

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of April 5, 2022

**SUBJECT: Maple Cove II Site Plan and Wetland Use Permit for Planning Commission Approval
(1605 North Maple Road)
File No. SP21-028**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission approves the Maple Cove II Site Plan (1605 North Maple Road) dated February 02, 2022, as the site plan complies with all applicable requirements of the Unified Development Code, and other applicable laws, ordinances, standards, and regulations and based upon the following condition:

- All parcels must be combined before issuance of any Building Permits.

PROPOSED CITY PLANNING COMMISSION MOTION

The Planning Commission approves the Wetland Use Permit for the Maple Cove II project site plan.

STAFF RECOMMENDATION

Staff recommends that this petition be **approved**, because the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; comply with local, state and federal laws and regulations.

Staff recommends that the wetland use permit be **approved** because issuance of the permit is in the public interest, the permit is necessary to realize the benefits from the development, and the activity is otherwise lawful.

LOCATION

The site is located on the west side of North Maple Road at the corner of Miller Road.

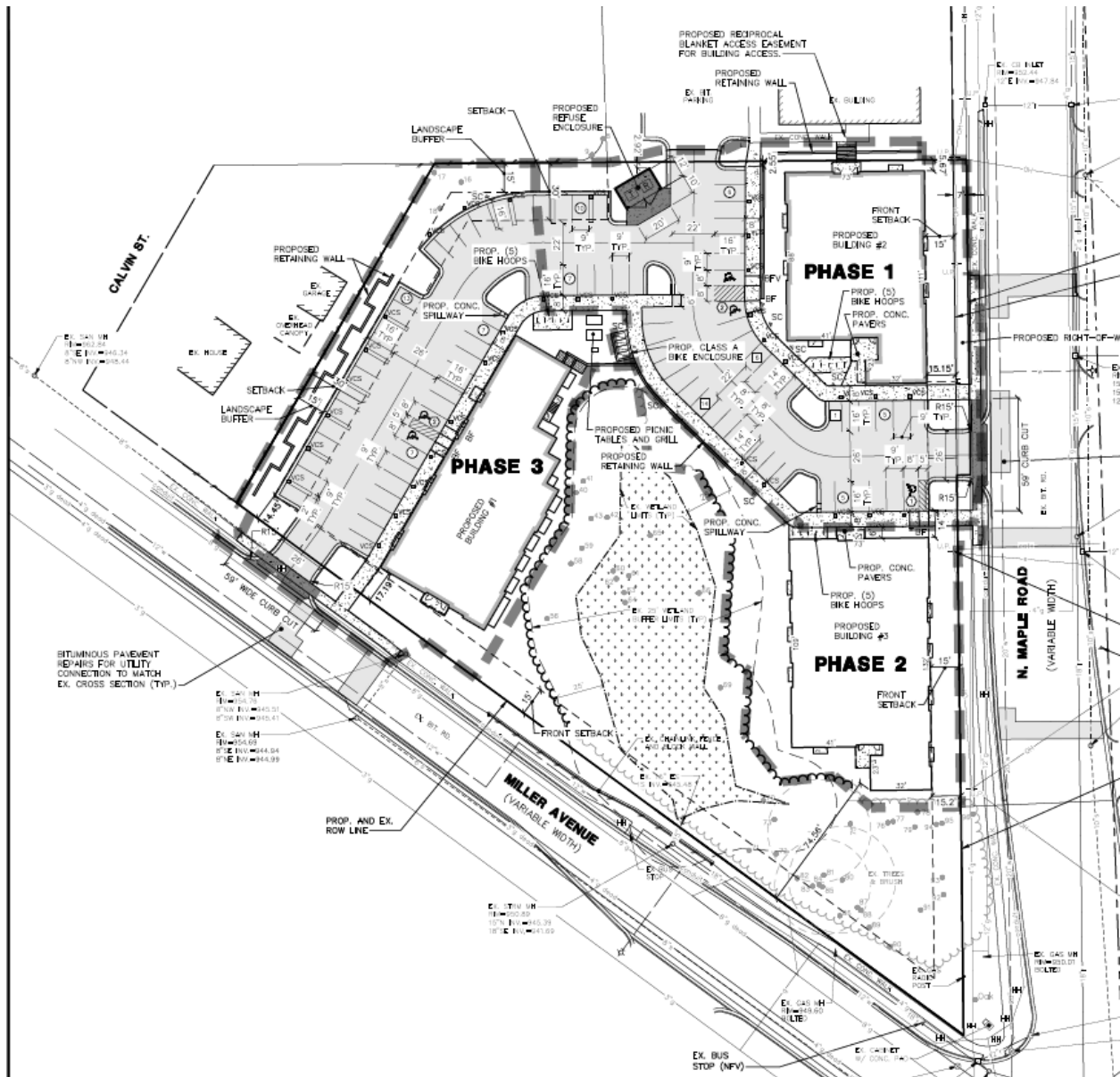
DESCRIPTION OF PETITION

The subject site is 2.56 acres and the petitioner plans to construct three three-story apartment buildings. Two building are located along Maple Road and one building will front on Miller Road. The site currently contains five parcels; these parcels will be combined after project approval. The petitioner will demolish the two existing single-family houses and a detached garage. There are no other structures on the project site. The project will contain 70 total apartments: 23 one bedroom and 47 two bedroom apartments. The apartments will range in size from 630 to 1,050

