

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of May 2, 2017

SUBJECT: Geddes Lake Site Plan for Planning Commission Approval and Landscape Modification (3000 Lakehaven Drive) File No. SP16-121

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby approves the Geddes Lake (3000 Lakehaven Drive) Site Plan for Planning Commission Approval.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby approves the proposed landscape modifications according to Chapter 62 (Landscape and Screening Ordinance), Sections 5:607 (1)(2)(3) and 5:608 (2)(c)(iv)(v)(vii).

STAFF RECOMMENDATION

Staff recommends that the site plan be **approved** because it 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.

Staff also recommends that the landscape modification requests be **approved** because the modifications are consistent with the intent of the ordinance and are associated with a previously approved site plan.

LOCATION

The site is located on the east side of Huron Parkway, south of Glazier Road (NE Area). This site is located in the Millers Creek watershed.

DESCRIPTION OF PETITION

The petitioner requests approval to a) create 57 new parking spaces scattered along Skynob and Watersedge Drives including 4 additional barrier-free spaces, b) construct a new infiltration basin on the east side of Watersedge Drive to address the proposed increase to impervious surfaces, c) restore the Lakehaven drain (creek) north of Lakehaven Drive near the main entrance of Geddes Lake, d) raise the top of the South Pond embankment to the previously approved elevation and add a concrete crest to prevent a washout at the top of the dam, and e) extend water main with hydrants to serve the office and community center. Additionally, 36 new Class C bicycle parking spaces will be provided throughout the site.

The petitioner is requesting a Modification from Chapter 62 (Landscaping and Screening) to exempt some existing vehicular use areas from meeting the interior landscape island requirement since no change is proposed to those areas. Another modification is proposed so that existing landscaping is applied to the landscape requirement for internal landscape islands for the proposed parking areas. Staff supports both of these requests.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single Family Residential; Multiple Family Residential	TWP (Township), R1B (Single Family); PUD
EAST	Single Family	R1C (Single Family)
SOUTH	Ruthven Nature Area, Single Family Res.	PL (Public Land), TWP (Township)
WEST	Huron High School	PL (Public Land)

COMPARISON CHART

		EXISTING	PROPOSED	PERMITTED/REQUIRED
Zoning		R3 (Townhouse District)	R3	R3
Gross Lot Area		62.45 acres	62.45 acres	.5 acres MIN
Open Space		71.2%	70.6%	65%
Minimum Lot Width		1,028 ft	1,028 ft	120 ft MIN
Maximum Dwelling Units Per Acre		5.76 du/ac	5.76 du/ac	10 du/ac MAX
Setbacks	Front	165 ft – Huron Parkway	165 ft – Huron Parkway	15 ft MIN 40 ft MIN
	Side(s)	38 ft (south) 22 ft (north)	38 ft (south) 22 ft (north)	20 ft MIN
	Rear	52 ft	52 ft	30 ft MIN
Building Height		30 ft	30 ft	35 ft MAX
Parking – Automobiles		549 spaces 3 barrier-free	606 spaces 7 barrier-free	720 spaces MIN 7 barrier-free
Parking – Bicycles		360 spaces – Class A 7 Class C spaces	360 spaces - Class A 36 spaces - Class C	36 spaces MIN – Class A 36 spaces MIN – Class C

HISTORY

The Geddes Lake Condominiums were originally approved and designed in 1968-1969 (per petitioner's agent). The "Lake" consists of three ponds that were created when the dam was constructed as part of the development project.

PLANNING BACKGROUND

The NE Area Plan recommends multiple family residential uses for the site.

