

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of June 19, 2018

**SUBJECT: 151 E. Hoover Zoning and Site Plan (block bounded by E. Hoover St, E. Davis Ave, Greene St., and Brown St.)
Project No. Z17-015, and SP18-005**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 151 E. Hoover C2B Zoning, Site Plan, and Development Agreement.

STAFF RECOMMENDATION

Staff recommends the proposed C2B zoning on the west side of the site be **approved** because it is consistent with the existing C2B zoning on the east side of the site and is compatible with surrounding multi-family zoning district and adjacent land uses.

Staff recommends **approval** of the site plan because it complies with all applicable, local, state, and federal ordinances, standards and regulations; it will not cause a public or private nuisance; and it will not have a detrimental effect on public health, safety or welfare.

LOCATION

This site is bounded by East Hoover Street, East Davis Avenue, Greene Street, and Brown Street in the Allen Creek watershed. Ward 4.

DESCRIPTION OF PETITION

General Information – The 1.63 acre site contains 18 parcels. The eastern half of the site is zoned C2B and includes commercial and residential buildings. The western half contains a number of two-story residential buildings. The petitioner is proposing to construct a 171 unit, 4-story apartment building. The project will include 182 bedrooms, 179 understructure parking spaces, and 2,460 square feet of retail space at the southeast corner of the site (Greene at Hoover). Stormwater detention is proposed in vaults in beneath the buildings.

One access drive to the understructure parking area is proposed along Green Road. An additional loop drive is proposed at the northeast corner of the site to provide access to solid waste facilities. Two landmark trees are proposed (44-inches) to be removed and replaced with 14, 2.5-inch trees. The proposed height of the building is 50.5 feet; 55 feet is the maximum height in the C2B. 58 bicycle parking spaces are proposed (50% Class A; 50% Class C; 57 bicycle parking spaces are required.

The petitioner is proposing to rezone seven parcels the west side of the site from R4C to C2B.

Solid Waste – Solid waste is proposed to be handled in trash and recycling enclosures in a room near the northeast corner of the building. The room will include a compactor and space for recyclables. It will be accessed by a loop drive in the northeast area of the site that will be screened with a landscaped area.

Traffic Impact Study – A traffic study was conducted by C & A Engineers, LLC. The study provided the following findings:

1. All approaches at the analyzed intersection (E. Hoover and Greene) and the proposed new access driveway will operate at an acceptable level of service C or better during both AM and PM periods.
2. The proposed development will not increase the severity, type or number of crashes at the analyzed intersection.
3. The proposed development will have minimal impact on the traffic operations of the key intersections (E Hoover at: Greene, S. Main, and S. State Streets).
4. The multimodal trip generation estimates 60 daily bicycle trips.
5. The proposed locations of the new driveways on Greene Street and Davis Avenue are optimum and do not cause site distance issues.

The study recommended the following improvements at E. Hoover and Brown Streets as well as E. Hoover and Green Streets:

- Additional pedestrian crossing signs should be added.
- Advance signage should be provided which will provide additional notification to drivers that a pedestrian crosswalk is near.
- Enhanced pavement markings to provide pedestrians guidance about safer locations to cross streets.

The City transportation engineer confirmed the study's findings.

Storm Water Detention – Storm water is proposed in underground vaults located along the northern side of the site under the building.

Park Dedication – The petitioner has agreed to provide a voluntary \$50,000 fee in lieu of park land dedication, which will be used to enhance nearby parks.

Building Materials – The petitioner proposes a combination of stone panels, metal, and “wood-effect plank” siding material. The petitioner provided color renderings of the building elevations.

Solar Power – The petitioner is proposing to provide solar panels on most of the roof area of the building to provide an energy offset of approximately 15%.

Landscaping and Open Space – The petitioner is proposing an interior landscaped courtyard on the second floor of building as well as an “amenity terrace” on the south side of the second floor, which will include a pool and patio. Additional landscaping will be provided around the periphery of the building.

