

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of March 1, 2016

**SUBJECT: Sun Baths (319 N. Main Street) Site Plan for City Council Approval
File No. SP15-048**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 319 N. Main Street Site Plan, subject to combining both lots before the issuance of building permits, and subject to the Michigan Department of Transportation (MDOT) permit approval for improvements in the N Main Street Right of Way.

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.

LOCATION

The site is located on the west side of North Main Street, south of Kingsley Street (Central Area). This site is located in the Allen Creek watershed.

DESCRIPTION OF PETITION

The petitioner seeks to construct a 12,398 square foot two-story community bath house building located in the D2(Downtown Interface) zoning district. The building will contain a mixture of common bath and sauna areas and smaller private bath spaces. There will be a larger 'pool' area that is the "Main Waters" area for bathers to rest and relax in between other bath areas. There will be three private spas that fit 1 to 8 people along with supportive function area such as restrooms, offices, staff break room and storage. The estimated cost of construction is \$3,500,000.

Pedestrian access to the site from North Main Street will be provided by a sidewalk to the main entry facing North Main, there will be no curb cut to the street. There is also access from a rear alley for employees and deliveries. There is a loading zone designated on the plan directly off the alley. No onsite parking will be provided and none is required because the site is located within the D2 (parking exempt) District. Public bicycle parking is proposed in front of the building adjacent to the sidewalk along North Main, covered parking for bicycles is also provided in the rear adjacent to the loading zone.

The proposed development provides for the required first flush storm water event as the total amount of impervious surface on site is less than 10,000 square feet. The storm system is a vegetated swale located within the front yard and designed for infiltration. The building will also be designed to harvest most of the rain water that falls on the roof for re-use within the building. The

building will be designed so that the all of the energy needs on an annual basis will be supplied by on-site renewable energy. There will be solar panels on the roof designed to provide the building with its yearly energy requirements. The building is being designed to be net zero energy certified and is targeting LEED Platinum certification.

There was one landmark tree located on site. This tree has been already removed and mitigation is not required due to the poor health of the tree. There will be one landmark tree (20 inch Sycamore) that will be impacted by construction, but not removed. This tree will be mitigated as required by code and two new Maple trees and 11 multi-stem Serviceberry trees are proposed to be planted on the site.

The petitioner mailed postcards to owners and occupants within 500 feet of the site. At the time this staff report was written, no comments about the project have been received from the public.

COMPARISON CHART

		EXISTING	PROPOSED	PERMITTED/REQUIRED
Zoning		D2 (Downtown Interface District)	D2 (Downtown Interface District)	D2 (Downtown Interface District)
Gross Lot Area		4,094 sq ft & 4,094 sq ft (8,188 sq ft combined)	8,188 sq ft	None
Minimum Lot Width		33 ft & 33 ft per lot	66 ft	None
Minimum Usable Floor Area in Percentage of Lot Area		NA	151%	200% MIN
Setbacks	Front	None	15ft *	15 ft MIN
	Side(s)	None	7 ft 2 in – north 5 ft 8 in - south	0 ft MIN
	Rear	None	10 ft	0 ft MIN
Character Overlay District		Kerrytown	Kerrytown	Kerrytown
Streetwall Height		None	2 stories	2 stories MIN 3 stories MAX
Offset at Top of Streetwall		None	N/A	5 ft
Building Height		None	43 ft 6 in– building 52 ft – top of solar	60 ft MAX
Parking - Automobiles		None	None – 1 loading zone space	0 spaces
Parking – Bicycles		None	4 spaces – Class C 3 spaces – Class B	2spaces MIN - Class C

- * Front Yard Street Building Frontage requirement

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Residential	D2 (Downtown Interface District)
EAST	Office	D2 (Downtown Interface District)
SOUTH	Office	D2 (Downtown Interface District)
WEST	Parking lot	D2 (Downtown Interface District)

HISTORY

The parcels have historically been used for residential. The houses on the two parcels were deconstructed and removed in 2015.

PLANNING BACKGROUND

The Master Plan: Land Use Element (MP:LUE) future land use denotes these parcels as Downtown Interface, which is a mixed use zone with less intensity than the Downtown Core. The Plan recommends that special attention is paid to the interface zones between downtown and Central Area residential neighborhoods; and to insure that projects in these areas contribute to downtown liveliness and help buffer established neighborhoods from further erosion. Other urban design goals of the Plan include: relocating parking out of the front open space areas; minimizing off-street parking lots and encouraging design so that the parking lot is not the dominant feature from the road.

The Plan contains specific recommendations for redevelopment of sites in the Central Area. In particular, to ensure that new infill development is consistent with the scale and character of existing neighborhoods.

The proposed development is consistent with objectives of the Master Plan. The scale and massing are consistent with adjacent structures along North Main.

COMMENTS PENDING, DISMISSED OR UNRESOLVED

Design Review Board – The project was reviewed by the Design Review Board in October 2015. The Board recommended increasing transparency at the entry, incorporating more active and inviting pedestrian spaces along Main Street and modifying design to decrease massing of northern façade. The petitioner has revised the plan to maximize transparency at the entrance on Main, and integrate additional landscape with rain garden at the front. The architecture has been redesigned to gain a vertical entry element as well as break up the northern façade.

Systems Planning – The proposed sanitary flows are being modeled by the City. Sanitary mitigation calculations for the increase in sanitary sewer flow are currently being reviewed, at this time it appears that a footing drain of one home, or flow equivalent, will need to be removed from

the sanitary sewer system in order to mitigate new flow from this proposed development. This number will be confirmed before proceeding to City Council.

Planning – Planning staff supports the project as proposed. The building is a use not currently provided in the City, increasing the diversity of businesses, and is of a scale that will serve as a good transition from the downtown core. The extensive use of environmental features (solar, rain water re-use) to gain Net Zero impact on the environment is notable and not required according to code. As part of the approval for this proposal, the 2 lots are required to be combined before issuance of permits.

MDOT - An MDOT permit will be required for this project. The applicant is proposing a canopy that extends over the N. Main street ROW. Any permanent building structure (signs, balconies) that hang over into MDOT ROW will need a license agreement with MDOT.