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square feet. Each apartment building will have an approximately 1,200 square foot rooftop patio available for use by the residents only.

The apartment buildings will be served by a drive from Maple Road and one drive from Miller Road leading to an 86 space parking lot. The parking lot will also provide vehicular access to the existing Maple Cove development to the north. Both of the sites will be managed as one apartment community with cross vehicular and pedestrian access provided for both developments. The petitioner is providing a small picnic and seating area adjacent to the wetland area. This will be available for residents or both developments.



The development site has a dual zoning designation with the triangle parcel at the corner of Miller and Maple Roads zoned R1C. While that parcel will be combined with the remaining parcels that are Zone O (Office) there will be no new development in that area. The remainder of the parcel is zoned O (Office) and residential uses are permitted by right subject to the USE

standards of the residential, but the Area, Height and Placement regulations of the Office district.

A total of 86 vehicle (including 20 compact and 5 barrier-free spaces) and 38 bicycle (8 Class A, 30 Class C) parking spaces are required for construction of the new apartment buildings. All vehicle parking spaces for the apartment buildings will be located in between the three apartment buildings and in the rear. The 4 enclosed bicycle parking spaces (lockers) will be provided near the center of the site adjacent to the picnic area.

The site is part of the Garden Homes Drainage District, which is under the jurisdiction of the Washtenaw County Water Resources Commissioner (WCWRC). The storm water treatment system, located under the parking lot at the rear of the apartment buildings, has been reviewed by the WCWRC (preliminary approval has been granted). Based on the total of impervious surface on the site, the petitioner is required to provide first flush and bankfull and 1% chance event (formerly 100 year) storm detention capacity. All storm water runoff from the site including the single-family parcels and the private street will be treated on site. Currently no storm water management system is on the site. There are ten landmark trees on the site and seven will be removed as a result of construction; 40 new mitigation trees will be planted on the site as required by code.

There is a .2 acre wetland located on the site. The petitioner has provided the required 25-foot-wide wetland buffer. A Wetland Use Permit is required to be approved with the site plan. There will be limited disturbance of the wetland buffer by the removal of an existing detached garage that is located within the buffer zone. A new retaining wall will be constructed along the edge of the buffer and adjacent to a new sidewalk and parking area. The wetland water budget will be maintained by directing some of the modified storm water surface flow to the existing wetland.

The parking lot will be landscaped according to City Code requirements and a conflicting land use buffer will provided along the western side of the parcel. Additional trees have been provided along the front of the buildings adjacent to Miller and Maple Roads.

The estimated cost of construction is \$10,000,000.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Residential	O (Office District)
EAST (across Maple Road)	Residential	C3 (Fringe Commercial District)
SOUTH (across Miller Road)	Residential	C3 (Fringe Commercial District)
WEST	Residential	R1C (Single-Family Residential)

COMPARISON CHART

		EXISTING	PROPOSED	REQUIRED
Zoning		O (Office District)	O (Office District)	O (Office District)
Gross Lot Area		2.53 Acres (111,575 sq ft)	2.53 Acres (111,575 sq ft)	6,000 sq ft MIN
Setbacks	Front	N/A	15 ft (Maple Road) 17 ft (Miller Road)	15 ft MIN 40 ft MAX
	Side(s)	N/A	6 ft (north)	0 ft
	Rear	N/A	82 ft (west)	30 ft (Adjacent to R1C)
Height		N/A	36 ft 4 in (max to parapet)	55 ft/ 4 stories MAX
Parking - Automobiles		N/A	86 total spaces	70 MIN
Parking – EV		N/A	7 EV Installed 18 EV Ready 45 EV Capable	7 EV Installed 18 EV Ready 45 EV Capable
Parking – Bicycles		N/A	8 Class A 30 spaces Class C	7 space MIN Class C 7 spaces MIN Class A

PLANNING BACKGROUND

The 2009 City of Ann Arbor Master Plan: Land Use Element identifies this parcel as Site 8 in the West Area. The future land use recommendation for Site 8 indicates housing as the preferred option, but also supports office uses as residential demand declines. Office uses are noted to be an acceptable alternative to residential uses, as that use would buffer the Calvin Street neighborhood from noise and traffic on Maple Road. Commercial uses are specifically noted as not appropriate for Site 8.