Citizen Participation – The petitioner held a Citizen Participation meeting on October 30, 2017 at an office building at the corner of E. Hoover and Green (on-site) prior to submitting the site plan. Eight individuals signed the attendance sheet although a few more individuals attended the meeting. The main items of discussion included: façade material, mixed uses, trees, HVAC systems, bicycle parking, and construction noise. The Citizen Participation report is attached.

Development Agreement – A development agreement has been drafted to address the parkland dedication, water main construction, and off-site traffic impacts.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Residential	C2B (Business Service) and R4C (Multiple family)
EAST	UM	C2B and PL (Public Land)
SOUTH	Commercial and UM	C2B and PL
WEST	Residential	R4C

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED	
Zoning	C2B and R4C	C2B*	C2B	
Gross Lot Area	1.63 acres	1.63 acre	4,000 square feet MIN	
Density (FAR)	NA	198.7%	200% MAX	
Setbacks	Front			
	West	6.3 ft	10 ft	10 ft MIN 25 ft MAX
	North	11.6 ft	12 ft	
	East	2 ft	10 ft	
	South	9.4 ft	10 ft	
Side(s)	NA	NA	NA	
Rear	NA	NA	NA	
Height	Varies up to 23 ft	50.5 ft	55 ft MAX	
Parking - Automobiles	NA	179 spaces	171 spaces MIN	
Parking – Bicycles	0 spaces	56 spaces – Class A 2 spaces – Class B 2 spaces – Class C	35 spaces – Class A 2 spaces – Class B 2 spaces – Class C	

* Requires Rezoning Approval.

HISTORY

The site include homes and commercial buildings that have been constructed at various times over the past 125 years.

PLANNING BACKGROUND

The Master Plan: Land Use Element recommends commercial and office uses on the east side of the site and multiple family residential uses on the west side of the site. The east side of the site is zoned C2B while the west side is zoned R4C. The site is currently zoned for higher density urban uses. C2B allows up to 200% floor area ratio (FAR) and the R4C allows up to 20 dwelling units per acre (or 120 bedrooms per acre). The developer is proposing to rezone the R4C portion of the site to C2B to accommodate a total density of 198.7 FAR. Although the Central Area Plan calls for older neighborhoods to retain historic character, this site includes some mid-20th century commercial uses and parking lots. Additionally, mid-20th century three story apartment uses are located immediately west of the site, institutional uses (UM) are located east of the site, and commercial and institutional uses (UM football stadium) are located south of the site. The City's Sustainability Plan recommends green energy uses where possible. The developer is proposing to install solar panels throughout most of roof of the building, which will provide an energy offset of approximately 15%. The development agreement will require the installation of the solar panels prior to the issuance of certificates of occupancy.

The Non-Motorized Transportation Plan recommends bicycle lanes along E. Hoover and sidewalks around the site. Bicycle lanes already exist in E. Hoover and public sidewalks will be provided around the entire site. The Treeline: Allen Creek Urban Trail Plan recommends a trail on the east side of Greene Street (other side of Greene Street from the proposed project).

SERVICE UNIT COMMENTS

None.