Prepared by Jeff Kahan
Reviewed by Brett Lenart
mg/4/28/17

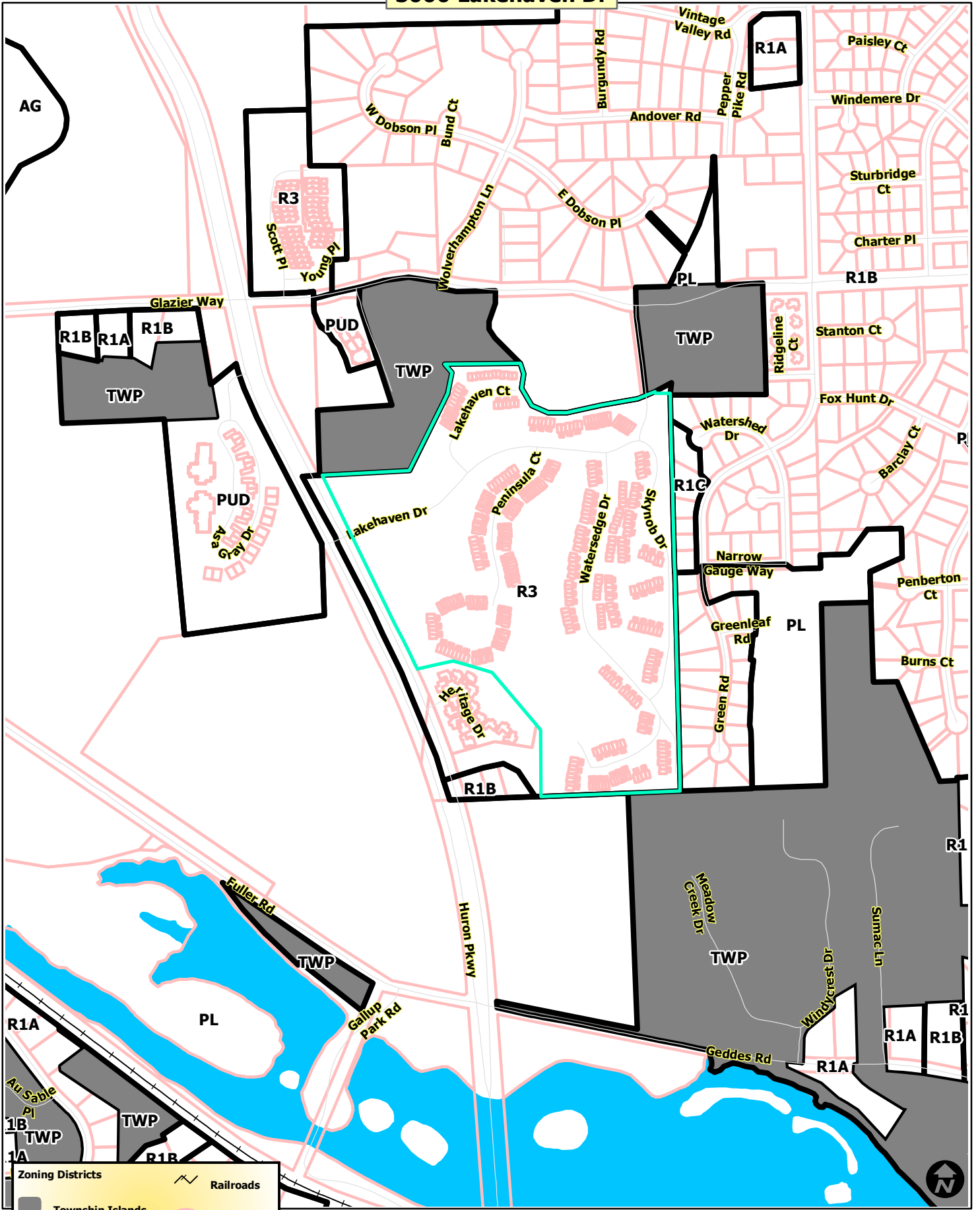
Attachments: Zoning/Parcel Maps
 Aerial Photo
 Site Plan

c: Owner: Geddes Lake Condominium Association
 3000 Lakehaven Drive
 Ann Arbor, MI 48105

Petitioners Representative: Maureen Cousino
 Engineering Technologies Corp.
 802 Phoenix Drive
 Ann Arbor, MI 48103

