

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of July 16, 2019

SUBJECT: The Glen Mixed Use Development PUD Zoning District Modification and PUD Site Plan Modification for City Council Approval (1025 East Ann Street, 201, 213, 215 and 217 Glen Avenue) File No. SP16-064 & Z16-002

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve modifications to The Glen Mixed Use Planned Unit Development (PUD) Zoning District, Supplemental Regulations, and PUD Site Plan, with the condition that the five lots are combined before issuance of any permits.

STAFF RECOMMENDATION:

Staff recommends that modifications to the Glen Mixed Use Development PUD (Planned Unit Development) Zoning District and Supplemental Regulations be **approved** because the uses, physical characteristics, design features, and amenities proposed provide a beneficial effect for the City, could not be achieved under any other zoning classification, will not have a detrimental effect on public utilities or surrounding properties, provide adequate justification for deviation from the master plan, provide sufficient analysis and justification in the supplemental regulations, and provide acceptable vehicular and pedestrian circulation.

Staff recommends that the Glen Mixed Use Development PUD Site Plan be **approved** because the development would comply with the PUD Zoning District and Supplemental Regulations as well as all applicable local, state and federal laws, ordinances, standards and regulations, would limit the disturbance of natural features to the minimum necessary to allow reasonable use of the land, and would not cause a nuisance or a detrimental effect on the public health, safety and welfare.

SUMMARY:

A proposal to modify the PUD rezoning and site plan that was approved on December 18, 2017 to construct a nine-story, 139,903 square foot mixed use building with a four-level underground parking garage. The 0.54 acre site is currently vacant.

PROPOSED SITE PLAN PETITION MODIFICATIONS:

- The hotel lobby and restaurant entrances were moved from Glen Avenue to the passenger drop off area facing East Ann Street. A fire exit on Glen was revised. The vehicle entrance and circulation are unchanged.

- Revisions to the rear elevation of the building were made to shift the north stairwell slightly south. As a result, floor plan changes were made and a column of windows was shifted. The number of hotel rooms is unchanged.
- The overall building height increased by approximately 6'. It is still below the 109'4" maximum.
- The mix of bicycle parking spaces has changed from 18 class A and 16 class B, to 14 class A and 20 class B. Four bike parking spaces were shifted from the lower level parking area to covered bike parking along East Ann. Six more covered spaces remain at the corner of Catherine and Glen.
- Per site plan sheet A3, regular underground parking spaces were reduced by 8, from 203 to 195. Valet (double parked) parking spaces were reduced by 3, from 49 to 46. The new total number of parking spaces is 241.

PROPOSED REZONING PETITION MODIFICATIONS:

- The proposed Supplemental Regulations were modified to reflect changes in parking spaces and bicycle spaces listed above.

SITE PLAN DATA ANALYSIS:

	EXISTING	PROPOSED
Zoning District	PUD (The Glen Mixed Use Development)	PUD (The Glen Mixed Use Development-Modified)
Lot Area	0.54 acres (23,573 sq ft)	0.54 acres (23,573 sq ft)
Density or FAR	593% FAR	568% FAR
Floor Area	139,903 sq ft MAX	133,886 sq ft MAX
Setback: Front (Catherine)	0 ft	0 ft
Setback: Front (Glen)	0 ft	0 ft
Setback: Front (E. Ann)	0 ft	0 ft
Height	109.33 ft MAX	109.33 ft MAX
Open Space	None	None
Land Uses	Hotel, Residential, Retail, Restaurant	Hotel, Residential, Retail, Restaurant
Vehicle Parking	252 spaces	241 spaces (195 regular + 46 valet)
Bicycle Parking	18 Class A, 16 Class B spaces (34 total)	14 Class A, 20 Class B spaces (34 total)

LAND USE ANALYSIS (SURROUNDING LAND USES AND ZONING):

	LAND USE	ZONING
NORTH	University Parking Garage	R4C (Multiple-Family Dwelling District)
EAST	Commercial (Angelo's) and Surface Parking	C1A (Campus Business District) and R4C (Multiple-Family Dwelling District)
SOUTH	Residential	R4C
WEST	Commercial and Residential	C1 (Local Business District) and R4C

CITIZEN PARTICIPATION:

The applicant held a meeting for citizens regarding the proposed rezoning and site plan on March 14, 2019 at the Michigan League and provided a [summary report](#) as required. 438 postcards were mailed to owners, residents, and neighborhood groups within 1,000 feet of the project. Ten people attended the meeting in addition to the project team.