Prepared by Jeff Kahan
Reviewed by Brett Lenart
6/14/18

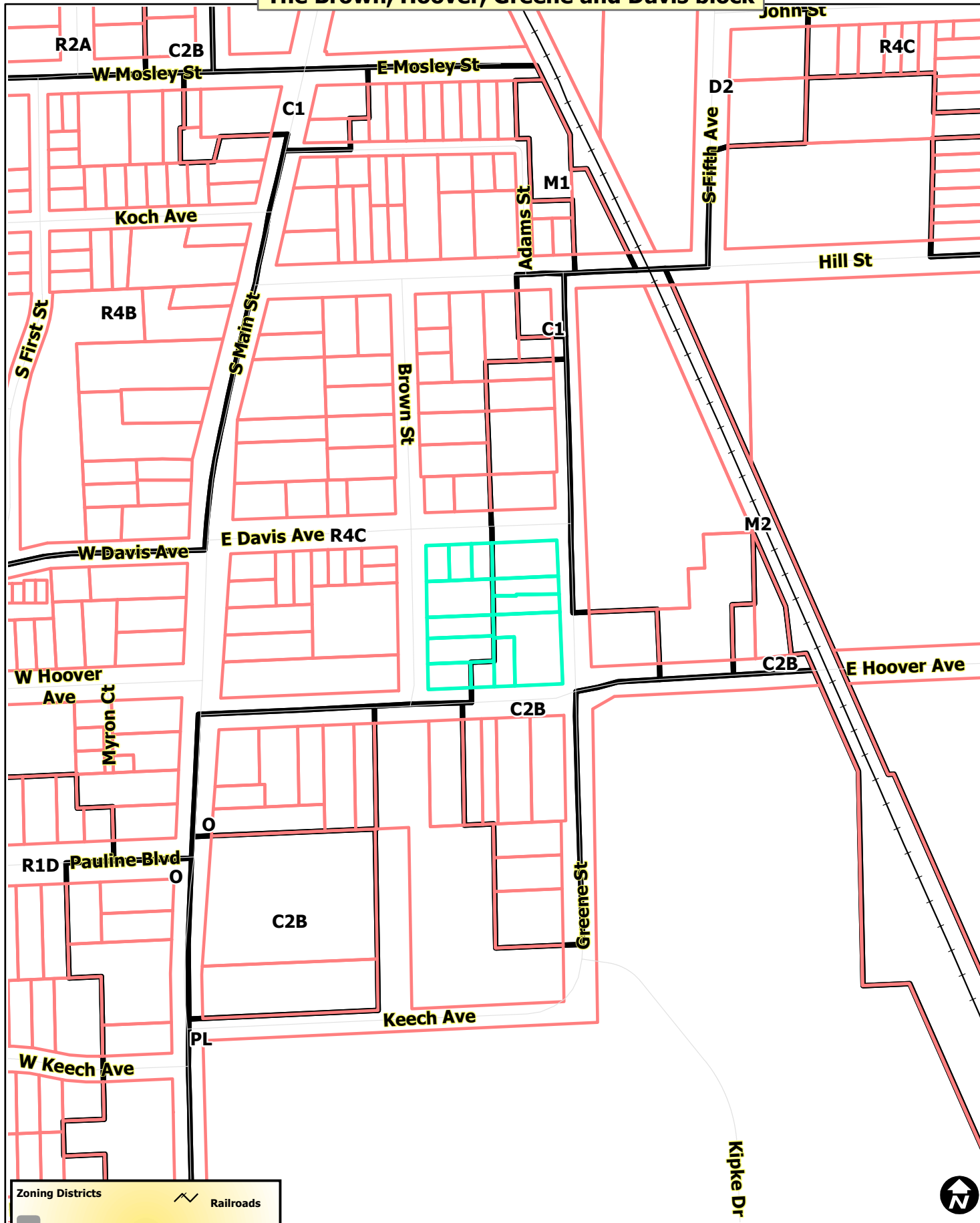
Attachments: Parcel and Zoning Map
Aerial Photo
[Site Plan](#)
[Citizen Participation Report](#)
Draft Development Agreement

c: Petitioner: REDICO
One Towne Square, Suite 1600
Southfield, MI 48076

Petitioner's Agent: Metro Consulting Associates, LLC
45345 Five Mile Road
Plymouth, MI 48170