STAFF COMMENTS

Planning – Planning staff inquired about the inclusion of sustainability items in line with the City’s Climate Action Goals and as frequently requested by Planning Commission. The petitioner will be prepared to discuss this at the meeting. Planning staff requested more of a ‘front’ face along Miller Road to adhere with our Community Design principles. The petitioner has provided additional landscaping in this area to ‘soften’ the appearance from Miller Road. Other than the design concern, staff supports redevelopment of this site as residential, which is consistent with the City’s Master Plan. The proposed re-development of this site will result in an improvement to the Maple Road Corridor and will bring the parcel into conformance with all existing development codes and regulations.

Per requirements of the Citizen Participation Ordinance, the petitioner held a virtual neighborhood meeting to present the project and gather feedback from the neighboring residents. There were two neighbors in attendance, a link to the final report is [here](#).

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Reviewed by Brett Lenart
3/8/22

Attachments: Zoning and Parcel Map
Aerial Photo
[Site Plan](#)

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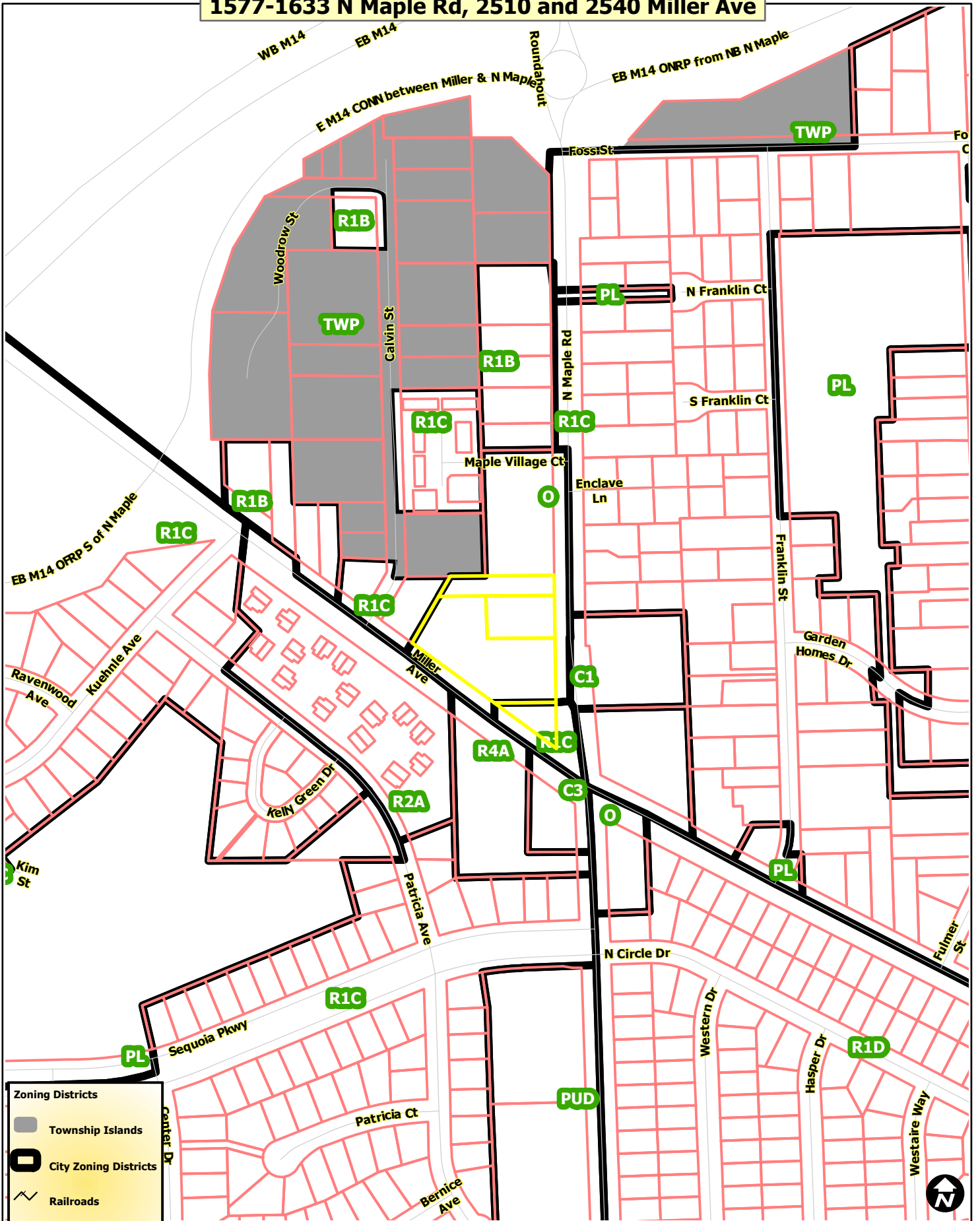
Civil Engineer: Heath Hartt
Midwestern Consulting, LLC
3815 Plaza Drive
Ann Arbor, MI 48108

