALE: 3/16" = 1'-0"



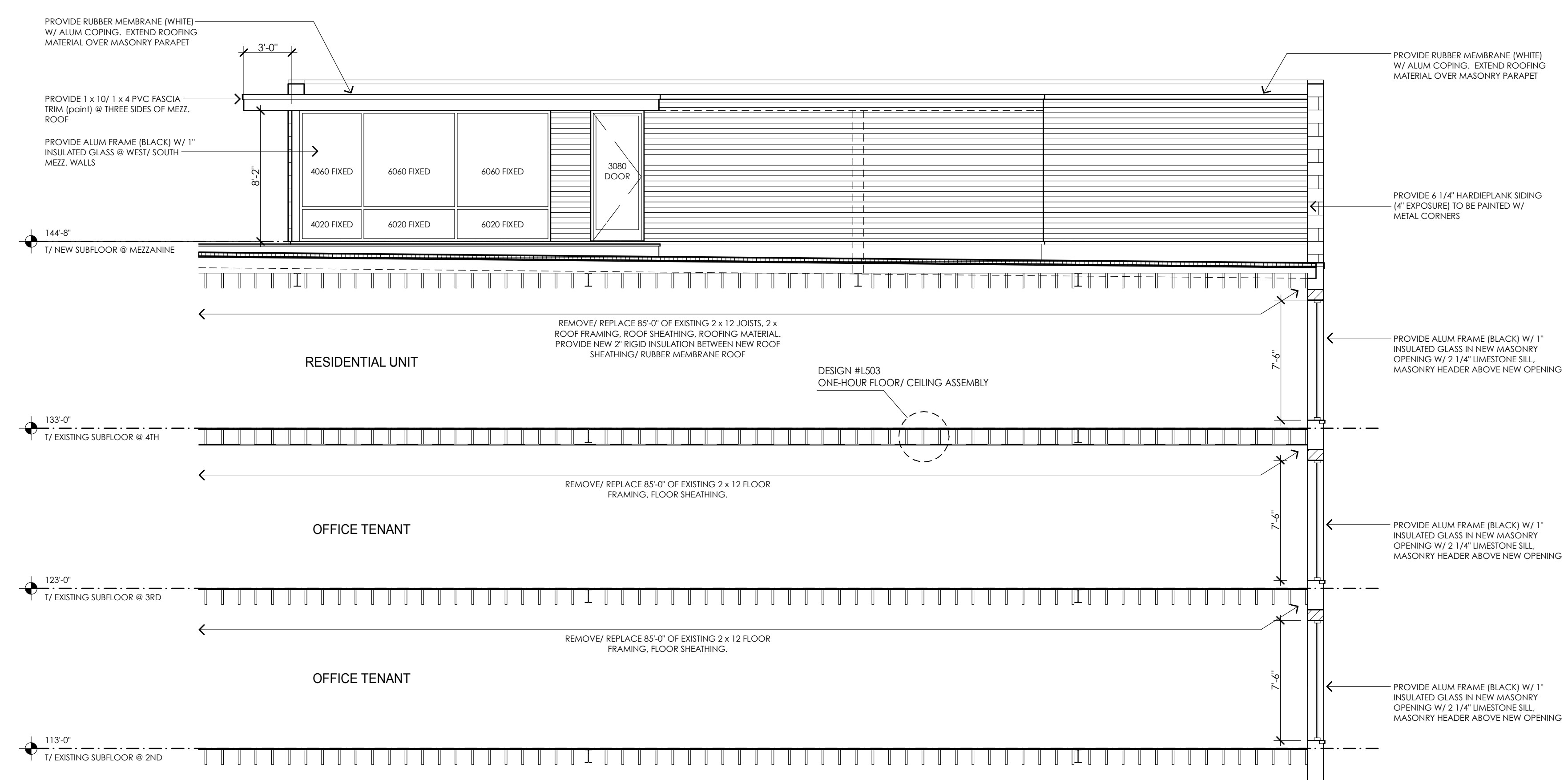
WEST ELEVATION

SCALE: 3/16" = 1'-0"



PARTIAL NORTH ELEVATION

SCALE: 3/16" = 1'-0"



PARTIAL SOUTH ELEVATION/ BUILDING SECTION

SCALE: 3/16" = 1'-0"