Systems Planning
Project Management
Project No. Z17-015; SP18-005

The Brown, Hoover, Greene and Davis block

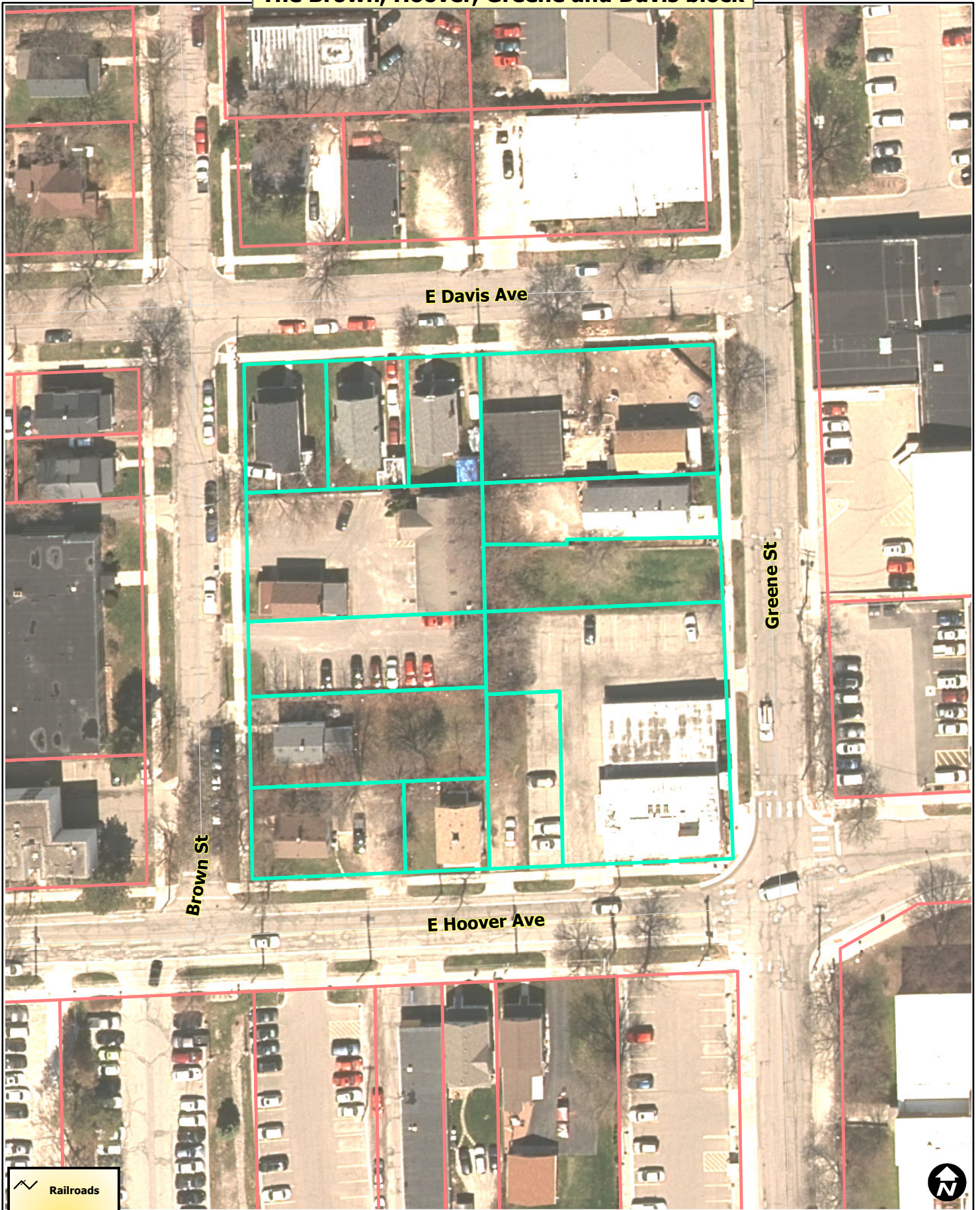





Zoning Districts	Railroads
Township Islands	Huron River
City Zoning Districts	Tax Parcels



