

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of September 10, 2013

**SUBJECT: U-Haul Moving & Storage of Ann Arbor Site Plan for City Council Approval
(3655 South State Street)
File No. SP13-007**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the U-Haul Moving & Storage of Ann Arbor Site Plan and Development Agreement, subject to approval of the plan by the Washtenaw County Water Resources Commissioner prior to City Council action on the site plan.

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; and would not have a detrimental effect on public health, safety or welfare.

STAFF REPORT

The U-Haul Site Plan was postponed by the Planning Commission at the July 2, 2013 meeting to allow for review of revised plans that address issues noted by the City's System Planning, Natural Resources, and Planning staff. After completing the review of revised plans, City staff have confirmed that all outstanding review issues have been addressed. In addition, a site development agreement has been prepared to address off-site utility improvements.

At the July 2nd meeting, the Planning Commission raised several areas of concern that are discussed below:

Pedestrian Connection from South State – In response to concerns from City staff and Planning Commission, the petitioner has moved the connection from the north side of the driveway to the south side of the driveway. While this eliminated a potential pedestrian-vehicular conflict point at the southwest corner of the building, it does result in an angled pedestrian crossing of the drive to the site. The required bicycle parking has been moved to a pad adjacent to the pedestrian walk.

Landscaping along South State – The petitioner has revised the plan to comply with regulations for Right-of-Way landscape buffers. The landscape buffer provided will contain seven trees and dense shrub plantings forming a continuous landscape screen. The Natural Resources Planning Coordinator has completed the review of the revised landscape plan and has confirmed compliance with City Code. A computer image of the proposed view from South State is attached.

Lighting (Interior and Exterior) – An exterior photometric plan has been attached. At the request of Planning Commission, the petitioner has provided an interior lighting and egress plan for the enclosed self-storage. Interior lighting and egress plans will be reviewed at the building permit stage for adherence to applicable building codes.

Signage – The petitioner reviewed the concerns of Planning Commission and determined site and sign visibility is sufficient at this time. There are no changes proposed to the existing signage installed on the site.

Prepared by: Matthew Kowalski
Reviewed by: Wendy Rampson
9/5/13

Attachment: 7/2/13 Planning Staff Report
7/24/13 Revised Landscape Plan
9/3/13 Development Agreement
Self-storage Building Interior Layout and Lighting Plans
View from South State with Proposed Landscaping

c: Systems Planning

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of July 2, 2013

**SUBJECT: U-Haul Site Plan for City Council Approval
(3655 South State Street)
File No. SP13-007**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the U-Haul Site Plan, subject to approval of the plan by the Washtenaw County Water Resources Commissioner prior to City Council action on the site plan.

STAFF RECOMMENDATION

Staff recommends that this petition be **postponed** to allow the petitioner to address planning, landscape and engineer review comments.

LOCATION

The site is located on east side of South State Street, south of Interstate 94 (South Area, Malletts Creek Watershed).

DESCRIPTION OF PETITION

The petitioner seeks to construct a 1,246 square foot addition to the front of an existing retail building; a new 4,994 square foot, single-story warehouse; and a 11,696 square foot, single-story self storage building. The new self-storage building will have interior hallways to access all storage lockers. The warehouse building will be open in the interior for storage of large items. Both new buildings will be located in the rear of the site and not visible from State Street.

The site currently contains one 8,861 square foot retail/service building and four self storage buildings ranging in size from 3,000 square feet to 5,250 square feet. There will be 10 vehicle parking spaces provided for the retail use and 23 parking spaces provided for rental vehicles and warehouse storage uses. A total of 2 Class B bicycle spaces (1 bicycle hoop) will be located at the front of the building and adjacent to the sidewalk leading to the retail entrance. Two additional spaces will be provided inside the rear (garage) portion of the retail building or adjacent to the building's exterior. There is currently 1 curb cut leading to the site, this curb cut will remain after completion of this project.

Based on the total of impervious surface on the site, the petitioner is required to provide first flush, bankfull and 100 year storm detention capacity. The storm water management system for the site was originally constructed in 1991 for previous site planned improvements that were never constructed. The existing system utilizes a large detention pond at the rear of the site,

will be upgraded to increase capacity based on current storm water standards. The pond discharges into Malletts Creek, which runs parallel to the north property line; as a result, the storm water system is under the jurisdiction of the Washtenaw County Water Resources Commissioner.