Prepared by Matt Kowalski

Reviewed by Ben Carlisle

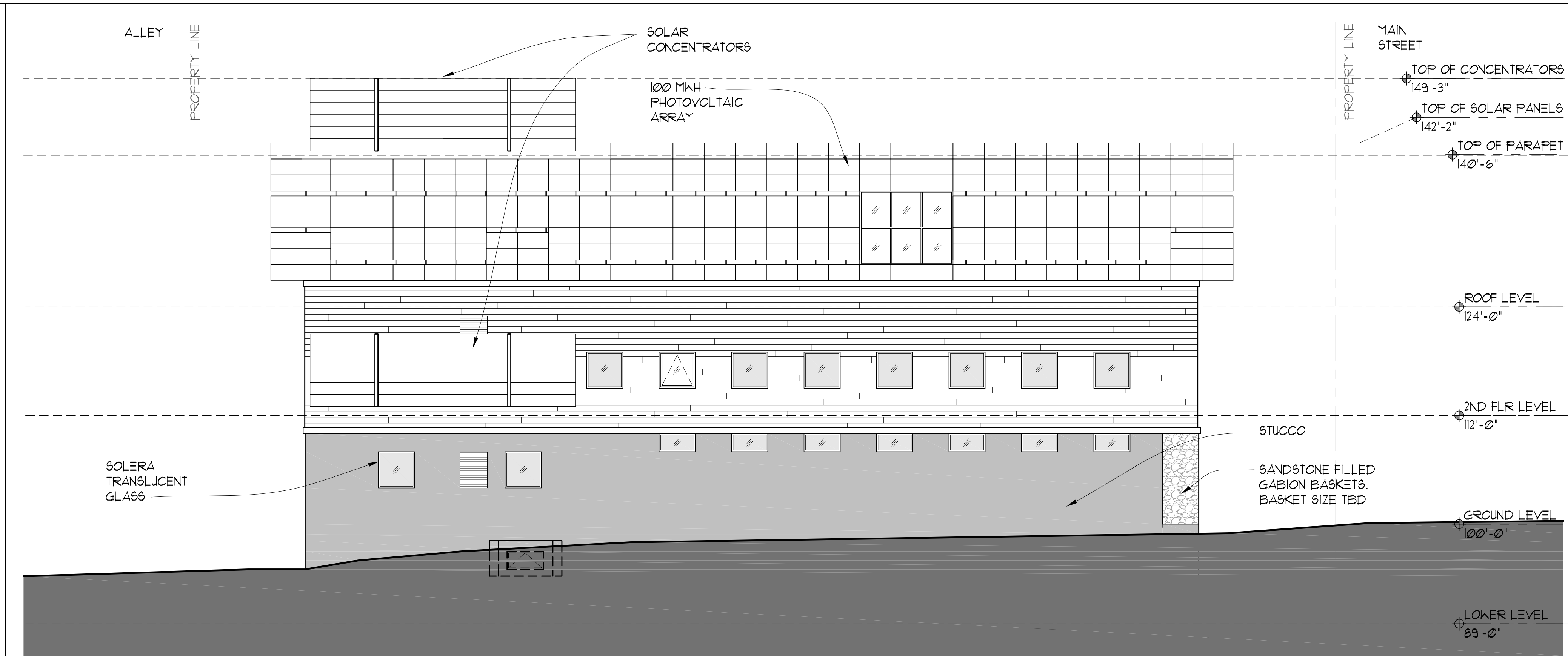
mg/6/11/15

Attachments: Zoning Map
 Aerial Map
 Site Plan
 Landscape Plan
 Elevations

c: Owner: Moving on Main, LLC
 1108 Mixtwood
 Ann Arbor, MI 48103

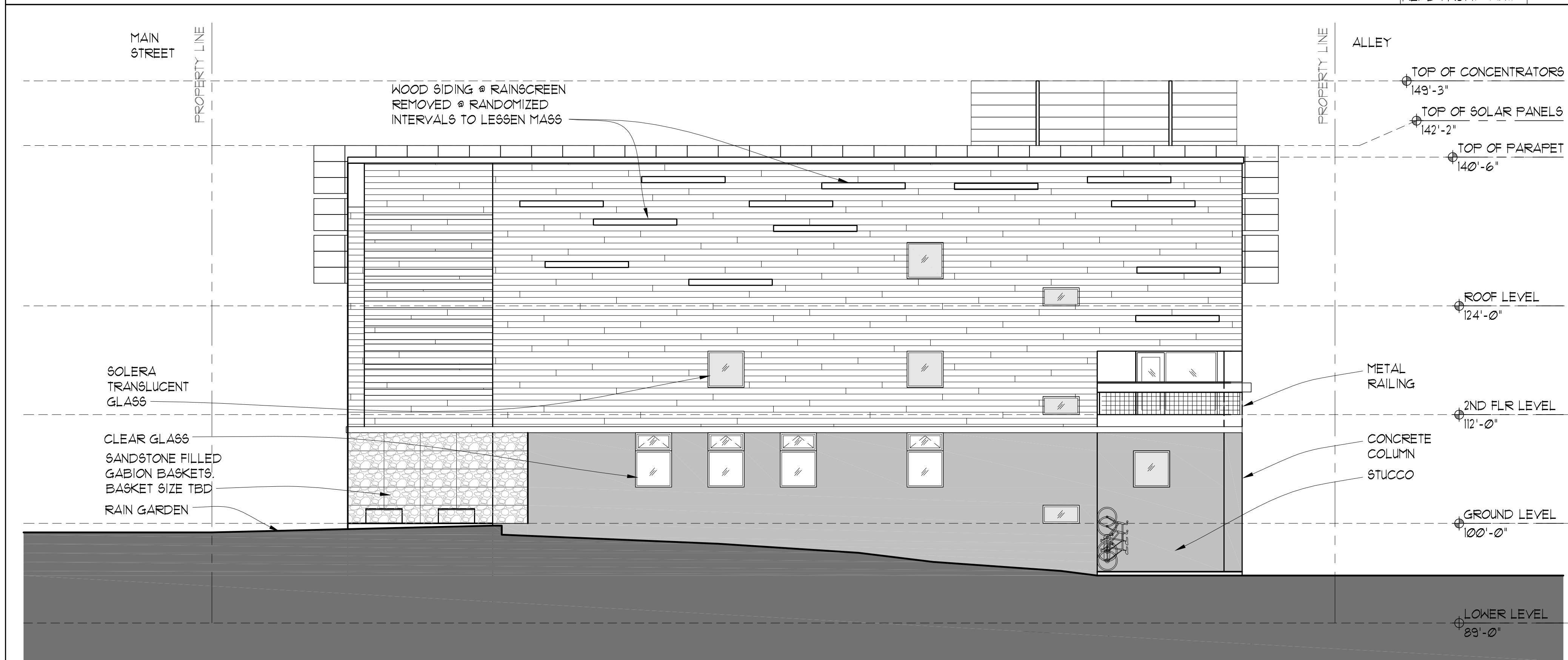
Systems Planning
File Nos. SP15-048

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13052 EE01

SOUTH ELEVATION SCALE: 3/32"=1'-0" 9
REF'D FROM: A2.11



13052 EE01

NORTH ELEVATION SCALE: 1/8"=1'-0" 1
REF'D FROM: A2.11

NOT FOR CONSTRUCTION

PROJECT NUMBER 13052

ISSUE	DESCRIPTION	DATE
Site Plan Sub. Rev. 2		02.24.16
50% CD Review		02.24.16
Site Plan Sub. Rev. 1		01.25.16
Site Plan Submission		11.30.15

DRN: --- CHK'D: ---

SUN BATHS
321 NORTH MAIN
ANN ARBOR, MI

Exterior Elevations



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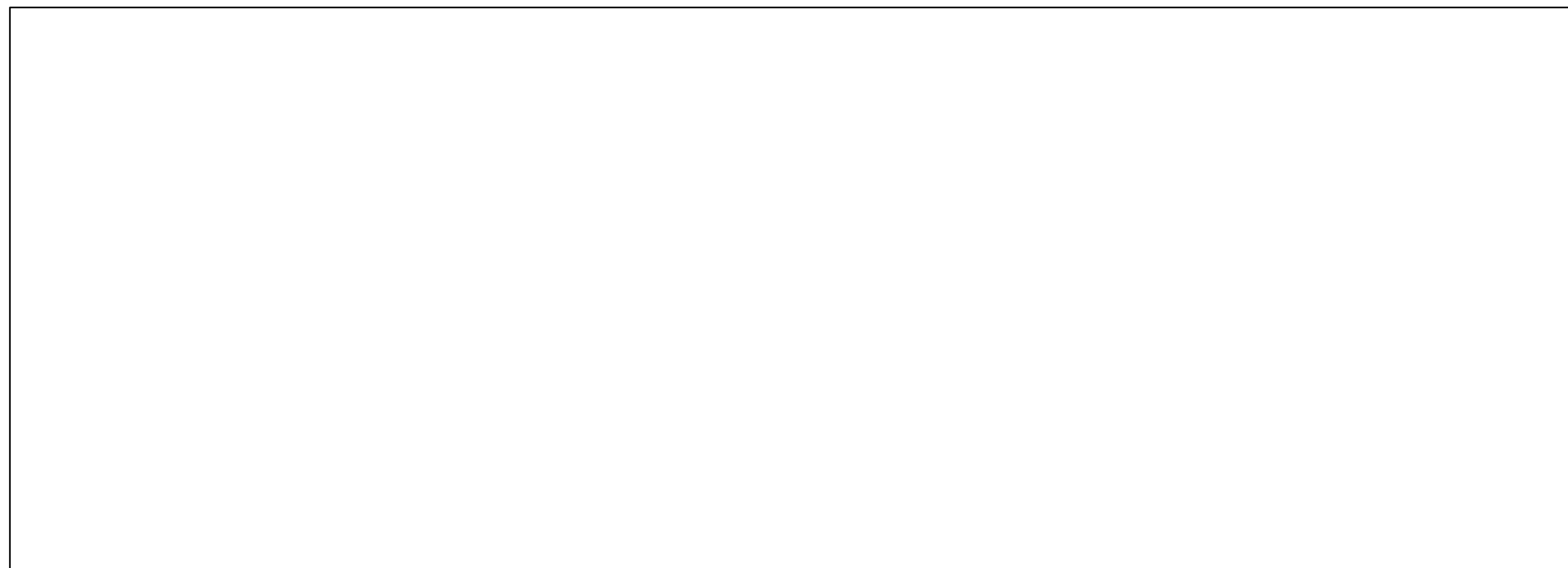
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COLLABORATIVE ARCHITECTURE

SHEET

A3.11

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12" offset allows for clearance of handlebars

