

ANN ARBOR PLANNING DEPARTMENT STAFF REPORT

For Planning Commission Meeting of May 15, 2018

**SUBJECT: Beer Grotto Site Plan for City Planning Commission (303 S Ashley St)
File number SP18-015**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby approves the Beer Grotto Site Plan for Planning Commission Approval.

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 southeast corner of West Liberty and South Ashley Streets.
(Downtown Area; Allen Creek watershed)

DESCRIPTION OF PETITION

The current occupant of 303 South Ashley seeks to install a 26' wide fixed canopy that ranges from 15' to 28' deep, over a central patio. It consists of black and clear vinyl panels stretched over an aluminum frame, with a fixed roof and removable vinyl wall panels. No changes are proposed to the existing concrete and brick paver patio surface underneath. The canopy stretches from the old and new parts of the building to the property line. The aluminum supports are slightly inset from the west property line. The canopy will be attached to the building in a way that is minimally invasive, and if removed, would cause no significant damage to the historic building. It is lower than the height of the existing building – 13'6" at the point of attachment to the building, sloping down to 8' at the sidewalk. The canopy will remain in place year-round.

At its February 8, 2018 meeting the Historic District Commission issued a Certificate of Appropriateness for the proposed work.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Commercial (Restaurant/Residential)	D1 (Downtown Core)
EAST	Commercial (Retail/Art Center)	D1 (Downtown Core)
SOUTH	Commercial (Commercial/Art Center)	D1 (Downtown Core)
WEST	Commercial (Restaurant)	D2 (Downtown Interface)

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	D1 (Downtown Core)	D1 (Downtown Core)	D1 (Downtown Core)
Gross Lot Area	2,657 sq ft	2,657 sq ft	No MIN
Floor Area	1,465 sq ft	1,465 sq ft	10,628 sq ft MAX
Floor Area in % of Lot Area	55.1%	55.1%	400% MAX
Character Overlay District	Main Street	Main Street	Main Street
Streetwall Height	1 story	1 story	4 stories MAX/2 stories MIN
Offset at Top of Streetwall	NA	NA	5 ft MIN
Maximum Building Height	14'	14'	180 ft MAX
Building Frontage	Primary	Primary	Primary
W. Liberty Street front	11'3" ft	11'3" ft	0 ft MIN/1 ft MAX
S Ashley Street front	8'5" ft	0 ft	0 ft MIN/1 ft MAX
Parking	Special Parking District	Special Parking District	Special Parking District
Parking – Auto	0	0	0
Parking – Bicycle	2 Class C (in ROW)	2 Class C (in ROW)	1 Class C

HISTORY

The rear stuccoed part of this building is the 1920s era Staebler Filling Station. The filling station may have been owned later by Leo J. Gannon. The front brick portion is an addition that probably dates to the 1980s.

PLANNING BACKGROUND

The proposed fixed canopy is treated as an accessory structure by City Codes. As such, it would normally require administrative approval of a site plan. Since there is no site plan on file for this site, a site plan for City Planning Commission approval is required.

DEPARTMENT COMMENTS PENDING, DISMISSED OR UNRESOLVED

None.

Prepared by Jill Thacher
Reviewed by Brett Lenart
mg/

Attachments: Zoning/Parcel Map
Aerial Photos
[Site Plan](#)