There are no landmark trees located on the site and no trees will be removed. There are some steep slopes that exist on the site; however these slopes are man-made and the result of the construction of the detention basin in 1990. The petitioner did submit a natural features mitigation plan. This plan has been reviewed and accepted by the City's Forestry and Natural Resources Coordinator, no mitigation is required. Currently, there are no interior landscape islands on the site. The petitioner is required to bring the site up to current landscaping standards. This will result in additional right-of-way buffer vegetation and additional landscape islands and landscaping, including four new landscape islands, 22 new trees and numerous shrubs being added to the site.

As required by the Citizen Participation Ordinance, the petitioner mailed out postcard notification. There were no comments submitted by the public in response to the mailing. Staff has received one communication from an adjacent property owner; a copy of this email is included in the packet.

The estimated cost of construction will be \$1.2 million.

COMPARISON CHART

		EXISTING	PROPOSED	REQUIRED
Zoning		M1A (Limited Light Industrial District)	M1A (Limited Light Industrial District)	M1A (Limited Light Industrial District)
Gross Lot Area		203,566 sq ft	203,566 sq ft	13,000 sq ft MIN
Floor Area in % of Lot Area		12% (23,720 sf)	21% (41,656 sf)	75% MAX
Setbacks	Front	45 ft	20 ft	15 ft MIN, No MAX
	Side(s)	4 ft 9 inches	4 ft 9 inches	0 ft MIN
	Rear	500+ ft	154 ft (self storage building)	0 ft MIN
Height		14 feet MAX	31 ft (Warehouse) 14 ft (Retail) 13 ft (Self Storage)	35 ft MAX
Parking - Automobiles		49 spaces (retail and rental vehicle staging)	33 spaces – retail and storage customers 19 spaces – rental vehicle staging	31 spaces MIN
Parking – Bicycle		None	2 Class B 2 Class C	2 Class B MIN 2 Class C MIN

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Office	M1 (Limited Industrial District)
EAST	Office	RE (Research District)
SOUTH	Office	RE (Research District)
WEST	Commercial	TWP (Township)

HISTORY

The existing retail building was constructed prior to 1970 when the parcel was in Pittsfield Township's jurisdiction, and no site plan exists on file. The site was annexed in 1971. In 1984, a site plan was approved to demolish the existing building and construct two new storage and service buildings with a total of 39,110 square feet. These planned improvements were never constructed. In 1991, a site plan was approved to remodel the existing retail building, construct the four existing storage buildings and the existing detention pond as Phase 1 and an additional five storage buildings as Phase 2. Phase 1 was completed, including the detention pond, however Phase 2 was never constructed and the site plan expired. In 2000, a site plan was approved to construct four additional storage buildings and modify the parking and landscaping on site. The buildings and improvements were not constructed and the site plan expired.

PLANNING BACKGROUND

The City of Ann Arbor Master Plan: Land Use Element identifies this parcel as part of the South Area and recommends research and industrial uses. The plan contains design recommendations for commercial development, including the use of masonry, extensive landscaping, reduced setbacks along the street and public access linkage. This site was included in the South State Street Corridor Plan and recommended for office uses in the future. The Plan also recommends enhanced non-motorized access to buildings, and aesthetic improvements recognizing State Street as a gateway corridor to the City.

The Non-Motorized Plan recommends bicycle lanes and sidewalks on both sides of the street for South State Street and Ellsworth.

The Transportation Plan Short-term Recommendations propose intersection improvements at State and Ellsworth intersection along with a traffic corridor study on Ellsworth from State Street to Platt Road; a roundabout at this intersection is currently under construction. The Mid-term Recommendations propose a traffic corridor study along South State Street between Eisenhower and Ellsworth Blvd. The Long-term Recommendations propose intersection improvements north and south of I-94.

STAFF COMMENTS

Systems Planning (Engineering) – No sanitary sewer mitigation will be required. Outstanding issues regarding the water main location and easement must be addressed prior to site plan approval.

Systems Planning (Landscaping) - The proposed plan will bring the site into compliance with current landscaping standards. At this time, the site plan provided does not meet the standards for right-of-way buffer requirements. The petitioner is working to provide the required berm or continuous landscape screen along the front of the property.