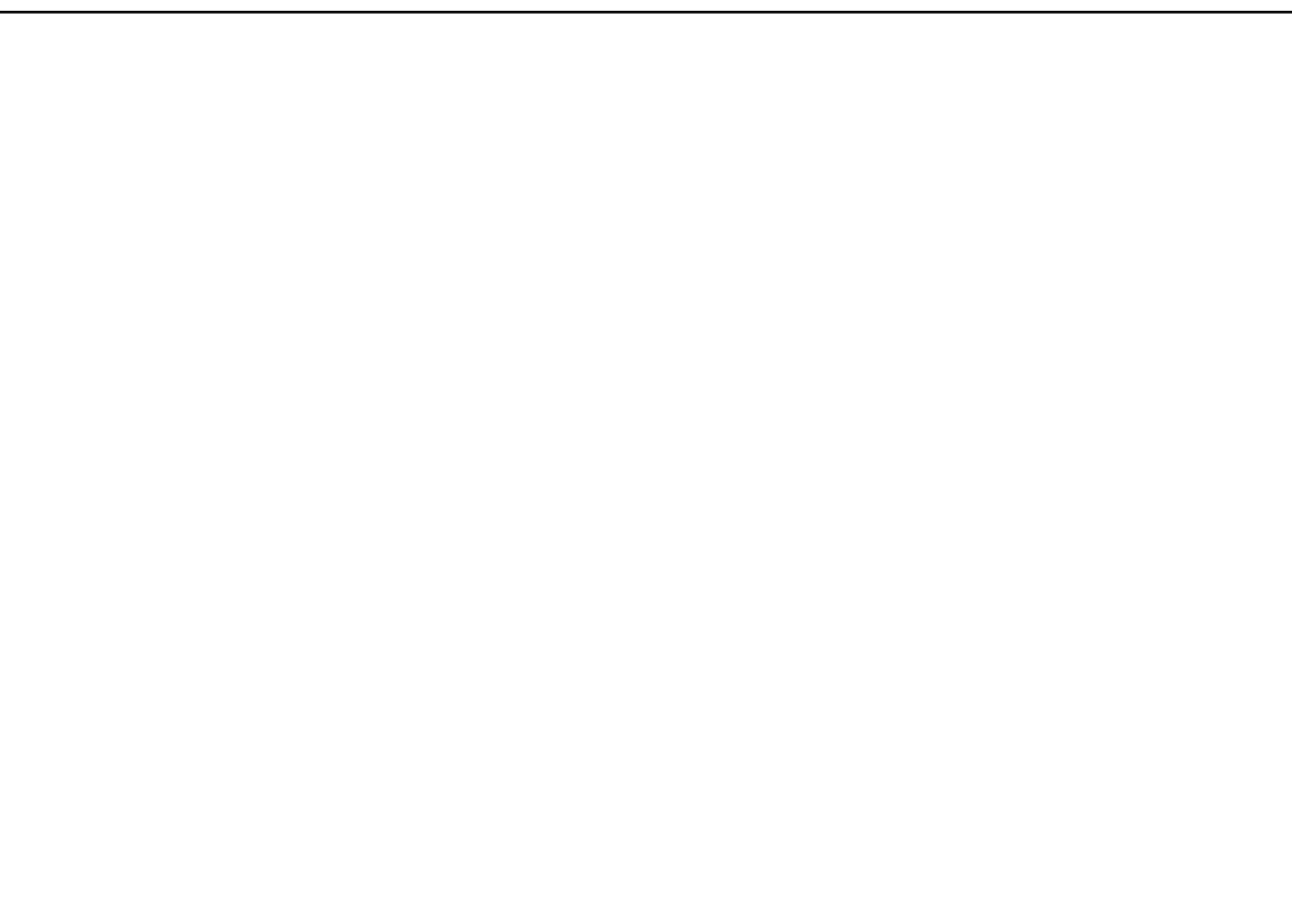
57"
45"
40"

Wall

Typical mounting height allows bike to be placed in rack with tire just touching or slightly above the floor. Larger than standard frame sizes or kid's bikes would require custom placement of rack to accommodate bike.

00000 XX00

BIKE WALL RACK (SIDE) NO SCALE REF'D FROM: T5 8



Concrete application

Wood stud application

Concrete Wall

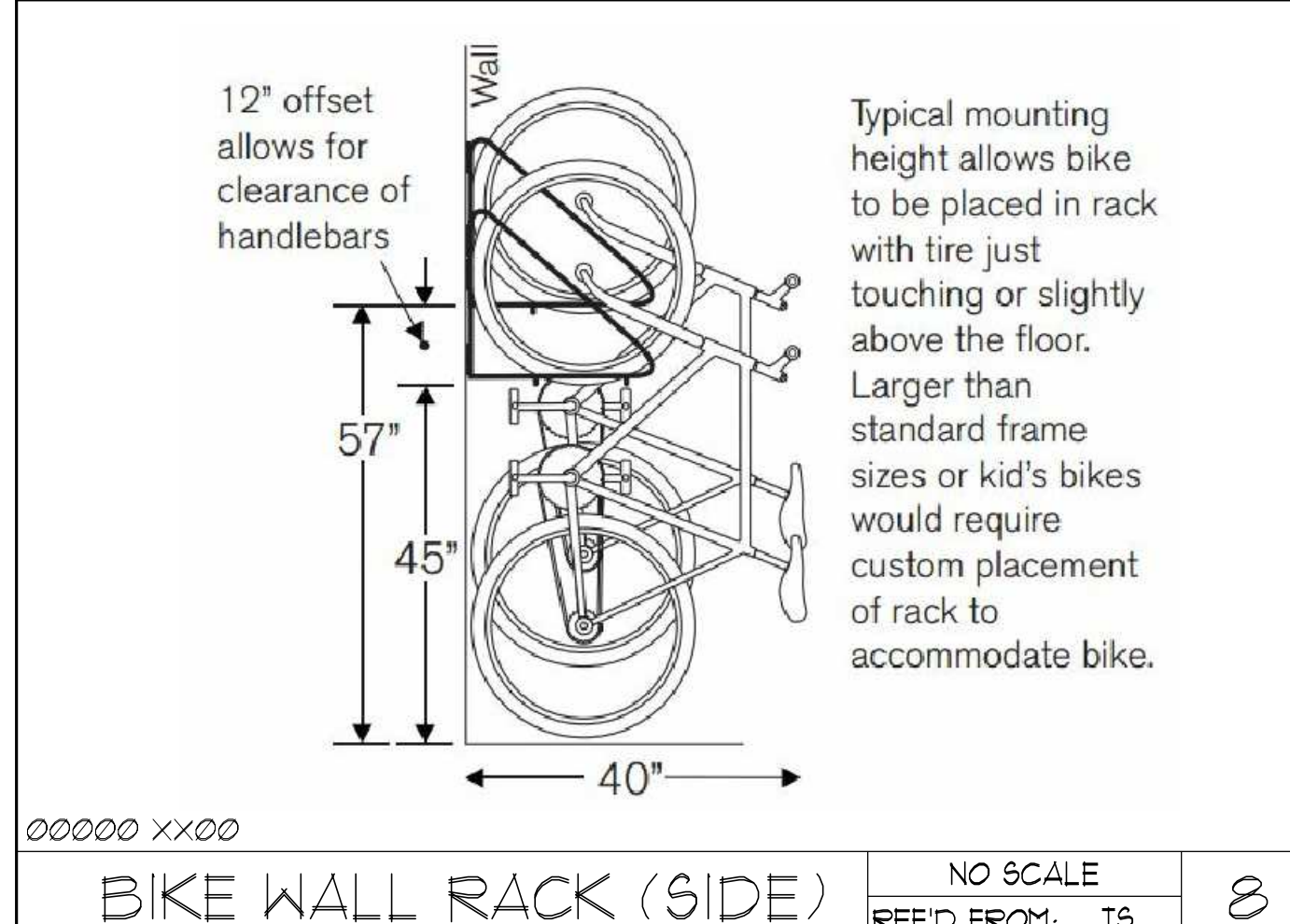
Stud Wall

5/16" Lag Screw (wood stud installation)

12"