Petitioner: Moe Kasham
Maple Cove of Ann Arbor LLC
4197 Carpenter Road
Ypsilanti, MI 48197

Owner: Maple Cove of Ann Arbor LLC
4197 Carpenter Road
Ypsilanti, MI 48197

Systems Planning
File Nos. SP21-028, WUP22-002

1577-1633 N Maple Rd, 2510 and 2540 Miller Ave



Zoning Districts

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



Map date: 3/16/2022
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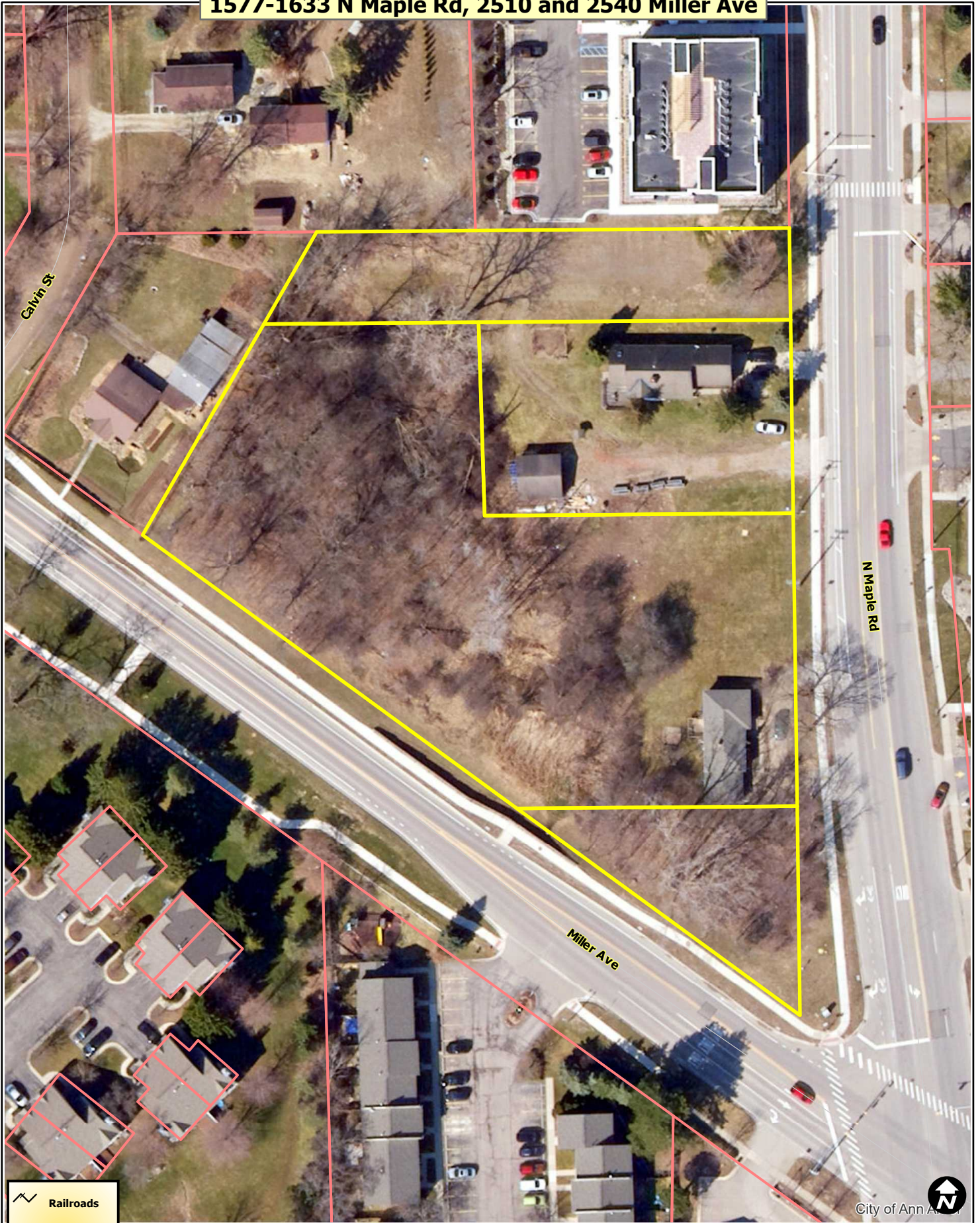


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