PLANNING COMMENTS:

Planning staff finds the modifications proposed to be minor in nature. The benefits of and justification for the PUD remain unaffected.

The Development Agreement is unchanged from the 2017 petition, and therefore is not part of this petition. The Draft Supplemental Regulations have not yet been reviewed by the city attorney's office. This review takes place after City Planning Commission makes a recommendation and before City Council considers the petition.

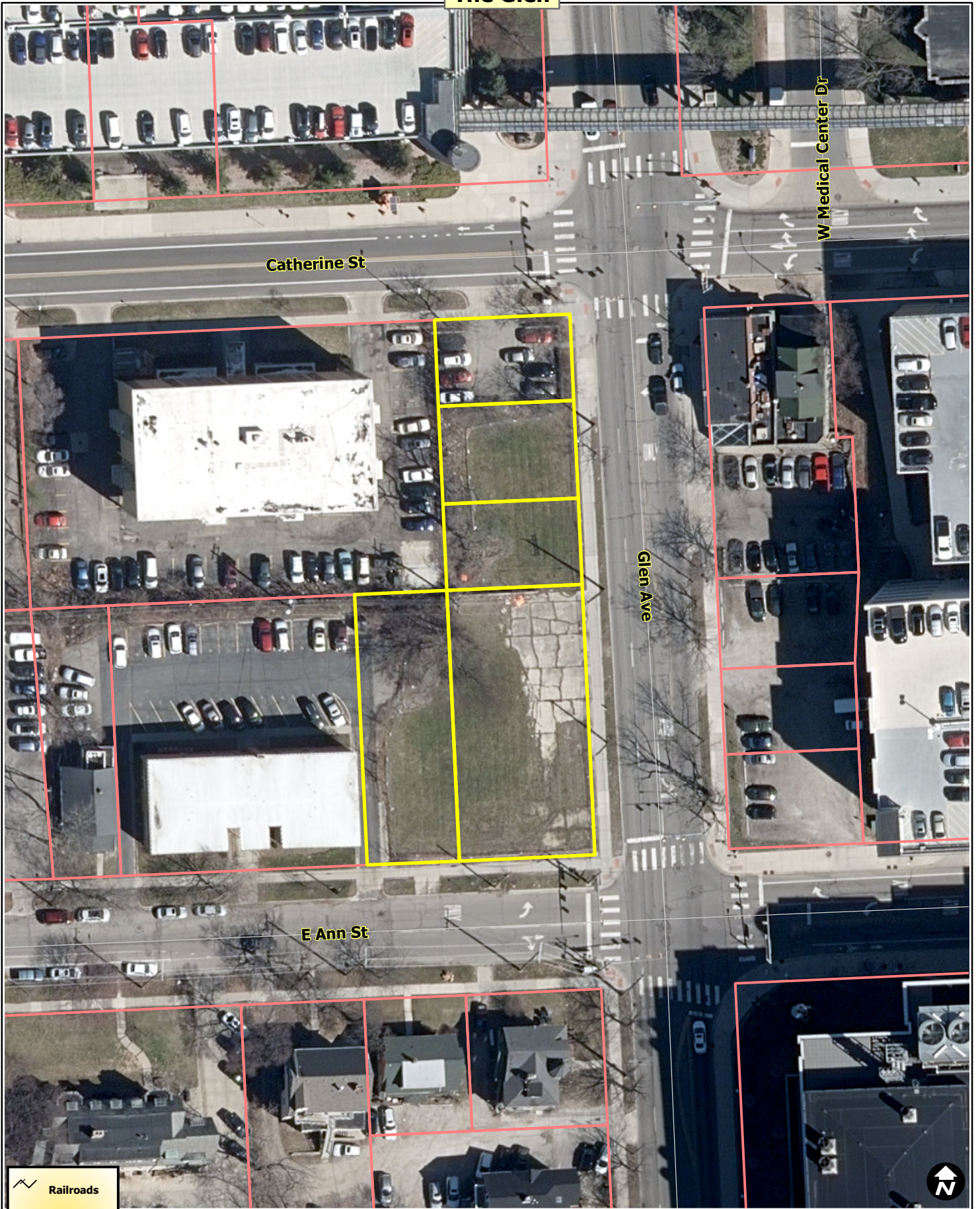
Prepared by Jill Thacher
Reviewed by Brett Lenart
7/16/19