00000 XX00

BIKE WALL RACK (DETAIL) NO SCALE REF'D FROM: T5 11



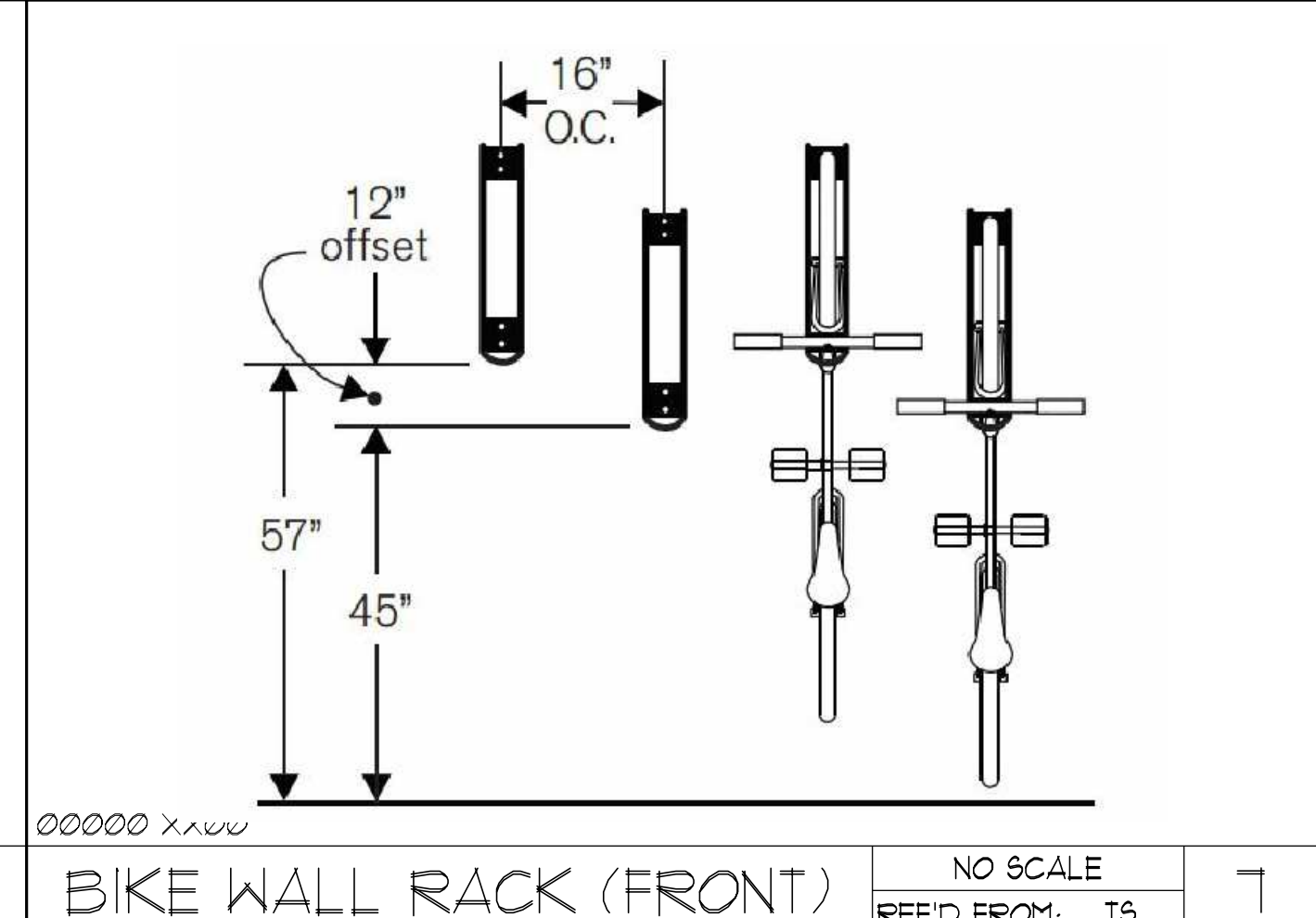
12" offset

16" O.C.

57"
45"

00000 XX00

BIKE WALL RACK (FRONT) NO SCALE REF'D FROM: T5 7



NOTE: REFER TO GRADING PLAN FOR PROPOSED GRADES FOR CONCRETE PAD

1 1/2" 8'-0" 1 1/2"

3'-8" 1/2"

26" X 35" TRASH 26" X 35" RECYCLE 26" X 35" COMPOST

6" BOLLARD

PROPERTY LINE

NOTE: REFER TO GRADING PLAN FOR PROPOSED GRADES FOR CONCRETE PAD

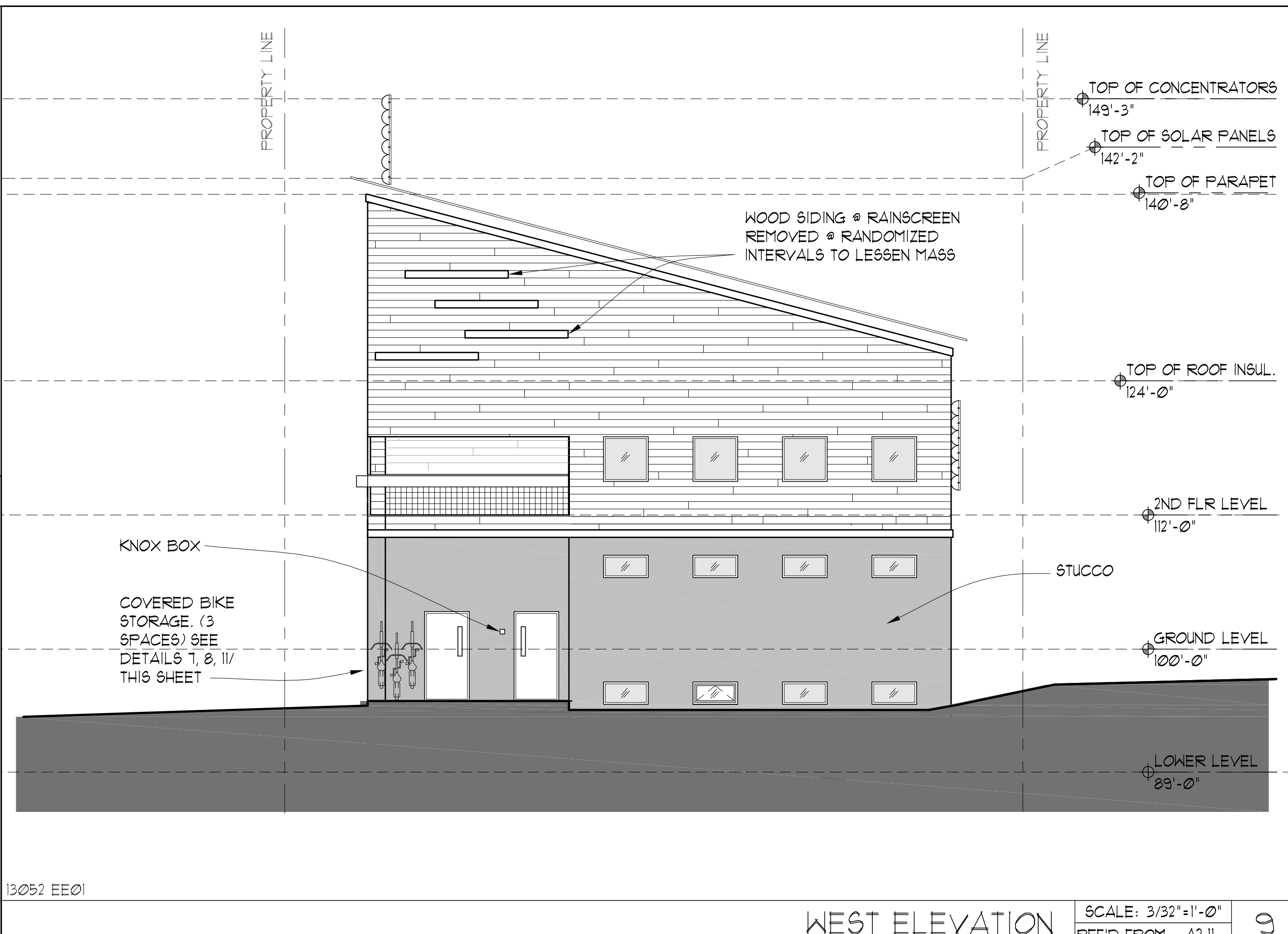
4'-0"

26" X 35" TRASH 26" X 35" RECYCLE 26" X 35" COMPOST

ALLEY SLOPES

00000 XX00

TRASH SCREEN PLAN SCALE: 1/2"=1'-0" REF'D FROM: T5 4



PROPERTY LINE

PROPERTY LINE

TOP OF CONCENTRATORS 149'-3"