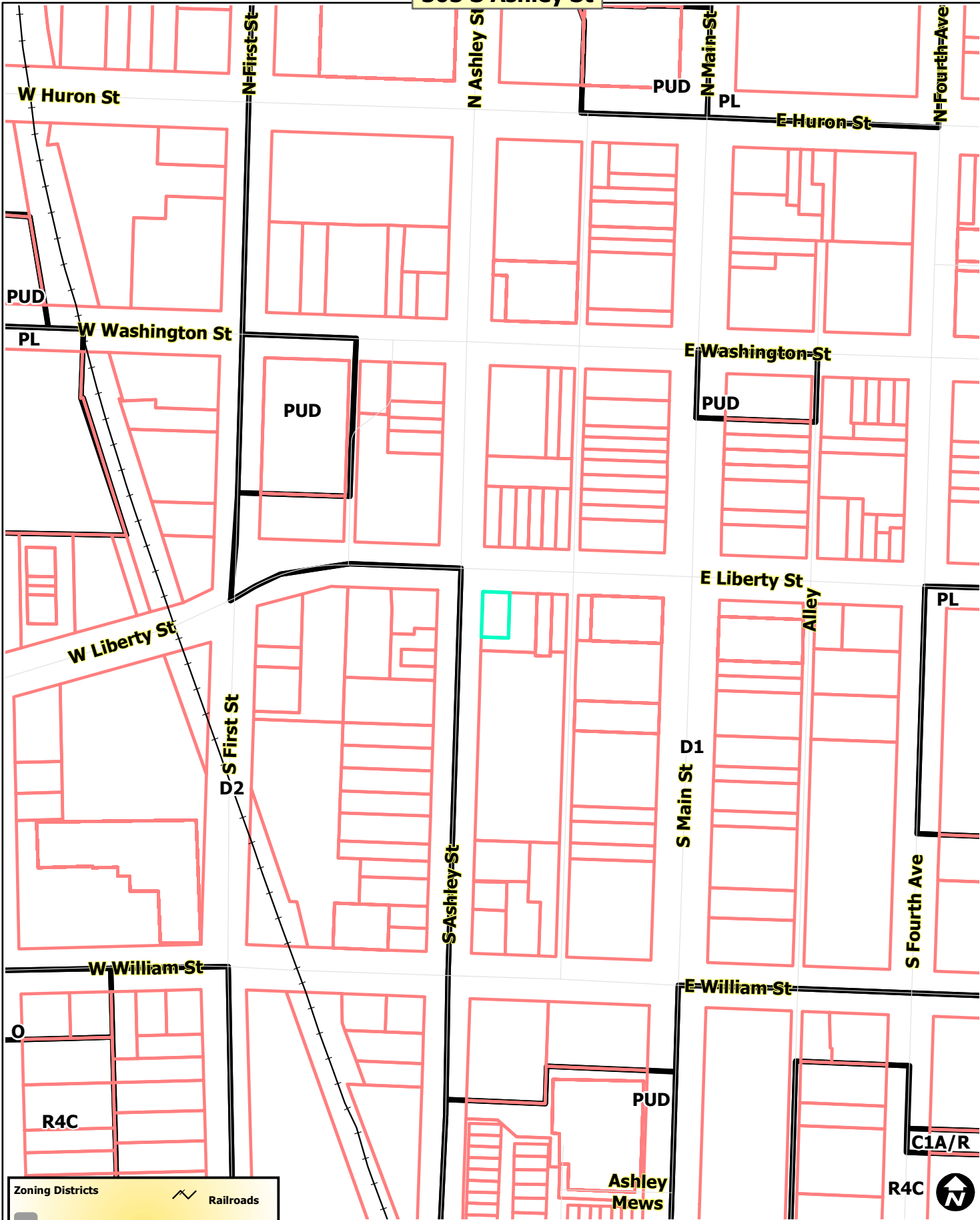
c: Petitioner: PL Grotto LLC
303 S Ashley St
Ann Arbor, MI 48104

Owner: SMH Holdings, LLC
P.O. Box 130955
Ann Arbor, MI 48103

Petitioner's Representative: Damian Farrell Design Group PLLC
359 Metty Drive, Suite 4a
Ann Arbor, MI 48103

Planning and Development
File No. SP18-015

303 S Ashley St




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





Map date 2/23/2018
 Any aerial imagery is circa 2015
 unless otherwise noted
 Terms of use: www.a2gov.org/terms

303 S Ashley St



 Railroads

 Huron River

 Tax Parcels



Map date 2/23/2018
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303 S Ashley St





W Liberty St

S Ashley St

Alley

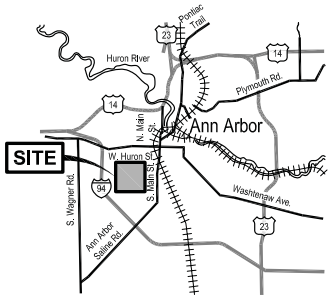
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LOCATION MAP
NOT TO SCALE

LEGEND

- Iron - Set
- ☐ Catch Basin
- ⊙ Fire Hydrant
- ⊠ Set Wood Stake
- ⊕ Utility Pole
- OH — Overhead Utility
- ☀ Light Pole
- ⊗ WV Water Valve
- ⊗ GV Gas Valve
- ⊠ Hand Hole
- Bollard
- ⊙ S Stop Sign
- ⊠ STDP Parking Meter
- ⊕ Bike Rack
- ⊕ FCT FD Sprinkler Connect
- ▨ Asphalt
- ▨ Concrete
- ▨ Building