Reference Documents: [PUD Zoning Petition 032719](#)
 [Site Plan 060519](#)

Attachments: Zoning Map
 Aerial Photo
 DRAFT Supplemental Regulations 071619

c: Craig Singer, Catherine Ann Development Company, LLC (Owner)
Robert Wagner, Midwestern Consulting, LLC (Project Engineer)
Brad Moore (Petitioner's Agent)
Systems Planning
Project No. SP19-012, S19-006

The Glen

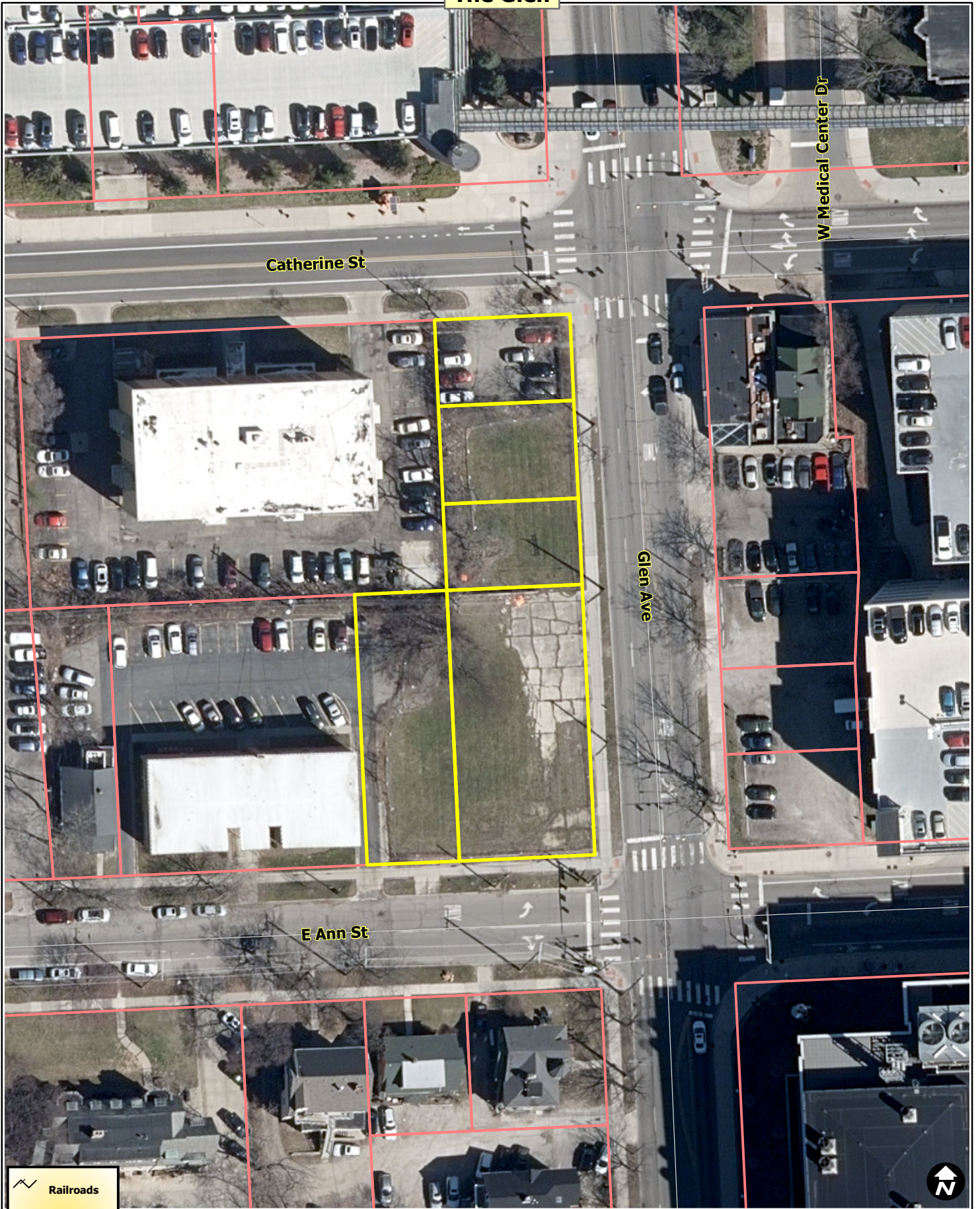



-  Railroads
-  Huron River
-  Tax Parcels



Map date: 2/26/2019
Any aerial imagery is circa 2018
unless otherwise noted
Terms of use: www.a2gov.org/terms

The Glen



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The Glen PUD Supplemental Regulations

Section 1: Purpose

It is the purpose of the City Council in adopting these regulations to provide for the coordinated and unified development of these five parcels in harmonious integration with the surrounding neighborhood and presenting a unified development of mixed-uses.