Systems Planning (Soil Erosion and Storm Water) – The subject site is under the jurisdiction of the Washtenaw County Water Resources Commissioner (WCWRC). Preliminary approval of the storm water system is needed before City Council approval of the plan.

Planning – The site plan and proposed construction of new building will help organize the site and bring it into compliance with all existing City Codes and requirements. The addition to the retail building will represent an improvement to the existing street façade. The new design, including the addition of front windows in the existing retail building, will be consistent with some the Master Plan: Land Use Element retail design recommendations, such as pedestrian access, additional site landscaping, and reduced setbacks along the street. Although the use of metal panels is consistent with the existing retail building, staff would recommend the use of masonry and other building design elements as recommended in the Master Plan and South State Street Corridor Plan.

The site will provide a public access linkage directly from the public sidewalks and adjacent bus stop to the proposed retail building; however the exact details of the layout have not been finalized.

The petitioner is still working on placement of two additional bicycle parking spaces. The final location will either be inside the retail/service building or adjacent to the building near the public sidewalk linkage.

Prepared by Matt Kowalski
Reviewed by Wendy Rampson

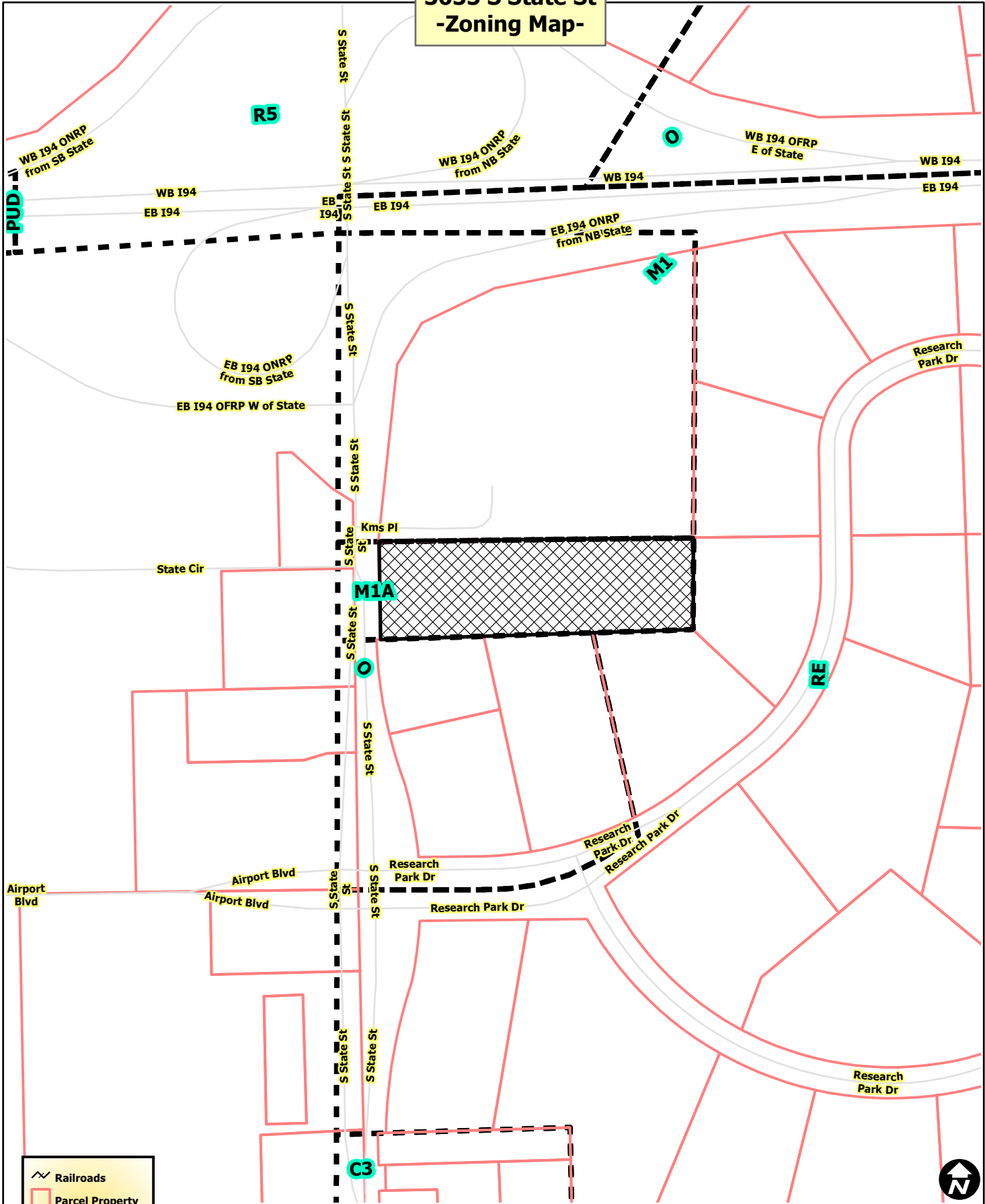
Attachments: Parcel/Zoning Map
Aerial Photo
Site Plan
Landscape Plan
Elevations