TOP OF SOLAR PANELS 142'-2"

TOP OF PARAPET 140'-8"

WOOD SIDING & RAINSCREEN REMOVED & RANDOMIZED INTERVALS TO LESSEN MASS

TOP OF ROOF INSUL. 124'-0"

2ND FLR LEVEL 112'-0"

GROUND LEVEL 100'-0"

LOWER LEVEL 89'-0"

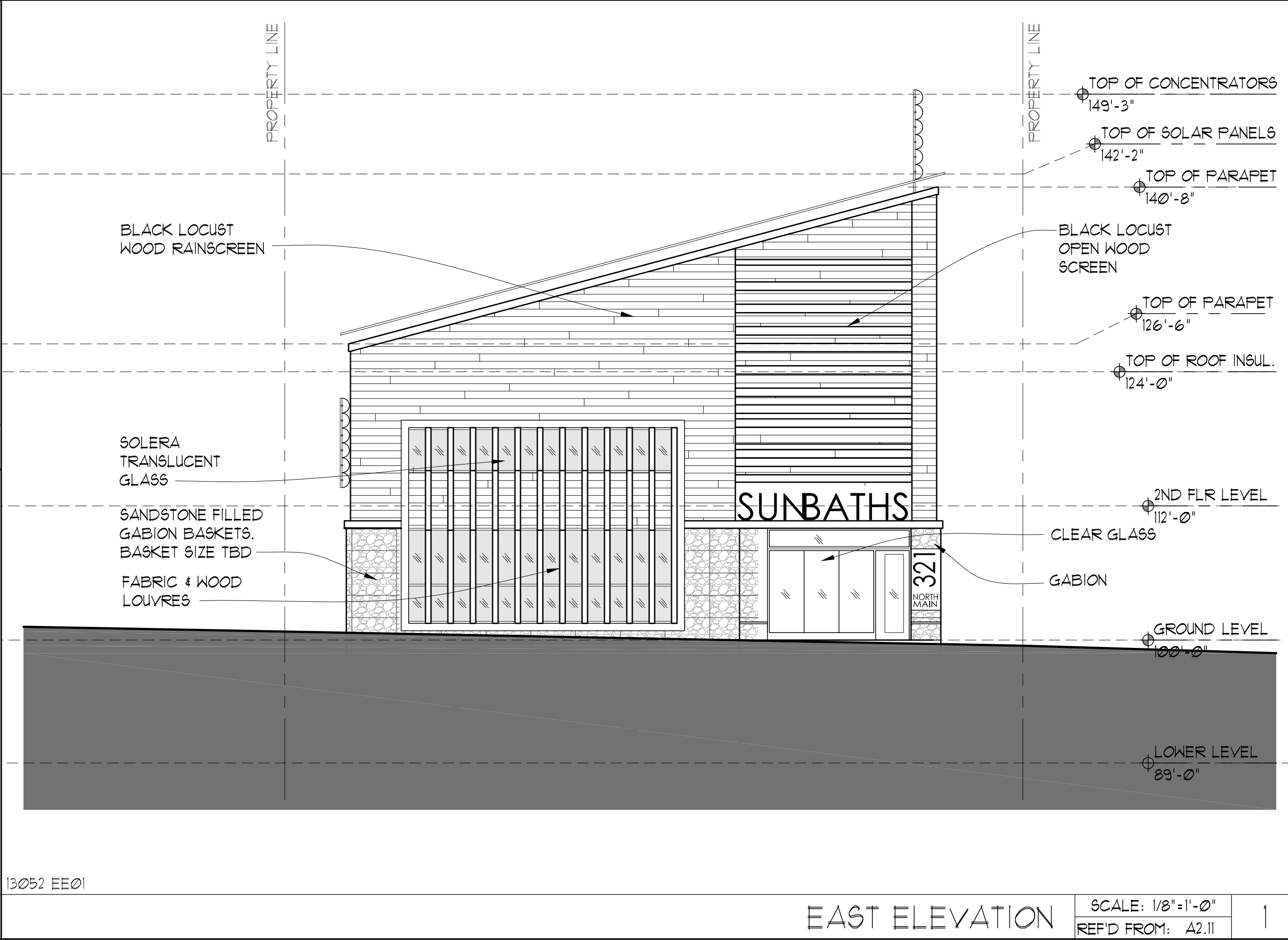
KNOX BOX

COVERED BIKE STORAGE (3 SPACES) SEE DETAILS T, 8, 11/ THIS SHEET

STUCCO

13052 EE01

WEST ELEVATION SCALE: 3/32"=1'-0" REF'D FROM: A2.11 9



PROPERTY LINE

PROPERTY LINE

TOP OF CONCENTRATORS 149'-3"

TOP OF SOLAR PANELS 142'-2"

TOP OF PARAPET 140'-8"

BLACK LOCUST WOOD RAINSCREEN

BLACK LOCUST OPEN WOOD SCREEN

TOP OF PARAPET 126'-6"

TOP OF ROOF INSUL. 124'-0"

2ND FLR LEVEL 112'-0"

GROUND LEVEL 100'-0"

LOWER LEVEL 89'-0"

SOLERA TRANSLUCENT GLASS

SANDSTONE FILLED GABION BASKETS. BASKET SIZE TBD

FABRIC & WOOD LOUVRES

SUNBATHS

CLEAR GLASS

GABION

32'

13052 EE01

EAST ELEVATION SCALE: 1/8"=1'-0" REF'D FROM: A2.11 1

NOT FOR CONSTRUCTION

PROJECT NUMBER 13052

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Site Plan Sub. Rev. 2		02.24.16
50% CD Review		02.24.16
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SUN BATHS
321 NORTH MAIN
ANN ARBOR, MI

Exterior Elevations

115 1/2 East Liberty St.
Ann Arbor, MI 48104

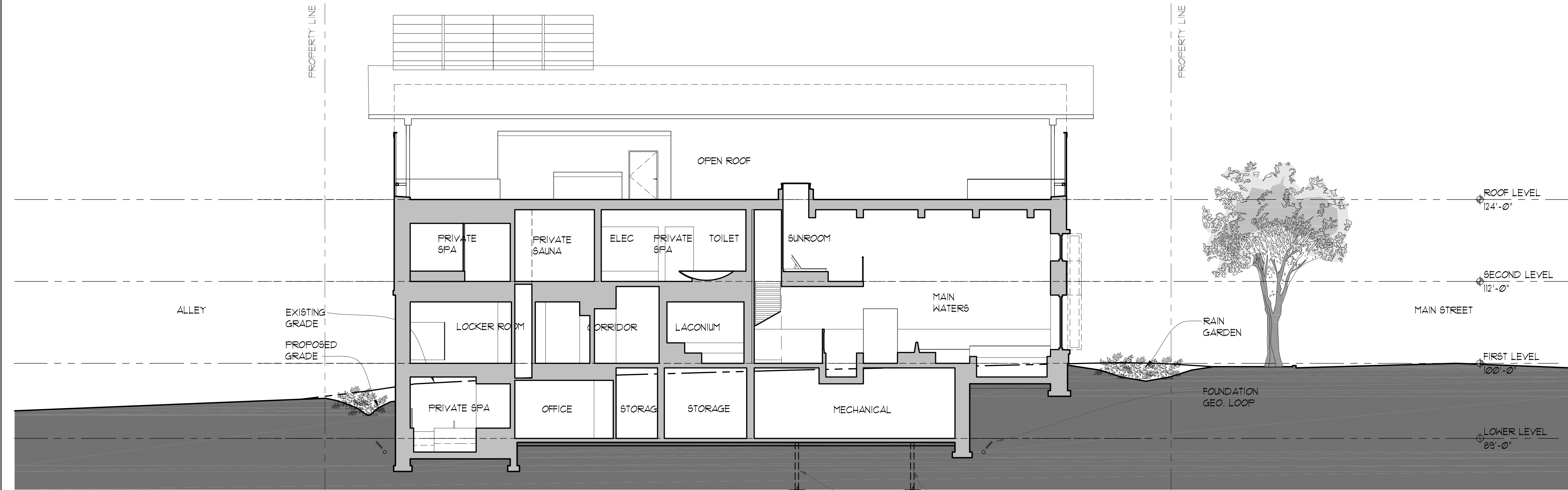
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COLLABORATIVE ARCHITECTURE