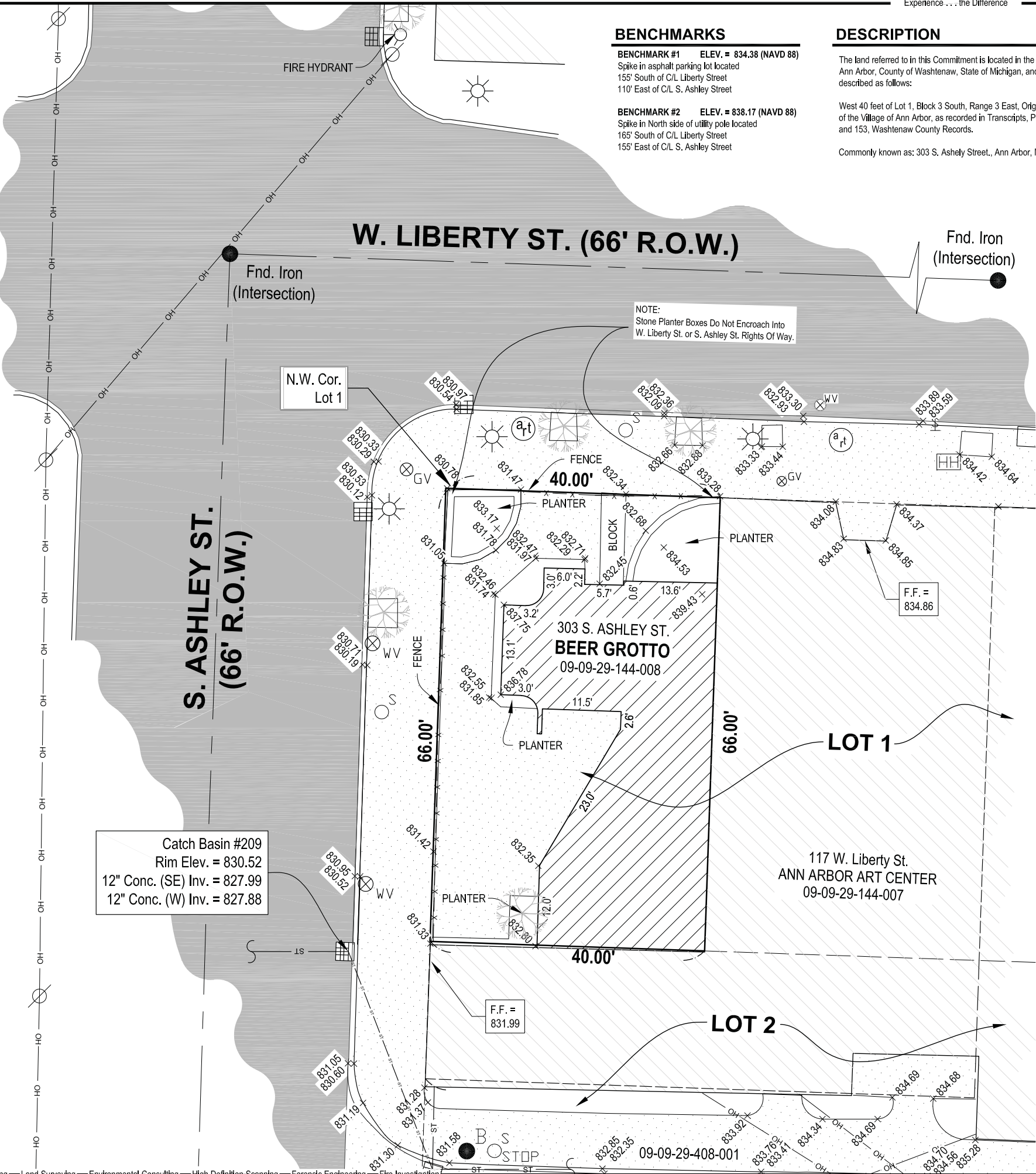
0' 5' 10' 20'
SCALE: 1" = 10'

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN" WERE OBTAINED FROM AVAILABLE CITY AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.



BENCHMARKS

- BENCHMARK #1** ELEV. = 834.38 (NAVD 88)
Spike in asphalt parking lot located 155' South of C/L Liberty Street 110' East of C/L S. Ashley Street
- BENCHMARK #2** ELEV. = 838.17 (NAVD 88)
Spike in North side of utility pole located 165' South of C/L Liberty Street 155' East of C/L S. Ashley Street

DESCRIPTION

The land referred to in this Commitment is located in the City of Ann Arbor, County of Washtenaw, State of Michigan, and described as follows:

West 40 feet of Lot 1, Block 3 South, Range 3 East, Original Plat of the Village of Ann Arbor, as recorded in Transcripts, Pages 152 and 153, Washtenaw County Records.