These regulations seek to promote development of a mix of desirable uses arranged in an innovative and efficient manner that advances the City's land use plans and policies, and revitalizes and provides service to the neighborhood and the City as a whole.

Section 2: Applicability

The provisions of these regulations shall apply to the property described as follows ("Property"):

Commencing at the monumented intersection of the centerline of Glen Avenue and the centerline of Ann Street of Block 2 North, Range 13 East, Eastern Addition to the Village (now City) of Ann Arbor, according to the Plat thereof, recorded in Liber 'P' of Deeds, Page 4, Washtenaw County Records, thence N 89°56'09" W 33.00 feet along the center line of said Ann Street (66.00' wide); thence N 00°03'59" W 33.00 feet parallel with and 33.00 feet West of the center line of Glen Avenue (66.00' wide) to the SE corner of Lot 8 of said Plat; thence N 89°56'09" W 111.95 feet along the South line of said Lot 8; thence N 00°03'59" W 132.00 feet parallel with the West line of Glen Avenue; thence S 89°56'09" E 45.95 feet parallel with the North line of Ann Street; thence N 00°03'59" W 133.09 feet parallel with West line of Glen Avenue; thence S 89°54'28" E 66.00 feet along the South right-of-way line of Catherine Street(66.00' wide); thence S 00°03'59" E 265.06 feet along the West right-of-way line of said Glen Avenue to the POINT OF BEGINNING. Being a part of Lots 5, 6, 7, & 8 of Block 2 North, Range 13 East, Eastern Addition to the Village (now City) of Ann Arbor, according to the Plat thereof, as recorded in Liber 'P' of Deeds, Page 4, Washtenaw County Records, containing 0.54 acres of land, more or less, being subject to easements and restrictions of record, if any.

TOGETHER WITH:

A non-exclusive easement for a common driveway as evidenced by instrument recorded in Liber 1964, page 418, Washtenaw County Records.

SUBJECT TO:

Easement contained in Warranty Deed recorded October 21, 1985 in Liber 2012, Page 899.

Benchmark #1

Railroad spike in East face of utility pole at the SW corner of Glen and Ann.
Elevation = 854.59 (NAVD88)

Benchmark #2

Top of west side concrete light pole base at the SE corner of Glen and Catherine.
Elevation = 847.92 (NAVD88)

Further, the provisions of these regulations shall be adopted and incorporated into The Glen Planned Unit Development Zoning District. These regulations, however, are intended to supplement only those provisions in the City Codes that may be modified as a part of a PUD and shall not be construed to replace or modify other provisions or regulations in the City Codes.

Section 3: Findings

During the public hearings on this Planned Unit Development Amendment, the Planning Commission and City Council determined that:

- (A) It is desirable to develop the property described above, presently a vacant brownfield site, as a nine-story mixed use building containing conference, reception, and meeting space, first floor neighborhood retail and restaurant space, community gathering areas, hotel rooms and services, apartments and underground parking.
- (B) The surrounding neighborhood contains University of Michigan facilities to the east across Glen Street and to the north across Catherine Street, and abuts historic houses and modern apartments in the Old Fourth Ward Historic District to the south and west.
- (C) It is in the best interest of the surrounding properties and the City of Ann Arbor that the developer clean up environmental contamination on the site to provide retail and restaurant space; meeting, conference and reception space; high quality hotel space; and apartments to serve City residents and the many visitors to the City of Ann Arbor and the University of Michigan Medical Center. The project will have a beneficial effect on, and will not adversely affect, the surrounding properties or the City, in terms of public health, safety, or welfare.
- (D) The PUD zoning district provides:
 - Innovative design including hotel-like amenities for apartment dwellers, space for conference, meeting or personal functions, reestablished commercial uses on the ground floor, and a design that steps down on the ends to reduce the building mass;
 - Economical land use by cleaning up existing environmental site contamination from a dry cleaner and a gas station formerly located on the site, and providing a variety of services in one location in an energy efficient building that meets LEED Silver standards;

- Hotel, retail, and restaurant employment opportunities and shopping particularly suited to the needs of the residents of the city;
 - The reuse of an existing vacant site which contributes to the desired character and form of an established neighborhood by providing a transition from single- and multi-family residential structures in the Old Fourth Ward neighborhood to the large University of Michigan buildings across Glen Avenue and Catherine Street.
- (E) The Property described above meets the standards for approval as a Planned Unit Development, and the regulations contained herein do not constitute the granting of special privilege nor deprivation of property rights.

