

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For City Planning Commission Meeting of May 20, 2025

SUBJECT: 630 South Ashley Street Site Plan
File No. SP25-0003; RES-PROJ25-0003

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission approves the 630 South Ashley Street Site Plan (revision 3), dated April 25, 2025.

STAFF RECOMMENDATION

Staff recommends that the **site plan** for Planning Commission approval be **approved** because it complies with the criteria for site plan approval provided in Section 5.29.6.C of the Unified Development Code.

SUMMARY

A site plan to construct three new residential units on a vacant lot. Two of the units will be three-story single-family houses with a garage between them. Additionally, there will be another garage on site with a second-story residential unit above it. The site is zoned C2B (Business Service District) and is in the Old West Side Historic District. The project has received approval from the Historic District Commission (HDC24-0145) and variances from the Zoning Board of Appeals (ZBA24-0037 and ZBA25-0012).

LOCATION

The site consists of one lot on the west side of South Ashley Street, just north of West Mosley Street. First Street is to the west and Madison Street is to the north. It is located in Ward 5.

EXISTING CONDITIONS

630 South Ashley Street is currently vacant. The parcel was previously the site of Armen Cleaners, and demolition of the former building was approved by the Historic District Commission in 2021. The environmental contamination has since been remediated on site.



Figure 1: Location Map: 630 South Ashley Street, outlined in red



Figure 2: November 2024 staff photo of 630 South Ashley Street (looking northwest)

SITE PLAN DESCRIPTION

The site plan proposes three new residential units and two garages. Two single-family homes will be constructed on the east side of the lot, one fronting Ashley Street and the other fronting Mosley Street. These houses will be three stories in height with a garage between them. The existing curb cut on Ashley Street will be moved to accommodate the garage. A second garage on the southwest corner of the lot will be accessed by Mosley Street. The existing curb cut on Mosley Street will also be moved for garage access. On the second story of this garage there will be a third residential unit.

The site abuts residential zoning to the west, resulting in a required setback of 30 feet and a 15-foot buffer requirement on the western property line. The project received variances from the Zoning Board of Appeals for the setback and buffer (ZBA24-0037 and ZBA25-0012). The design was approved by the Historic District Commission in October 2024 (HDC24-0145).

The applicants were contacted by the Office of Sustainability and Innovations Energy Team to discuss sustainable design practices and the City's carbon neutrality goals. Per the applicant's sustainability statement, no additional sustainability measures are included in the project beyond code requirements like storm water management.

Remediation to address pollutants released by dry-cleaning solvents was managed by the Michigan Department of the Environment, Great Lakes, and Energy (EGLE).

Development Chart: 630 South Ashley Street Site Plan			
	Existing	Required	Proposed
Zoning Designation	C2B (Business Service District)	C2B (Business Service District)	C2B (Business Service District)
Lot Area	7,523 square feet	4,000 square feet	7,523 square feet
FAR	N/A	200% max	76%
Floor Area	N/A	N/A	5,683 square feet
Building Height	N/A	55 ft, 4 stories max	29 feet 11 inches, 3 stories
Setbacks	N/A	Front: min 10 ft, max 25 ft Side: 0 ft min (30 ft min when abutting residential) Rear: 0 ft min (30 ft min when abutting residential)	Front (Ashley St): 14.33 ft Front (Mosley St): 10.67 ft Side: 4.54 ft Rear: 4.88 ft (ZBA24-0037)
Parking – Vehicles	N/A	None	2 garages with Electric Vehicle Capable and Electric Vehicle Installed spaces
Parking – Bicycles	N/A	None	None



Figure 3: Rendering of the two single-family houses and garage between them (looking west from South Ashley Street)

STAFF REVIEW AND COMMENTS

The site plan was reviewed for compliance with applicable development standards and standard specifications by staff for the following areas: Stormwater, Planning, Historic District, Building, Soil Erosion and Sedimentation Control, Storm Water, Forestry/Natural Resources, Fire, Engineering, Public Works, Parks and Recreation, GIS, Transportation, and the Downtown Development Authority.

City Stormwater staff comment: The site stormwater and footing drain water is managed as directed by the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

Prepared by: Mariana Melin-Corcoran, City Planner

Reviewed by: Hank Kelley, Deputy Planning Manager

Attachments: Site Plan (revision 3), dated April 25, 2025

Zoning Map

Aerial Map

Draft Development Agreement

Link to additional documents on STREAM:

https://stream.a2gov.org/energov_prod/selfservice/#/plan/1f48b282-2d7d-40b7-bbdf-58a076ff6762