c: Petitioner: Samantha Keating
AMERCO Real Estate Company
2727 North Central Avenue
Phoenix, AZ 85004

Owner: Twenty Five SAC
1250 East Missouri Drive
Phoenix, AZ 85014

Systems Planning
File No. SP13-007

3655 S State St -Zoning Map-



	Railroads
	Parcel Property
Zoning	
	Township Island
	Zoning



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 Map Created: 3/26/2013

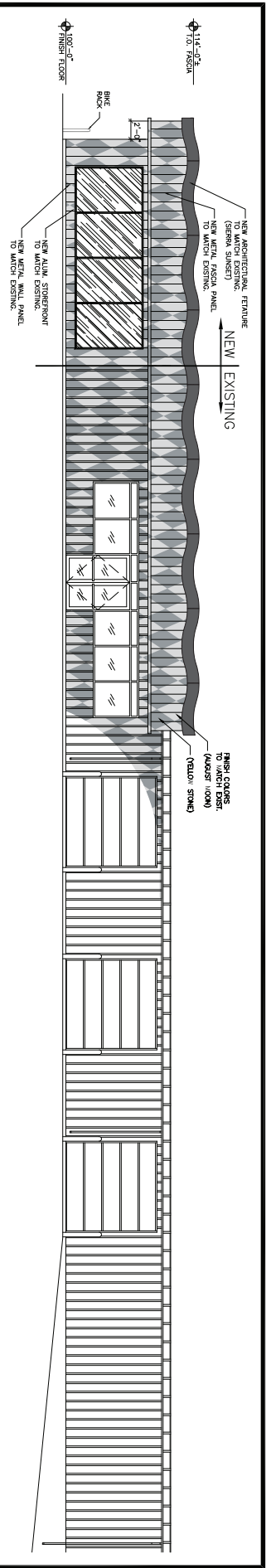
3655 S State St -Aerial Map-



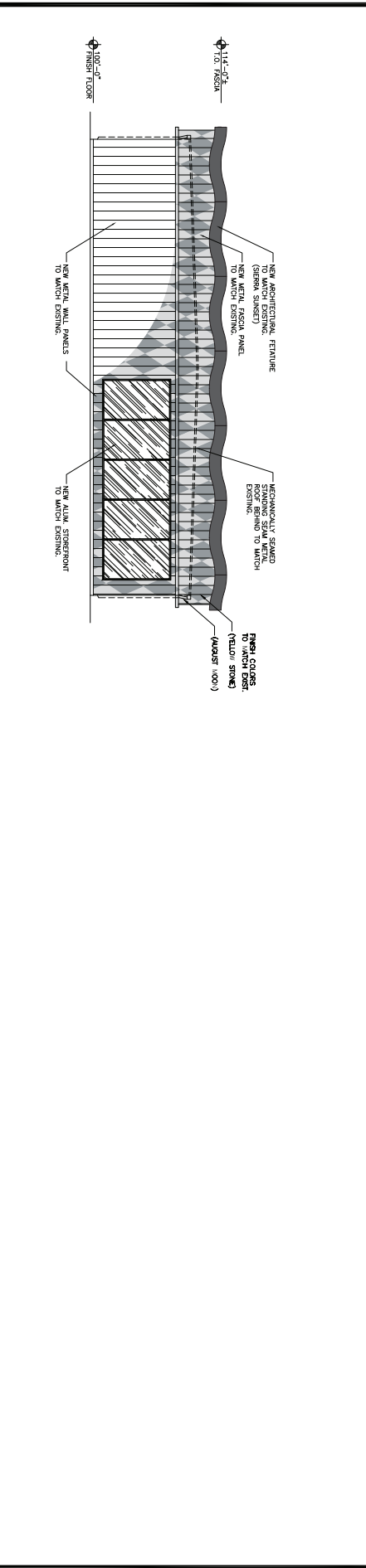
- Railroads
- Parcel Property



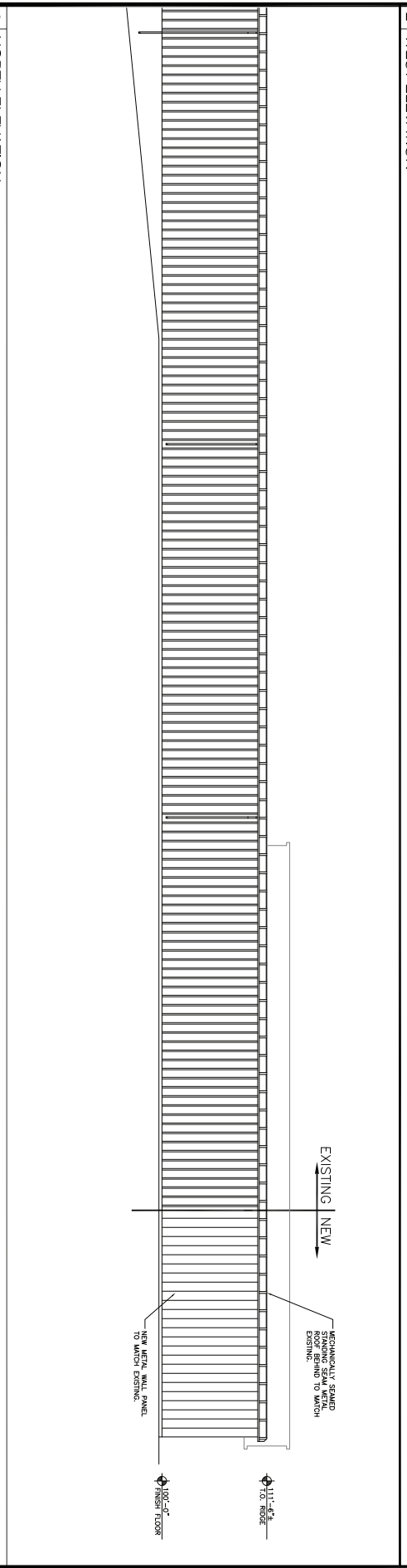
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 Map Created: 3/26/2013



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

GENERAL NOTES

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	03.25.13	SK	SITE PLAN SUBMITTAL
2	05.21.13	SK	SITE PLAN SUBMITTAL / REVISIONS
3			
4			
5			
6			

PROFESSIONAL SEAL:

NO.	DATE	INITIALS	NOTES
1	03.25.13	SK	SITE PLAN SUBMITTAL
2	05.21.13	SK	SITE PLAN SUBMITTAL / REVISIONS
3			
4			
5			
6			

ARCHITECT LOGO:

AMERCO
 REAL ESTATE COMPANY
 CONSULTING ENGINEER
 2700 W. BROADWAY
 PHOENIX, ARIZONA 85009
 P: (602) 263-6602
 F: (602) 277-1018
 SITE ADDRESS:
 U-Hall of Arm Achor
 3655 S. State Street
 Avon Ariz. 85410/8

SHEET COMMENTS:
 Bldg. w/
 Elevations
 752026
 DRAWN: JSC
 CHECKED: SK
 DATE: 03.25.13
 E1
 752026/1/2/8/9

GENERAL NOTES

REVISIONS:

NO.	DATE	WORKS	NOSS
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2	05.21.13	SK	1
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7			
8			