SHEET **A3.12**

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A SITE AND BUILDING SECTION

00000 XX00

BUILDING SECTION ELEVATION

NO SCALE
REF'D FROM: TS 1

NOT FOR CONSTRUCTION

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DRN: --- CHKD: ---

SUN BATHS
321 NORTH MAIN
ANN ARBOR, MI

Building Sections

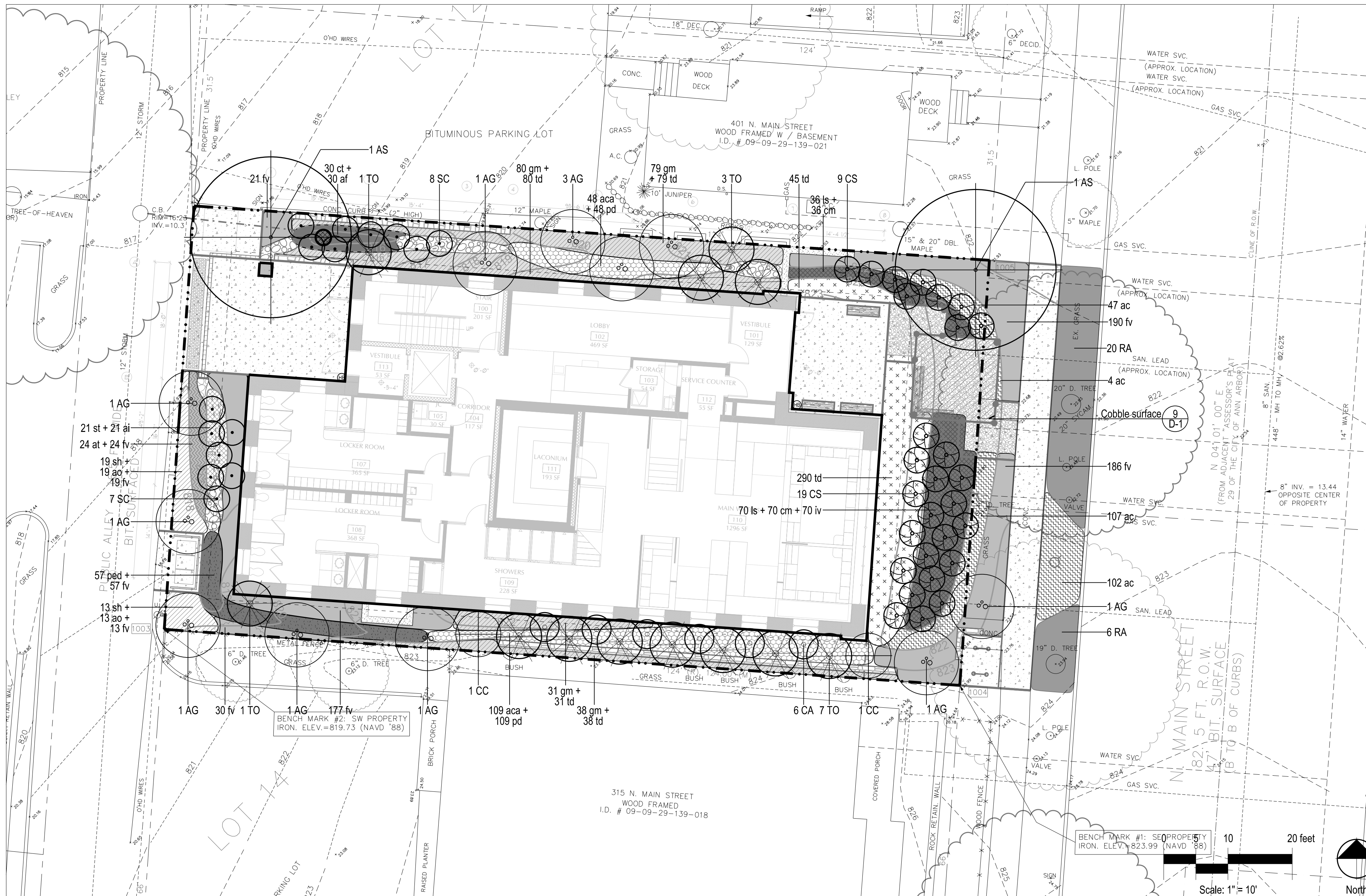


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COLLABORATIVE ARCHITECTURE

SHEET

A3.22



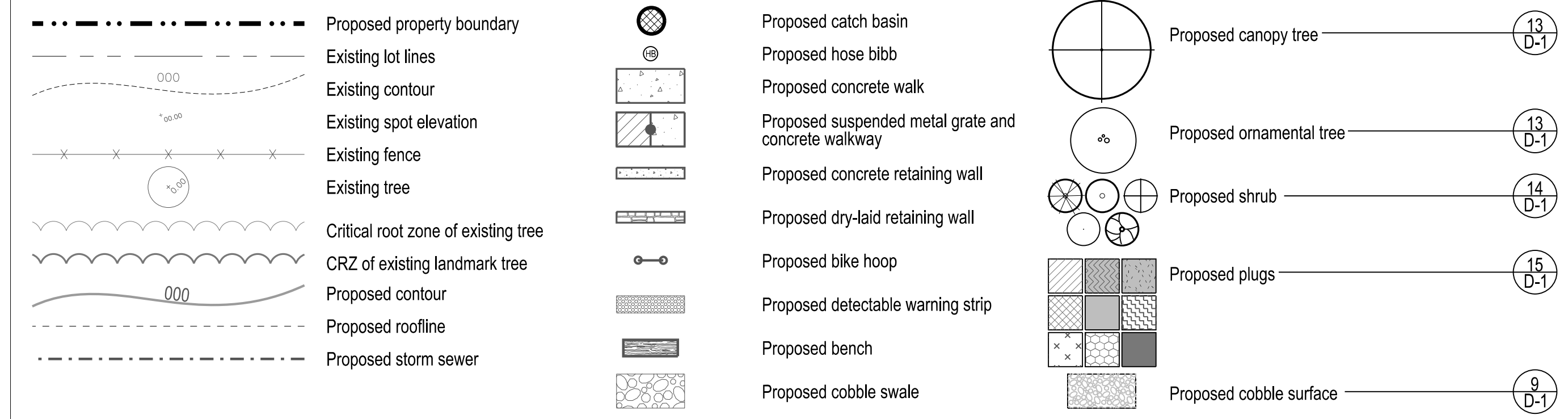
PLANT SCHEDULE

Trees					
ID	Qty.	Botanical Name	Common Name	Size	Spacing
AG	11	Amelanchier x grandiflora	Serviceberry	5-6" B&B*	see plan
AS	2	Acer saccharum	Sugar Maple	2-2.5" B&B	see plan
*Serviceberry shall have a minimum caliper of 1.5 inches above root collar before separation into multi-stem.					
Shrubs					
ID	Qty.	Botanical Name	Common Name	Size	Spacing
CA	6	Clethra alnifolia 'Pink Spire'	Pink Spire Hummingbird Summersweet	#3 container	as shown
CS	28	Comus sericea	Red-twig Dogwood	#5 container	48" o.c.
CC	2	Corylus comuta	Beaked Hazelnut	5 gallon	as shown
RA	26	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#2 container	42" o.c.
SC	15	Sambucus canadensis	Elderberry	1 gallon	48" o.c.
TO	12	Thuja occidentalis 'North Pole'	Eastern Arborvitae	#3 container	42" o.c.
Perennials					
ID	Qty.	Botanical Name	Common Name	Size	Spacing
ac	260	Allium cernuum	Nodding Wild Onion	native plug	12" o.c.
aca	157	Asarum canadense	Canada Ginger	native plug	12" o.c.
ai	21	Asclepias incarnata	Swamp Milkweed	native plug	12" o.c.
at	24	Asclepias tuberosa	Butterflyweed	native plug	12" o.c.
ao	32	Aster oblongifolius 'October Skies'	October Skies Aster	native plug	12" o.c.
af	30	Athyrium filix-femina	Lady Fern	native plug	12" o.c.
cm	106	Carex muskingumensis	Umbrella Sedge	native plug	12" o.c.
ct	30	Caulophyllum thalictroides	Blue Cohosh	native plug	12" o.c.
fv	717	Fragaria virginiana	Wild Strawberry	native plug	12" o.c.
gm	228	Geranium maculatum	Wild Geranium	native plug	12" o.c.
iv	70	Iris virginica	Blue Flag Iris	native plug	12" o.c.
ls	106	Lobelia siphilitica	Great Blue Lobelia	native plug	12" o.c.
pd	57	Penstemon digitalis	Beardtongue	native plug	12" o.c.
ph	157	Phlox divaricata	Woodland Phlox	native plug	12" o.c.
st	21	Siphium teretinthaecum	Prairie Dock	native plug	12" o.c.
sh	32	Sporobolus heterolepis	Prairie Dropseed	native plug	12" o.c.
td	563	Thalictrum dioicum	Early Meadow-Rue	native plug	12" o.c.