Systems Planning
File No. SP16-121

3000 Lakehaven Dr



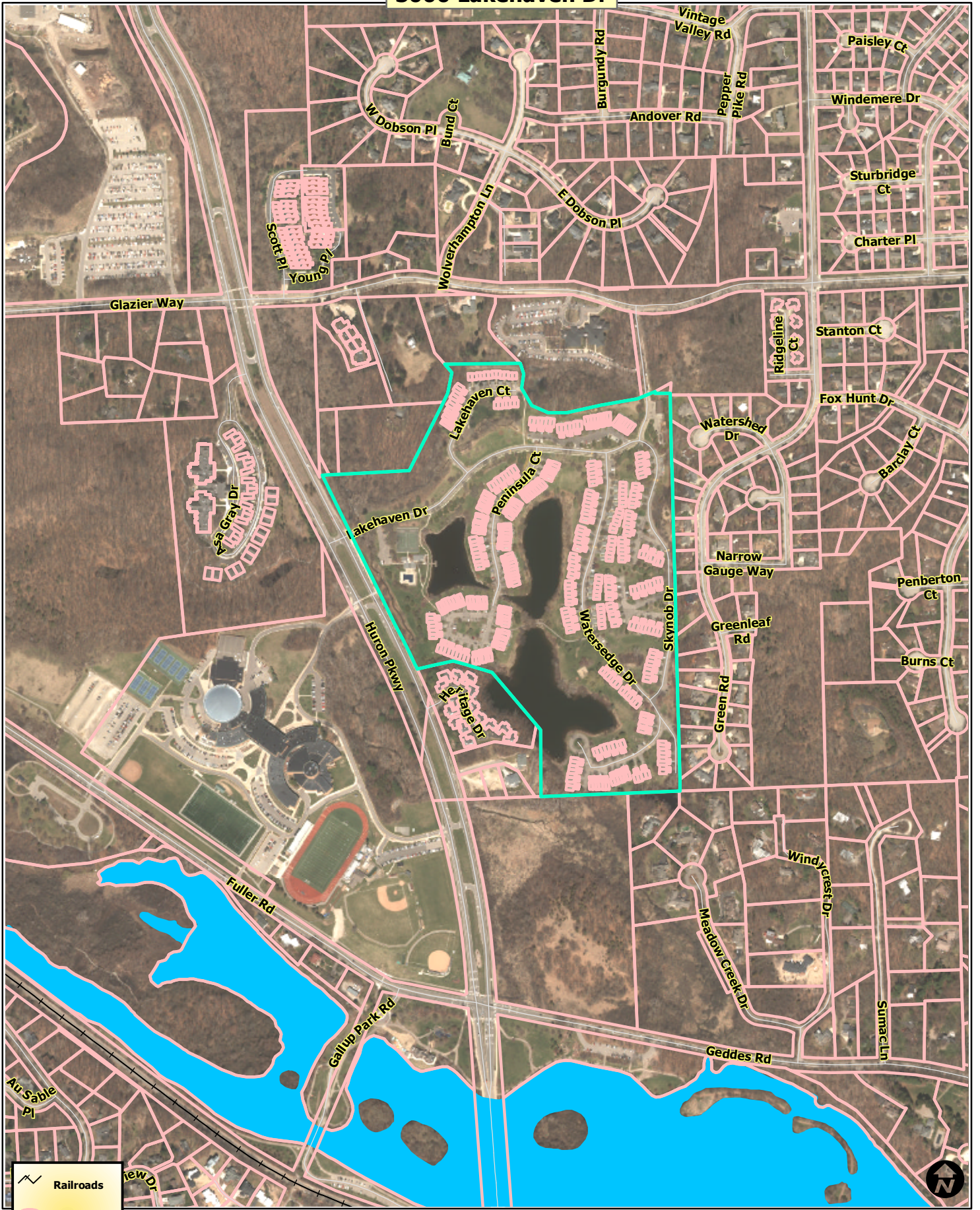
Township Islands

City Zoning Districts



Map date 12/2/2016
 Any aerial imagery is circa 2015
 unless otherwise noted
 Terms of use: www.a2gov.org/terms