PROFESSIONAL SEAL

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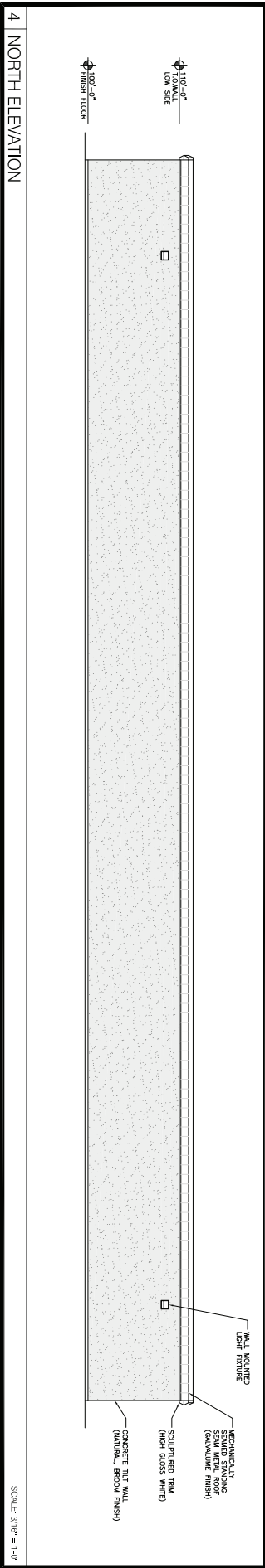
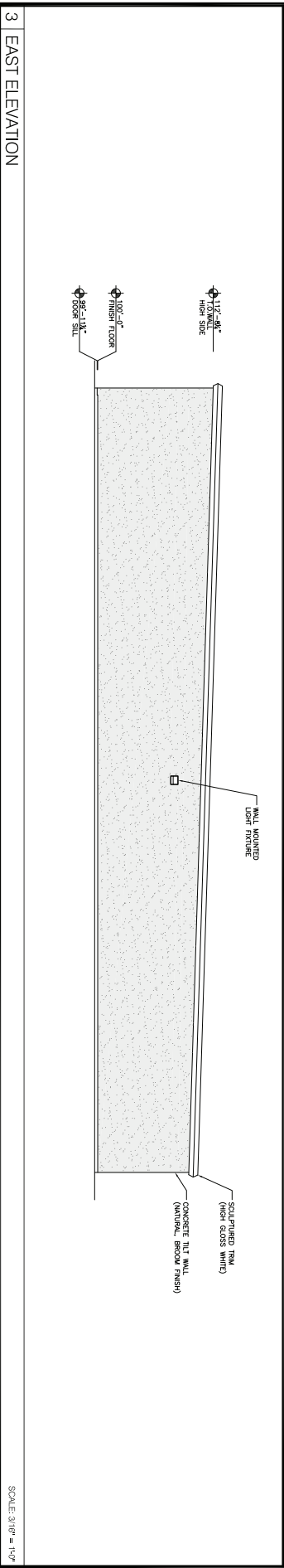
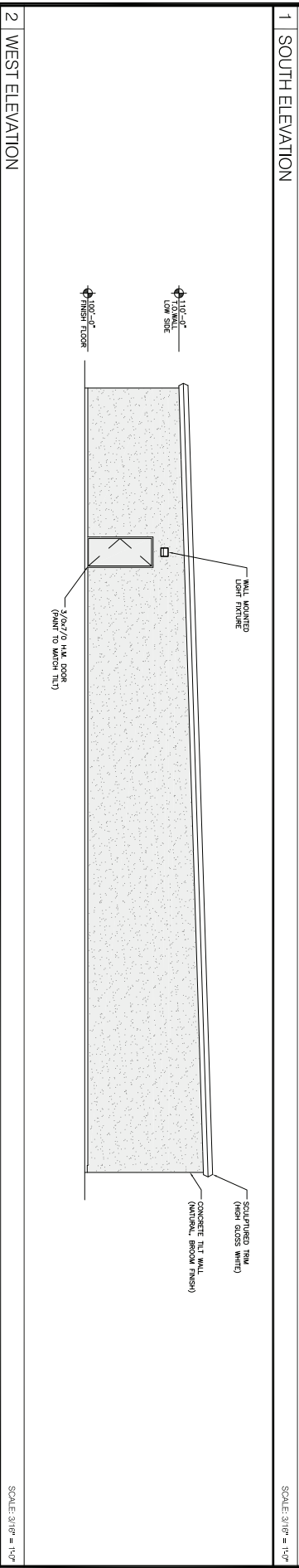
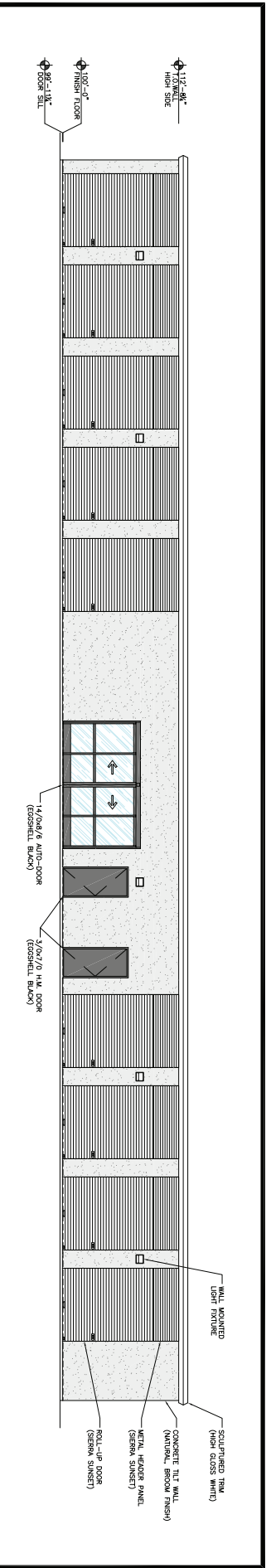
CONSTRUCTION DEPARTMENT
 2700 W. 10th Street
 F: (602) 263-6602
 F: (602) 277-1026