NOTES

- All diseased, damaged, or dead material shown on the landscape plan shall be replaced by the end of the following growing season.
- Snow to be stored in rain gardens and shall not be piled on woody species. Walks will not be salted, eliminating damage to plant material from salt.
- Refer to Grading Plan (sheet L-2) for treatment of compacted soils.
- Contractor shall weed and maintain landscape for one (1) year following completion. Responsibility of maintenance shall be transferred to owner following the one (1) year maintenance and guarantee period.
- Vehicle access to the site shall be from the alley. Vehicles are not permitted to drive across the right-of-way within the limits of the critical root zones of the street trees.
- Refer to sheet D-1 for mulching requirements. Ensure depth of two (2) inches of mulch is placed in landscape and rain garden areas and under dripline of existing trees.

LEGEND



LANDSCAPE REQUIREMENTS

- The street tree escrow rate is \$1.30 per linear foot of street frontage, which can be reduced by 45 feet for each acceptable street tree. Based on the street frontage of 67 feet, less the 90 feet for the existing street trees, the total street tree frontage is adequate and there is no street tree escrow requirement for this site.
- The project does not include a vehicular use area, negating the need for right-of-way screening and landscape islands.
- The project abuts other properties that are zoned D2 and a public alley. Therefore, a conflicting land use buffer is not required.

MITIGATION REQUIREMENTS

Mitigation is required for disturbance to the critical root zone of one landmark tree - a 20-inch DBH sycamore. Refer to the Natural Features Statement of Impact on sheet G.02 for additional information. According to Chapter 57 (S-127) of Ann Arbor City Code, a replacement tree or combination of trees of a species native to Michigan shall be provided to equal a minimum of 50% of the original DBH for each landmark tree. Therefore, ten (10) inches of DBH is required for mitigation. Mitigation trees include:

Tree	Quantity	Min. Caliper	Total Caliper
Serviceberry	11	1.5"	16.5"
Sugar Maple	2	2"	4"
TOTAL			20.5"

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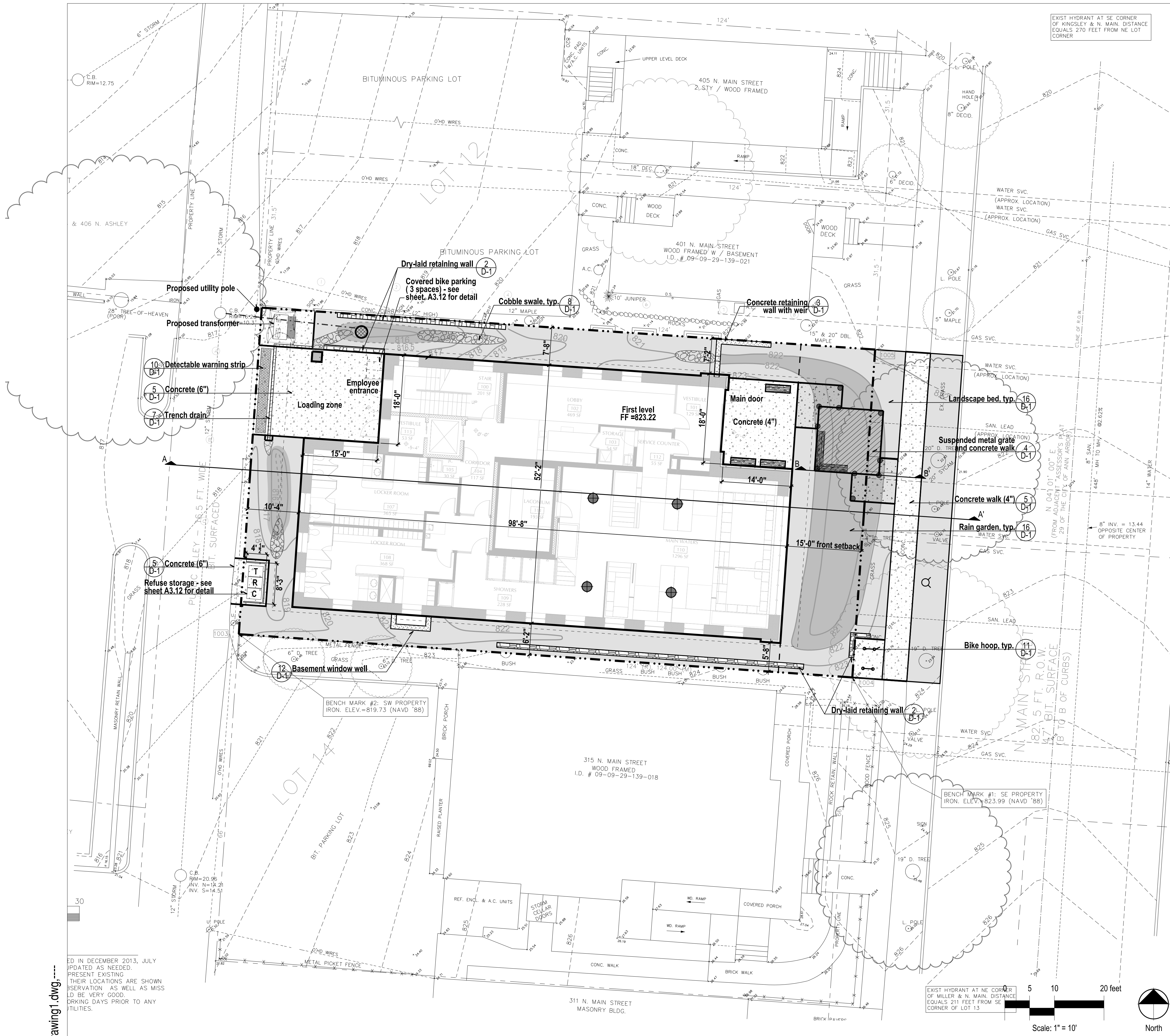
PROJECT NUMBER 13052

ISSUE	DATE
Site Plan Revisions	02.24.16
Site Plan Revisions	01.25.16
Site Plan Submission	11.30.15

DRN: LAN + SGR CHK'D: SGR

321 NORTH MAIN
ANN ARBOR, MI
Landscape Plan

SHEET
L-3



LEGEND

- Proposed property boundary
- Existing lot lines
- Front setback
- Existing contour
- Existing spot elevation
- Existing storm sewer
- Existing fence
- Existing tree
- Critical root zone of existing tree
- CRZ of existing landmark tree
- Proposed contour
- Proposed storm sewer
- Proposed roofline
- Proposed catch basin
- Proposed trench drain
- Proposed fire hydrant
- Proposed cobble swale
- Proposed concrete walk
- Proposed suspended metal grate and concrete walkway
- Proposed concrete pier
- Proposed concrete retaining wall
- Proposed dry-laid retaining wall
- Proposed bench
- Proposed bike hoop
- Proposed detectable warning strip
- Proposed rain garden
- Proposed landscape bed
- Proposed geothermal bore

NOTES

- 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 sidewalks in need of repair must be repaired in accordance with city standards.
- Bike parking along N. Main Street to be illuminated to City of Ann Arbor standards by existing street lights. Covered bike parking to be illuminated to City standards by exterior lighting on building.
- Refer to architectural plans for section A-A.