3000 Lakehaven Dr



 Railroads

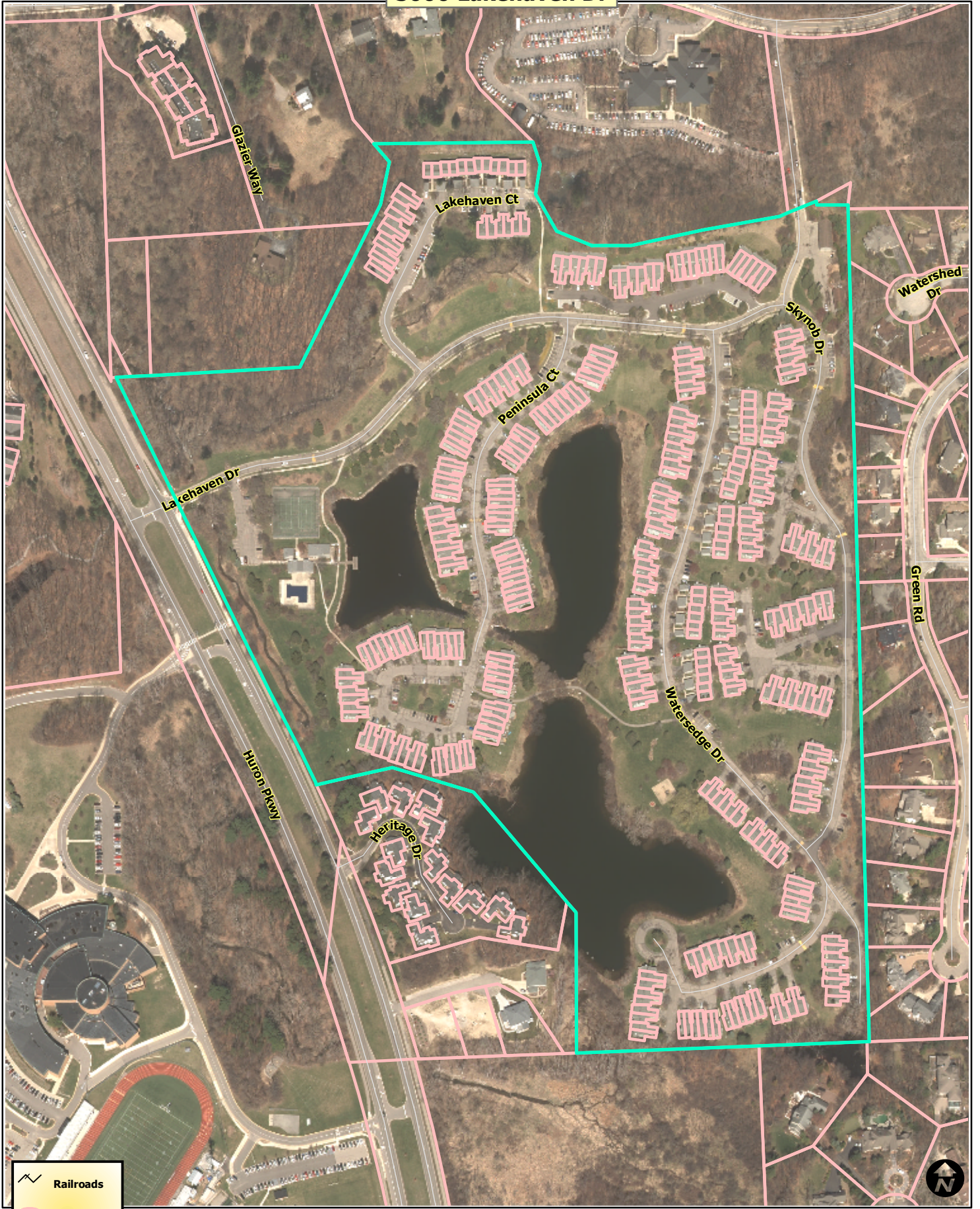
 Tax Parcels

 Huron River



Map date 12/2/2016
Any aerial imagery is circa 2015
unless otherwise noted
Terms of use: www.a2gov.org/terms

3000 Lakehaven Dr



 Railroads

 Tax Parcels

 Huron River



Map date 12/2/2016
Any aerial imagery is circa 2015
unless otherwise noted
Terms of use: www.a2gov.org/terms



**GEDDES LAKE
CONDOMINIUM
2016 SITE PLAN
AMENDMENT**

OWNER:
GEDDES LAKE CONDOMINIUM
3300 LAKEHAVEN DRIVE
ANN ARBOR, MI 48106

ENGINEER:
ENGINEERING TECHNOLOGIES
3000 PHEASANT DRIVE
ANN ARBOR, MI 48106
TEL: (734) 944-3260
FAX: (734) 944-3260
WWW.ETC-INC.COM

SURVEYOR:
KENNETH COLEMAN
LICENSED SURVEYOR
STATE OF MICHIGAN
SALE, MI 48176
TEL: (734) 944-3266
WWW.KENNELMANENGINEERING.COM

