

## PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of August 18, 2015

**SUBJECT: 410 First Site Plan for City Council Approval  
(408 and 412 North First Street)  
File No. SP14-058**

### **PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 410 First Site Plan, subject to obtaining a floodplain permit from the Michigan Department of Environmental Quality and combining the parcels prior to the issuance of any grading or construction permits.

### **STAFF RECOMMENDATION**

Staff recommends that this petition be **approved** because, if the proposed conditions are met, the development would comply with local, state and federal laws and regulations; would not cause a public or private nuisance; would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; and would not have a detrimental effect on public health, safety or welfare.

### **STAFF REPORT**

This site plan was postponed by the Planning Commission on May 19, 2015 to allow the petitioner additional time for staff reviews to be completed and to allow the architect to consider options for use of the roof area. The petitioner has responded to these issues, as described below.

Stormwater Design – The Washtenaw County Water Resources Commissioner’s office completed and approved their technical review of this petition on July 28, 2015. This allowed city staff to complete and approve their stormwater and floodplain review of the site.

Floodplain Encroachment – The petitioner has demonstrated to Systems Planning staff that any encroachments into floodplain areas will be mitigated to provide no net loss of flood storage capacity.

Roof Use – The City Planning Commission expressed a desire to better utilize the roof surface of the building for green features or increased energy efficiency. The petitioner has revised the roof plan to include planting areas and a raised tree planter, in addition to common roof deck areas for use by residents. The roof now has 1805 square feet of vegetated area, and 1428 square feet of common roof deck and 1845 square feet of private roof deck. The vegetated areas will be planted with trees, container shrubs or decorative grasses, and modular trays of sedum and succulents. The vegetated areas are not included in stormwater calculations.

Development Agreement – A development agreement (attached) has been drafted to include construction of water main and a fire hydrant, sanitary sewer offsets, and a parkland contribution of \$15,500 toward improvements at West Park, Farmer’s Market or Sculpture Plaza.

### UPDATED ZONING COMPARISON CHART

The open space percentage (which is shown below with the terraces and balconies removed from the calculation) and the average offset at the top of the streetwall have been updated on the chart below.

|                             | EXISTING                 | PROPOSED                 | REQUIRED BY CURRENT ZONING                         |
|-----------------------------|--------------------------|--------------------------|--|
| Base Zoning                 | D2 (Downtown Interface)  | D2 (Downtown Interface)  | D2 (Downtown Interface)                            |
| Gross Lot Area              | 19,007 Sq Ft             | 19,007 Sq Ft             | No minimum   |
| Floor Area in % of Lot Area | 16.5%                    | 199%                     | 200% MAX (premiums are not allowed in floodplains) |
| Building Coverage           | 8%                       | 53%                      | 80% MAX  |
| Open Space                  | 92%                      | 25% (4,742 sf/19,007 sf) | 10% MIN  |
| Character Overlay District  | Kerrytown                | Kerrytown                | Kerrytown  |
| Streetwall Height           | 2 stories                | 3 stories                | 2 stories MIN<br>3 stories MAX                     |
| Offset at Top of Streetwall | Not applicable           | 6.3 ft average           | 5 ft average MIN                                   |
| Building Height             | 20 ft                    | 54.6 ft                  | 60 ft MAX  |
| Building Frontage           | Front Yard               | Front Yard               | Front Yard   |
| North First                 | 16.5 ft                  | 15.4 ft                  | 15 ft MIN  |
| Parking                     | Special Parking District | Special Parking District | Special Parking District                           |
| Parking – Automobiles       | Approximately 17 spaces  | 36 spaces                | None   |
| Parking – Bicycles          | None                     | 19 Class A spaces        | 14 Class A MIN                                     |

### STAFF COMMENTS

Planning – A triangular portion of a city-owned easement lies at the rear of 412 N First. Planning staff will coordinate with Public Services to do a staff-initiated street vacation for the entire easement.

Prepared by Jill Thacher  
Reviewed by Wendy Rampson  
08/14/15

Attachments: 8/14/15 Draft Development Agreement  
Roof Plan - New  
Revised Building Cross-Section  
Revised West Elevation  
5/19/15 Staff Report  
5/19/15 Planning Commission Minutes

c: Owners: Huron Development Associates, LLC  
408 N First St  
Ann Arbor, MI 48103

Karl and K.C. Lopata  
412 N. First St.  
Ann Arbor, MI 48013

Petitioner's Agent: Perimeter Engineering  
11245 Boyce Road  
Chelsea, MI 48118

City Attorney  
Systems Planning