Commonly known as: 303 S. Ashley Street., Ann Arbor, MI 48104.

NEDERVELD

www.nederveld.com
800.222.1868

ANN ARBOR
3025 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.929.6963

CHICAGO, COLUMBUS,
GRAND RAPIDS, HOLLAND,
INDIANAPOLIS, ST. LOUIS

PREPARED FOR:

BEER GROTTO
LOUIS MEEKS
303 S. Ashley Street
Ann Arbor, MI 48104

CREATED:

Drawn: SR Date: 12-21-17

REVISIONS:

Rev: Pre-Submittal Comments Date: 01-17-17
Rev: S.Reynolds Date: 01-17-17
Rev: Encroachment Note Date: 04-30-18
Drawn: R. Moore

**303 S Ashley St.,
Ann Arbor, MI 48104**

TOPOGRAPHIC SURVEY

303 S Ashley St, Ann Arbor, MI 48104
PART OF THE N.E. 1/4 OF SECTION 29, BLOCK 3, R3E,
VILLAGE OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

STAMP:



By: William J. Angus Licensed Professional Surveyor No. 44281

PROJECT NO:
17500153

SHEET NO:
TO

SHEET: 1 OF 1

NOTE
REFER TO TOPOGRAPHIC SURVEY ON SHEET T0 FOR SPOT ELEVATIONS

SETBACK REQUIREMENTS
NO MINIMUM FRONT, REAR OR SIDE SETBACKS ARE REQUIRED

SOIL TYPE:
SANDY CLAY LOAM

STANDARD SIDEWALK REPAIR AND MAINTENANCE NOTE PER 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.








FIRE DEPARTMENT CONNECTION
THERE IS NO FDC TO THE BUILDING.

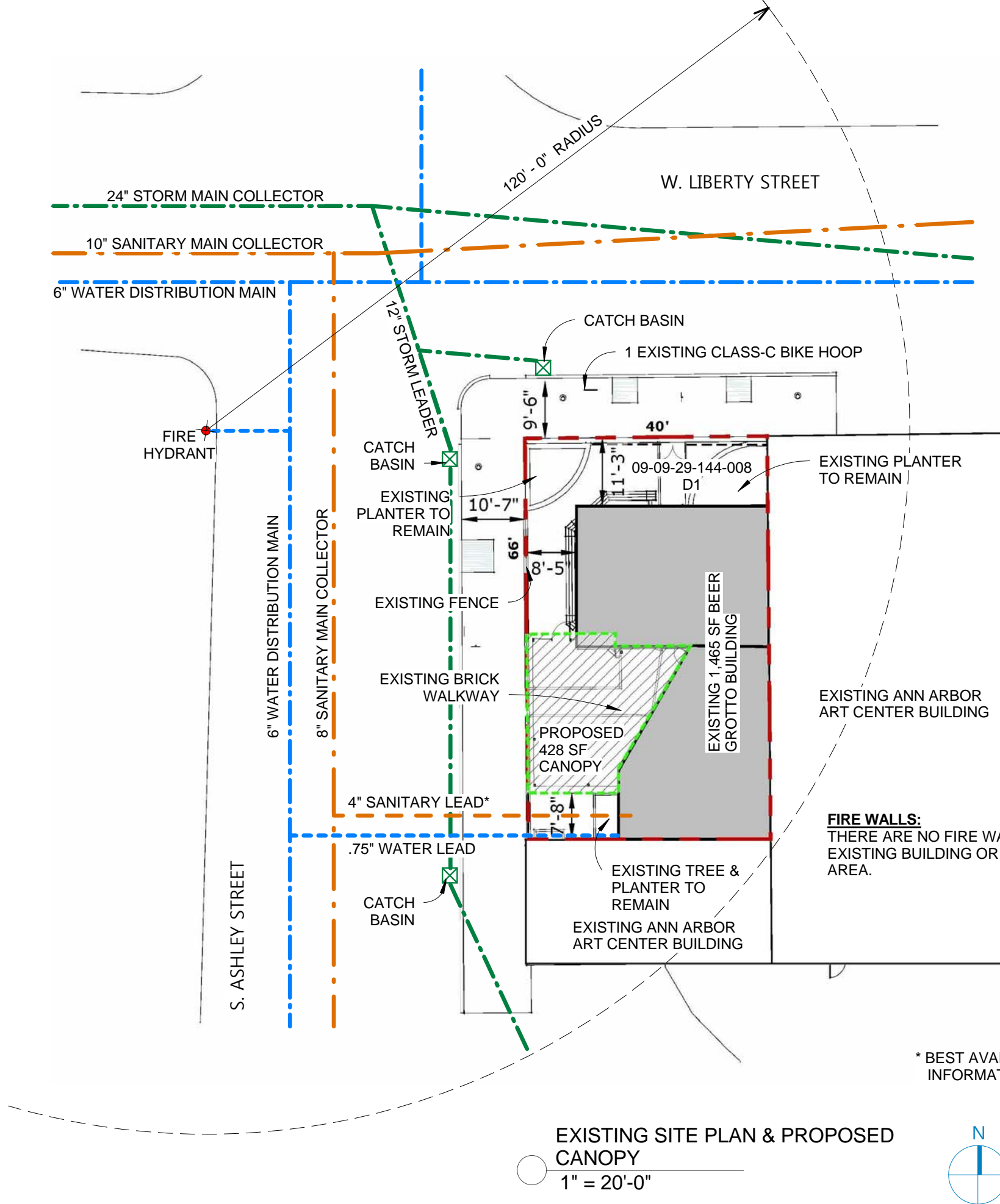
SANITARY SEWER FLOW
THE PROPOSED CANOPY COVERS AN EXISTING PATIO AREA. THERE IS NO CHANGE IN AREA OR OCCUPANCY, AND THEREFORE NO INCREASED FLOW OR NEED FOR SANITARY MITIGATION.