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PROJECT NUMBER	13052
ISSUE	
Site Plan Revisions	02.24.16
Site Plan Revisions	01.25.16
Site Plan Submission	11.30.15

DRN: LAN + SGR CHKD: SGR

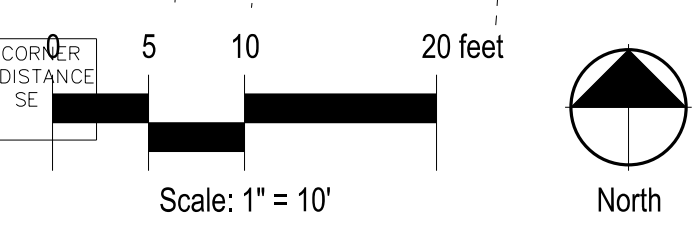
**321 NORTH MAIN
ANN ARBOR, MI**

Site Plan

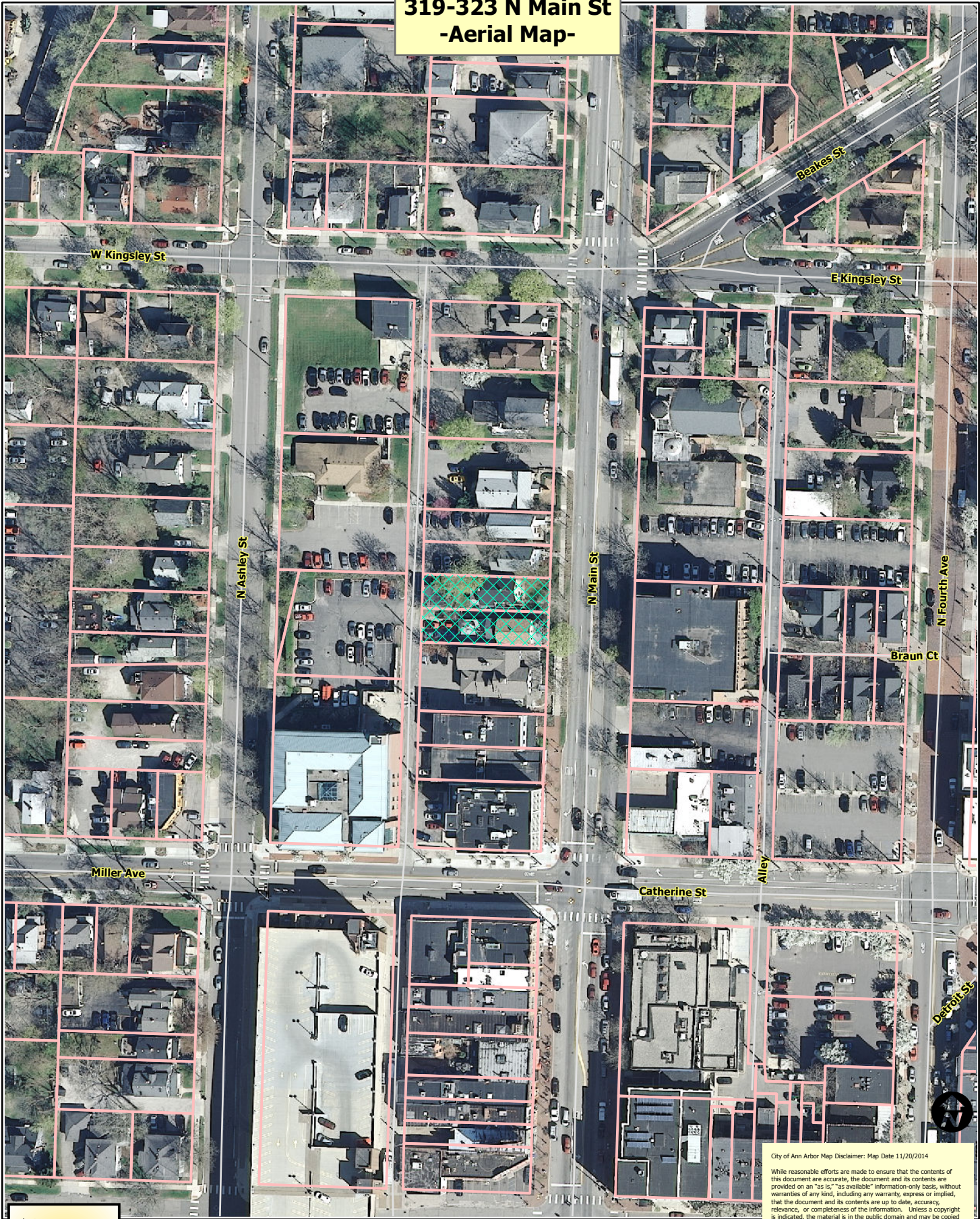
SHEET

L-1

Drawing 1.dwg
 DATE: DECEMBER 2013, JULY 2014
 UPDATED AS NEEDED.
 PRESENT EXISTING CONDITIONS ARE SHOWN FOR REFERENCE AS WELL AS MISS TO BE VERY GOOD.
 WORKING DAYS PRIOR TO ANY UTILITIES.



319-323 N Main St -Aerial Map-



-  Railroads
-  Parcels
-  Huron River

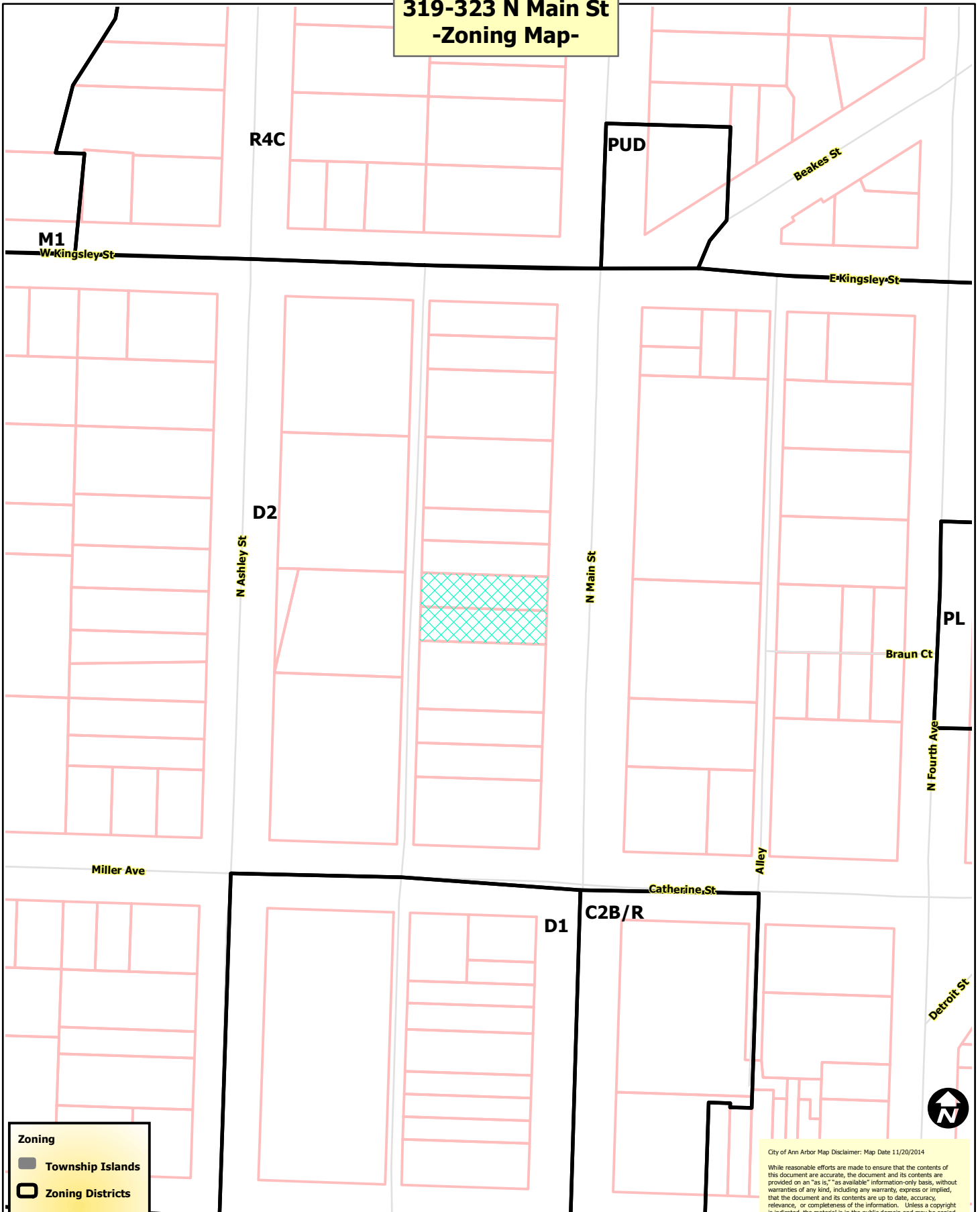


City of Ann Arbor Map Disclaimer: Map Date 11/20/2014

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319-323 N Main St -Zoning Map-



Zoning

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



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