Map date 10/10/2017
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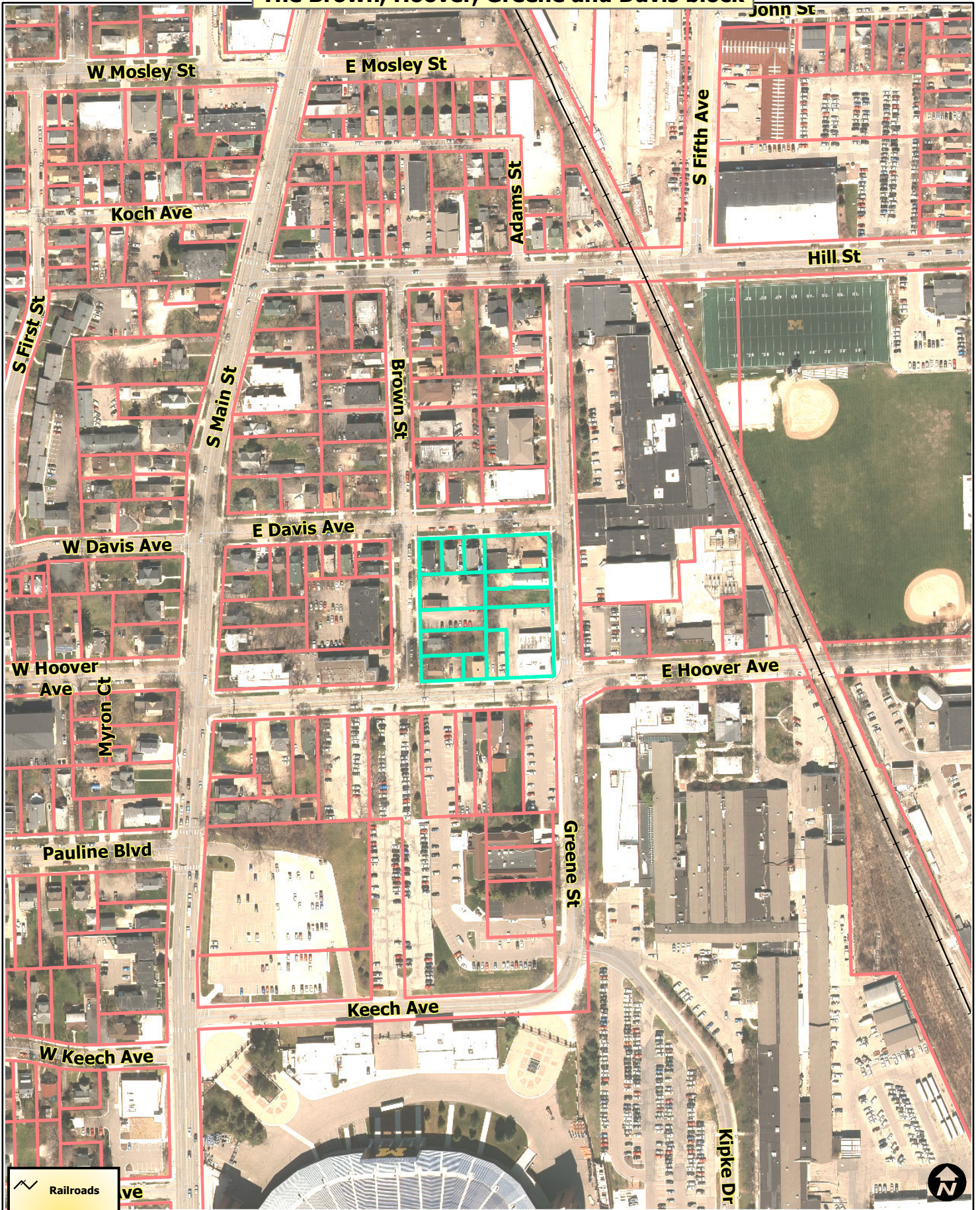





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