TRASH COLLECTION
THE BEER GROTTTO GENERATES A RELATIVELY SMALL AMOUNT OF TRASH DUE TO THE NATURE OF THE ESTABLISHMENT (BEVERAGES ON TAP, POPCORN). THE BEER GROTTTO DOES NOT HAVE CARTS OR DUMPSTERS ONSITE. TRASH IS TAKEN TO DUMPSTERS IN THE NEARBY ALLEY (BEHIND CONOR O'NEILL'S). THE BEER GROTTTO PAYS FOR BUSINESS TRASH SERVICES.

EXISTING PLANTERS
EXISTING COBBLESTONE PLANTERS DO/DONOT ENCROACH ON R.O.W.

FIRE WALLS:
THERE ARE NO FIRE WALLS WITHIN THE EXISTING BUILDING OR PROPOSED CANOPY AREA.

SITE LEGEND	
	PROPERTY LINE
	PROPOSED CANOPY
	SANITARY MAIN
	WATER MAIN
	WATER LEAD
	STORM MAIN
	FIRE HYDRANT



* BEST AVAILABLE INFORMATION

EXISTING SITE PLAN & PROPOSED CANOPY
1" = 20'-0"

Damian Farrell
Design Group PLLC
359 Metty Drive, Suite 4A
Ann Arbor, Michigan 48103
tel 734.998.1331

The Beer Grotto
303 S. Ashley Street
Ann Arbor, MI 48104

PLAN REVIEW	04.30.2018
REVISIONS	
SITE PLAN APPROVAL	03.22.2018
Issue Description	Issue Date
Design	Designer
Drawn	Author
Project Number	170410_14_02

SITE PLAN AND UTILITY PLAN

C1.0



EXISTING FENCE — 3"x3" STEEL POSTS — PROPOSED CLEAR VINYL PANEL — PROPOSED VINYL-COATED FABRIC CANOPY

○ WEST ELEVATION
1/8" = 1'-0"

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ARCHITECT OF RECORD

The Beer Grotto
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Ann Arbor, MI 48104

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WEST ELEVATION

A2.0



○ NORTH ELEVATION
 1/8" = 1'-0"



○ SOUTH ELEVATION
 1/8" = 1'-0"