LANDSCAPE ARCHITECT:
JAMES A. PAER
10000 WOODBURY DRIVE
GRAND RAPIDS, MI 49504
PHONE: (616) 717-0809

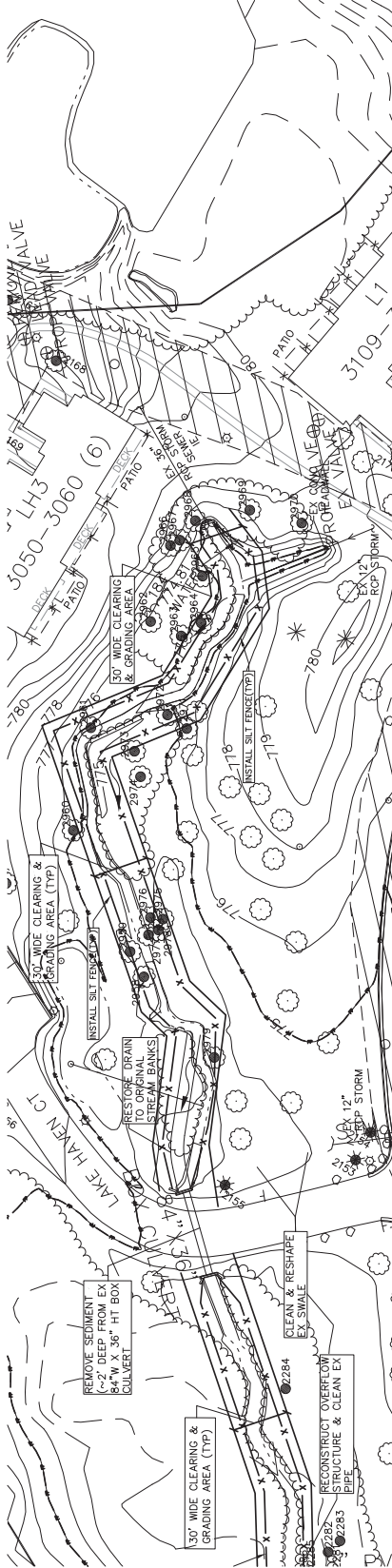
DESIGNER:
ANN ARBOR
PROJECT:
CONSTRUCTION PLANS
FOR THE
LAKEHAVEN
RESTORATION

NO.	DESCRIPTION	DATE
1	PRELIMINARY	1/20/17
2	PRELIMINARY	3/23/17
3	PRELIMINARY	3/23/17
4	PRELIMINARY	3/23/17
5	PRELIMINARY	3/23/17
6	PRELIMINARY	3/23/17
7	PRELIMINARY	3/23/17
8	PRELIMINARY	3/23/17
9	PRELIMINARY	3/23/17
10	PRELIMINARY	3/23/17

DRAWING TITLE:
**LAKEHAVEN
DRAIN
RESTORATION**

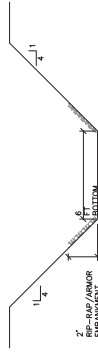
DATE:
28 NOVEMBER 2016
SHEET NO.:
20

Engineering
Technologies
Consultants
LLC
A PROFESSIONAL CORPORATION



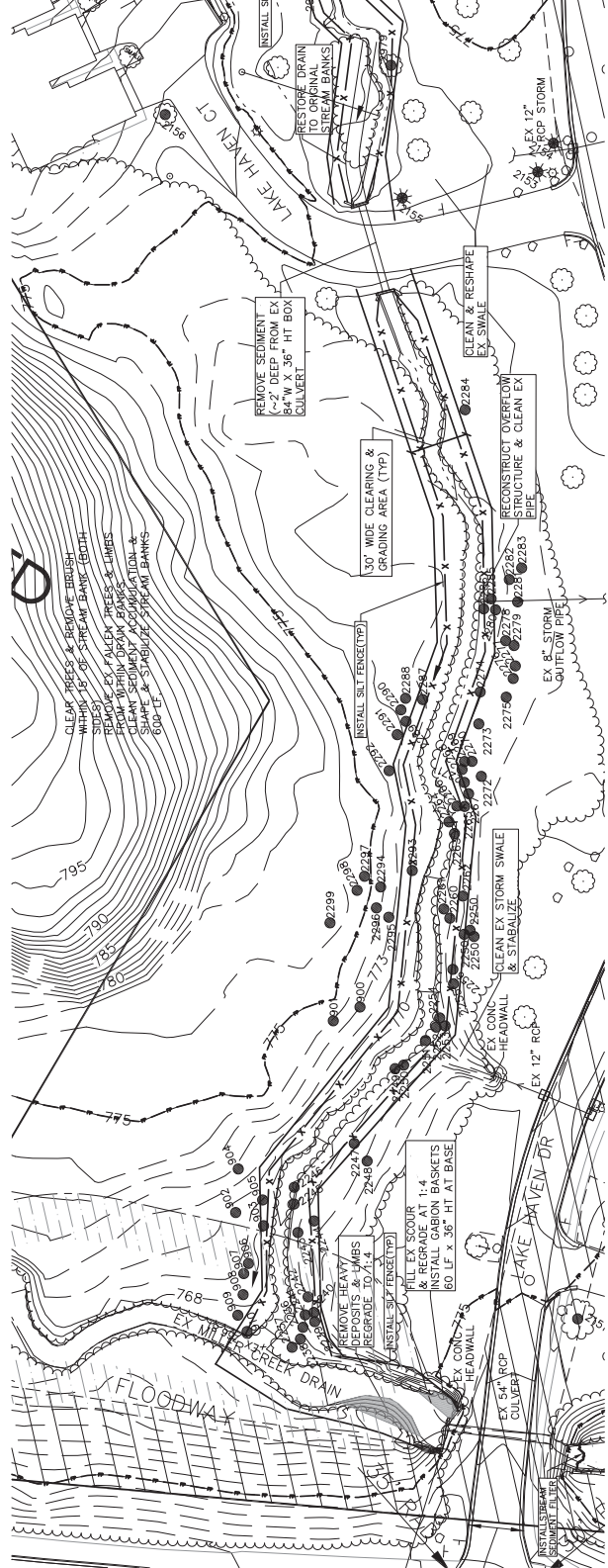
- NOTES:
- 1) STREAM BANK WIDTH VARIES 4 FT. TO 12 FT.
 - 2) MISO PERMIT REQUIRED PRIOR TO CONSTRUCTION
 - 3) REMOVE BRUSH, ROOTS, STUMPS & DERRIS FROM CLEARING AREA
 - 4) REGRADE PER DESIGN CROSS SECTION & SLOPE ADJACENT AREAS TO DRAIN
 - 5) EXCAVATE SPOIL MATERIAL TO BE PLACED BEHIND SILT FENCE & BE ALLOWED TO DE-WATER BEFORE REMOVAL
 - 6) CLEAR EXISTING STREAM BANKS 15' OF STREAM BANK (BOTH SIDES)
 - 7) REMOVE EXISTING TREES & STUMPS FROM WITHIN DRAIN BANKS. CLEAN SEDIMENT ACCUMULATION & SHAPE & STABILIZE STREAM BANKS 400 LF.