Section 4: PUD Regulations

(A) Permitted Principal Uses of the development as depicted in the attached Site Plan shall be:

1. Lower Levels. Vehicular and bicycle parking.
2. Ground Floor. Not less than 5,000 square feet of floor area will be any combination of: retail sales; restaurant or bar; and/or personal or business services. The remainder of the ground floor may include those uses or hotel. Hotel (“Hotel”) includes: guest rooms; balconies and terraces; common areas; lobbies, front desk, administrative and management support services; fitness centers; meeting, conference, reception and banquet facilities; food and beverage service, and related kitchens and support services. All other uses, including office and medical/dental, are prohibited.
3. Second Level. Hotel; restaurant or bar.
4. Third through Seventh Levels. Hotel.
5. Eighth and Ninth Levels. Multiple-family dwellings; Hotel. Multiple-family dwelling units that are rented at any time are subject to rental certification requirements of the City of Ann Arbor. Hotel uses may not exceed 1,000 square feet in floor area per floor.
6. Penthouse. Mechanical systems, telecommunication devices, and antenna.

(B) Permitted Accessory Uses shall be:

1. Home occupations only in multiple-family dwellings.
2. Special events requiring a temporary outdoor tent. Temporary use of tents shall not exceed a period of one week per use, and a maximum of eight occurrences per calendar year.

(C) Setbacks

North (Catherine Street): 0 feet
 East (Glen Avenue): 0 feet

South (East Ann Street): 0 feet
West: 0 feet

- (D) Height. Maximum of nine-stories plus a penthouse, not to exceed 109 feet, four inches.
- (E) Lot Size. Minimum and maximum 23,573 square feet (0.54 acres).
- (F) Floor Area Ratio. Maximum ~~590.4568.0~~ %.
- (G) Parking. ~~203-195~~ lower level vehicle spaces, plus ~~496~~ valet (double-parked) spaces. 8 of the ~~203-195~~ spaces are reserved for parking controlled solely by Angelo's restaurant or its successors. 34 bicycle parking spaces: ~~184~~ Class A Spaces on Level L1, 6 Class B at the corner of Catherine and Glen, and ~~10-14~~ Class B spaces ~~near the corner of Glen and along East Ann~~.
- (H) Landscaping, screening, and buffers.
 - 1. Conflicting Land Use Buffer -- There is a 9-foot conflicting land use buffer on the north side of the proposed trash/recycle area. Four arborvitae are required in the 9-foot buffer. No buffer is required on the west side of the proposed trash/recycle area because it abuts the neighboring trash enclosure. Both enclosures will be contained by 8-foot masonry walls.
 - 2. 10 street trees are required as shown on the site plan.
- (I) Site Access. One curb cut shall be permitted on East Ann Street.
- (J) Architectural Design.
 - 1. Exterior Materials -- Principle building materials shall be brick, stone, cast stone, precast concrete, metal and glass. Panel brick and EIFS are not permitted.
 - 2. Entrances -- All ground level spaces shall include entrances adjacent to the pedestrian walkway on either Glen, East Ann or Catherine. Service related entrances are permitted on the west side of the property at the shared service drive.
 - 3. Massing -- The building shall include an identifiable base not more than two stories tall with a horizontal cornice element that separates the base from upper stories. The building massing shall step back on levels 8 and 9 to reduce the visual mass of the building.
 - 4. Street Level -- The first level shall include large glass elements facing the pedestrian sidewalk on Glen, Ann and Catherine. The building corners closest to Glen and East Ann, and to Glen and Catherine, shall be setback to include

enhanced open space at each corner. Outdoor seating shall be allowed as shown on the site plan.

5. Screening -- All mechanical units and solid waste shall be screened from view from adjacent properties.

Prepared by Jill Thacher

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