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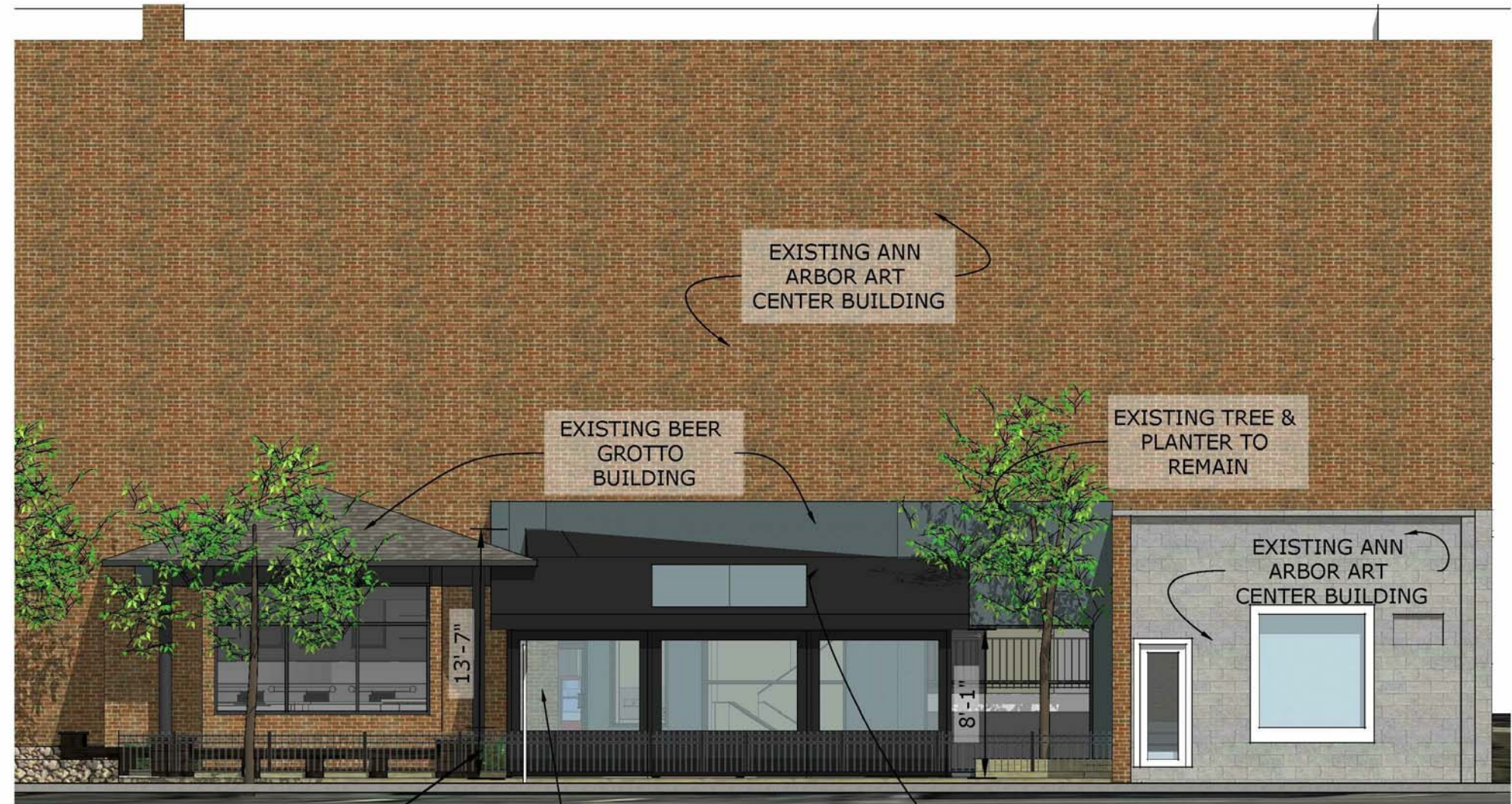
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**SOUTH & NORTH
 ELEVATIONS**

A2.1



EXISTING FENCE

ROLLER SCREENS

PROPOSED VINYL-COATED FABRIC CANOPY

EXISTING ANN ARBOR ART CENTER BUILDING

EXISTING BEER GROTTTO BUILDING

EXISTING TREE & PLANTER TO REMAIN

EXISTING ANN ARBOR ART CENTER BUILDING

13'-7"

8'-1"

○ WEST ELEVATION W/ PANELS
 1/8" = 1'-0"

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WEST ELEVATION - WITH PANELS

A2.2



○ NORTH ELEVATION W/ PANELS
 1/8" = 1'-0"



○ SOUTH ELEVATION W/ PANELS
 1/8" = 1'-0"



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**SOUTH & NORTH
 ELEVATIONS - WITH
 PANELS**

A2.3