NOTE:
FLOODPLAIN BOUNDARY IDENTIFIED
BY LINE ANNOTATED — FP



TYPICAL DESIGN CROSS SECTION
NOT TO SCALE

SCALE: 1"=30'



**GEDDES LAKE
CONDOMINIUM
2016 SITE PLAN
AMENDMENT**

OWNER:
GEDDES LAKE CONDOMINIUM
ASSOCIATION
ANN ARBOR, MI 48105

ENGINEER:
LANDSCAPE TECHNOLOGIES
CORPORATION
802 PHOENIX DRIVE
ANN ARBOR, MI 48106
TEL: (734) 769-1331
FAX: (734) 868-3824
ENGINE@LTC.COM
WWW.LTC.COM

SURVEYOR:
KENNETH COLEMAN
LAND SURVEYOR
4301 SAGE WATERS RD
SALINE, MI 48176
TEL: (734) 844-3266
COLEMAN@KATINGSURV.COM

LANDSCAPE ARCHITECT:
JAMES J. COLEMAN
1582 MOUNT MERCY DRIVE
GRAND RAPIDS, MI 49504
PHONE: (616) 717-0809

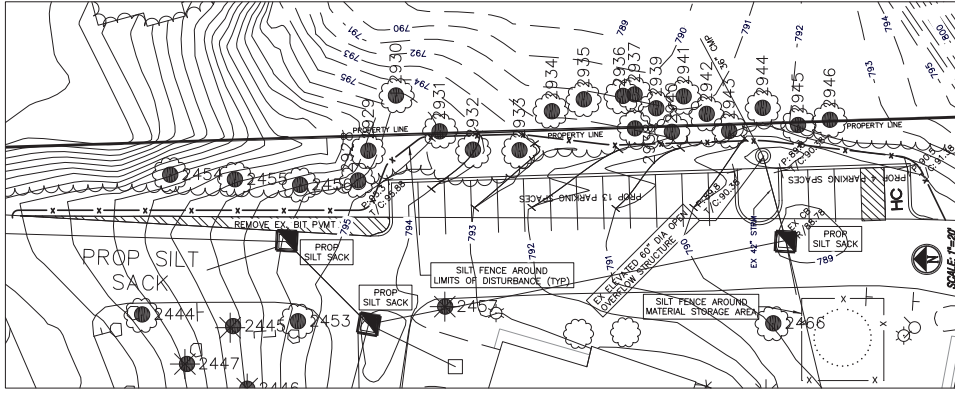
DESIGNER:
JAMES J. COLEMAN
EP PROJECT: GEDDES LAKE
CONDOMINIUM LAND
X-REFS:
LOT 100, 101

NO.	DESCRIPTION	DATE
1	PER CITY COMMENTS	1/20/17

DRAWING TITLE:
**PROPOSED PARKING
AREAS A,B,C,D & F
GRADING PLAN**

DATE:
28 NOVEMBER 2016
SHEET NO.:
4

Engineering
Technologies
CORPORATION
© 2016 LANDSCAPE TECHNOLOGIES CORPORATION
www.ltc.com

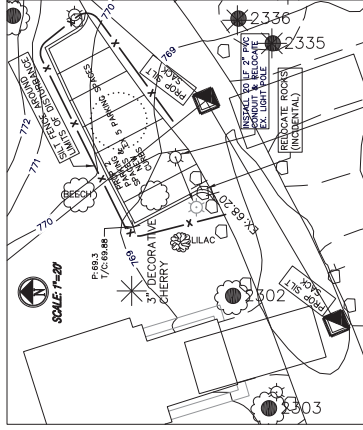


PARKING AREA C

ADD 17 SPACES
INCLUDING 1 HC SPACE

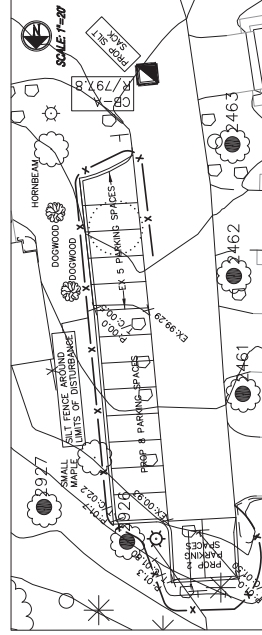
LEGEND:

- EXISTING SIGN -
- EXISTING BOULDER -
- EXISTING CATCH BASIN -
- MATERIAL STORAGE AREA -
- EX EXT LIGHT -
- EX TREE -
- PROPOSED -
- EX TREE TO BE REMOVED -



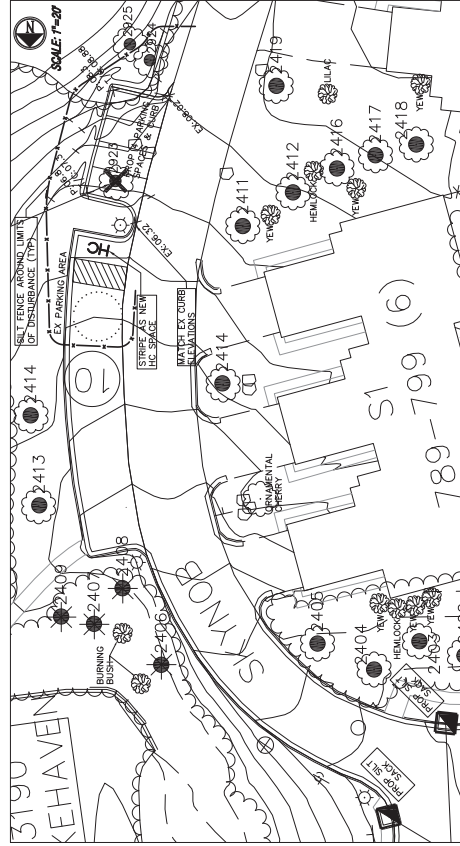
PARKING AREA D

ADD 2 SPACES



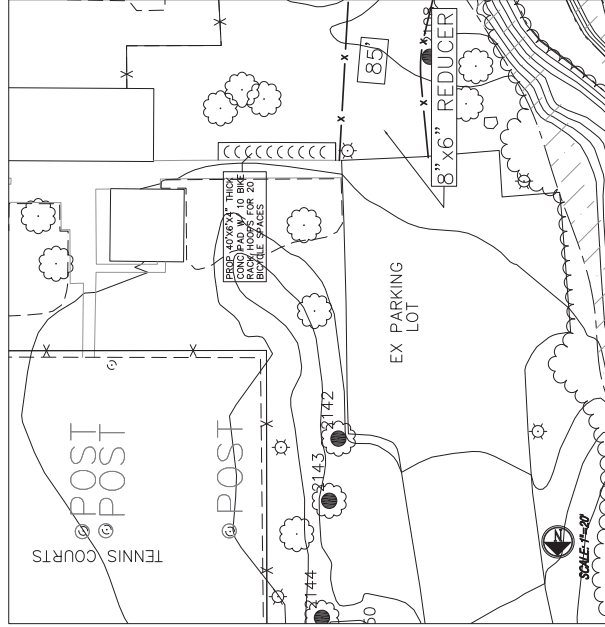
PARKING AREA B

ADD 10 SPACES



PARKING AREA A

ADD 4 SPACES
STRIPE EX FOR 1 HC SPACE



BICYCLE PARKING AREA F

NOTES:
-RELOCATE ANY SIGNS AND/OR BOULDERS IN PROPOSED PARKING AREAS
-MATCH NEW PARKING AREAS WITH EXISTING ROADWAY ELEVATIONS
-CLEAR BRUSH AS NEEDED
-RESTORE ALL DISTURBED AREAS WITH TOPSOIL, SEED & MULCH



**GEDDES LAKE
CONDOMINIUM**
2016 SITE PLAN
AMENDMENT

OWNER:
GEDDES LAKE CONDOMINIUM
ASSOCIATION
ANN ARBOR, MI 48106

DRAWN BY:
ENGINEERING TECHNOLOGIES
CORPORATION
802 PHOENIX DRIVE
ANN ARBOR, MI 48106
TEL: (734) 968-3024
FAX: (734) 968-3024
WWW.ETCINC.COM

SURVEYOR:
KENNETH COLEMAN
LICENSED SURVEYOR
4500 W. HAWTHORNE RD
SALINE, MI 48176
TEL: (734) 944-3266
COLEMANENGINEERING.COM

LANDSCAPE ARCHITECT:
JAMES J. MANN
1585 SAINT MERCY DRIVE
GRAND RAPIDS, MI 49504
PHONE: (616) 717-0809

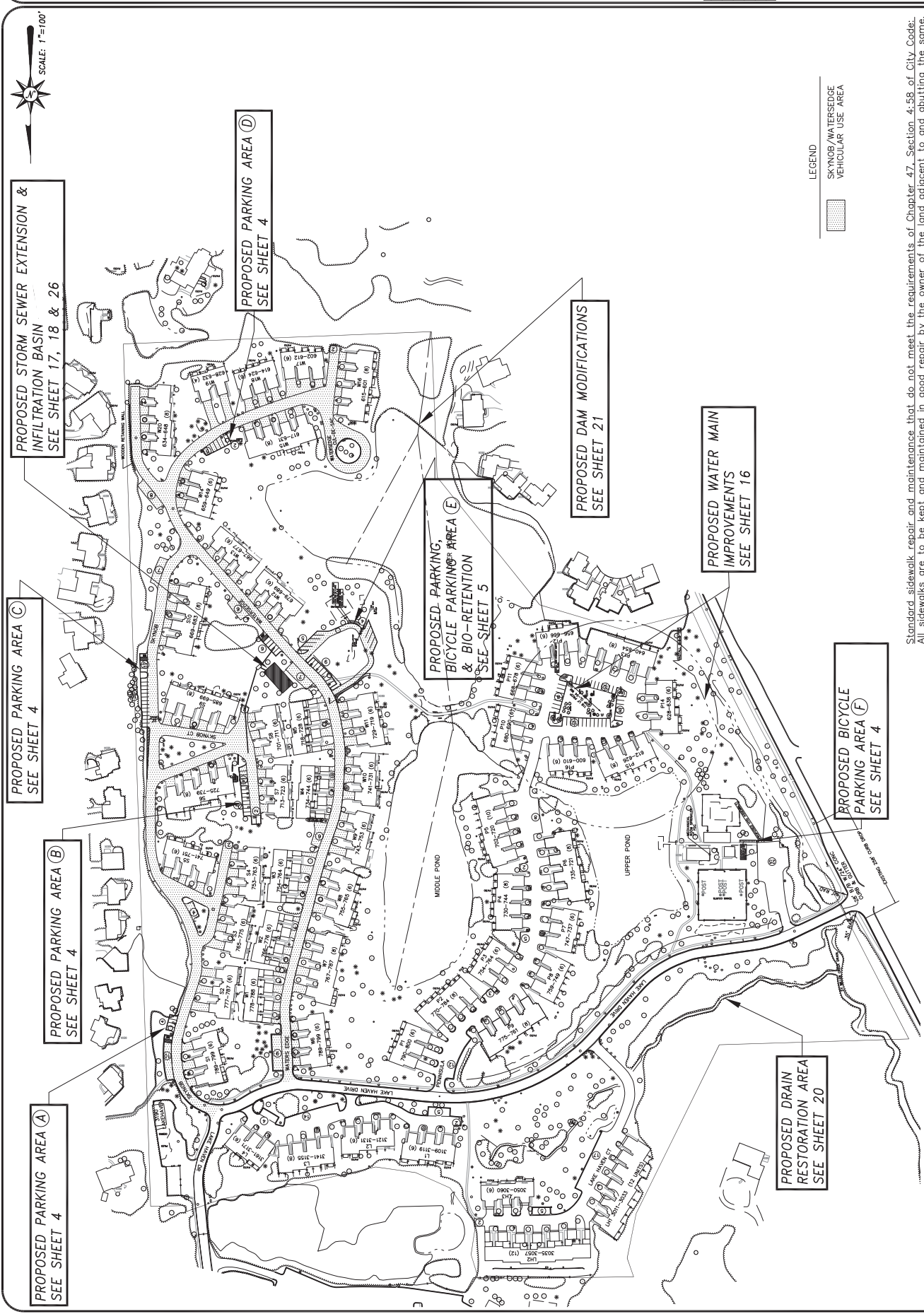
DESIGNER:
ETC PROJECT: GEDDES LAKE
CONDOMINIUM PLANS
DATE: 11/15/15

REVISIONS	DESCRIPTION	DATE
1	PER CITY COMMENTS	1/20/17
2	PER CITY COMMENTS	2/20/17

DRAWING TITLE:
**LOCATION PLAN
FOR PROPOSED
IMPROVEMENTS**

DATE:
28 NOVEMBER 2016
SHEET NO.:
3

Engineering
Technologies
Corporation
© 2016 ENGINEERING TECHNOLOGIES CORPORATION
30700



LEGEND
SKYNOB/WATERSEDE
VEHICULAR USE AREA

Standard sidewalk repair and maintenance that do not meet the requirements of Chapter 47, Section 4.58 of 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.