SITE ADDRESS:
 U-Hall of Am Arbor
 3565 S Shaw Street
 Am Arbor, AZ 85108

SHEET CONDITIONS:
 Bldg. 47
 Elevations

752026

DRAMA: 352
 CHECKER: SK
 DATE: 10.23.13
 E3



GENERAL NOTES

REVISIONS:

NO.	DATE	INITIALS	DESCRIPTION
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PROFESSIONAL SEAL

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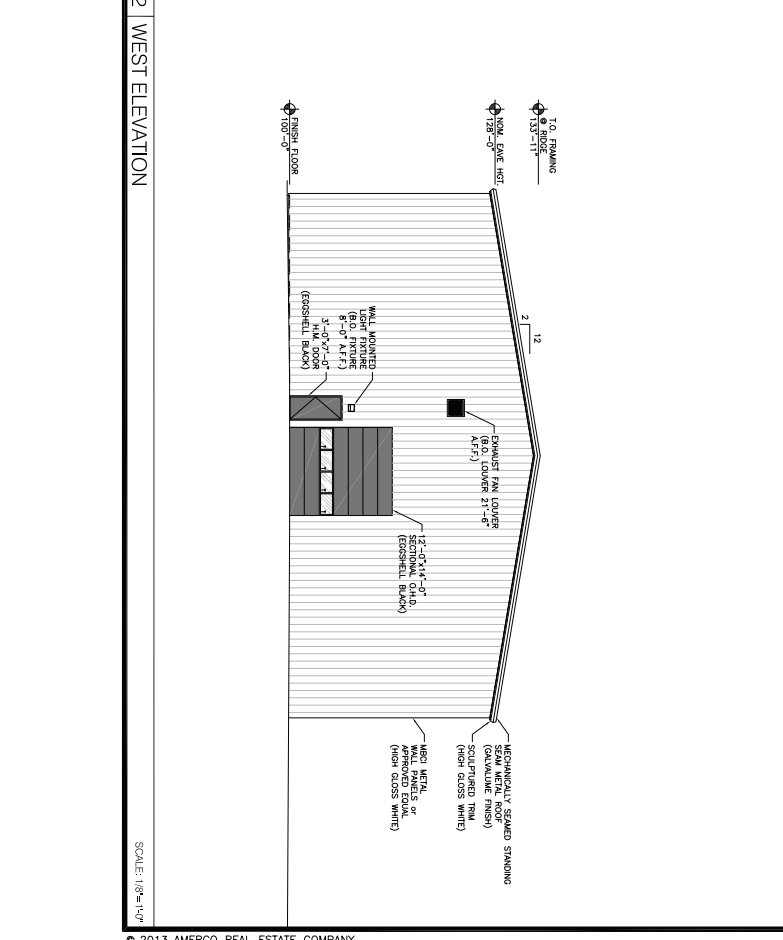
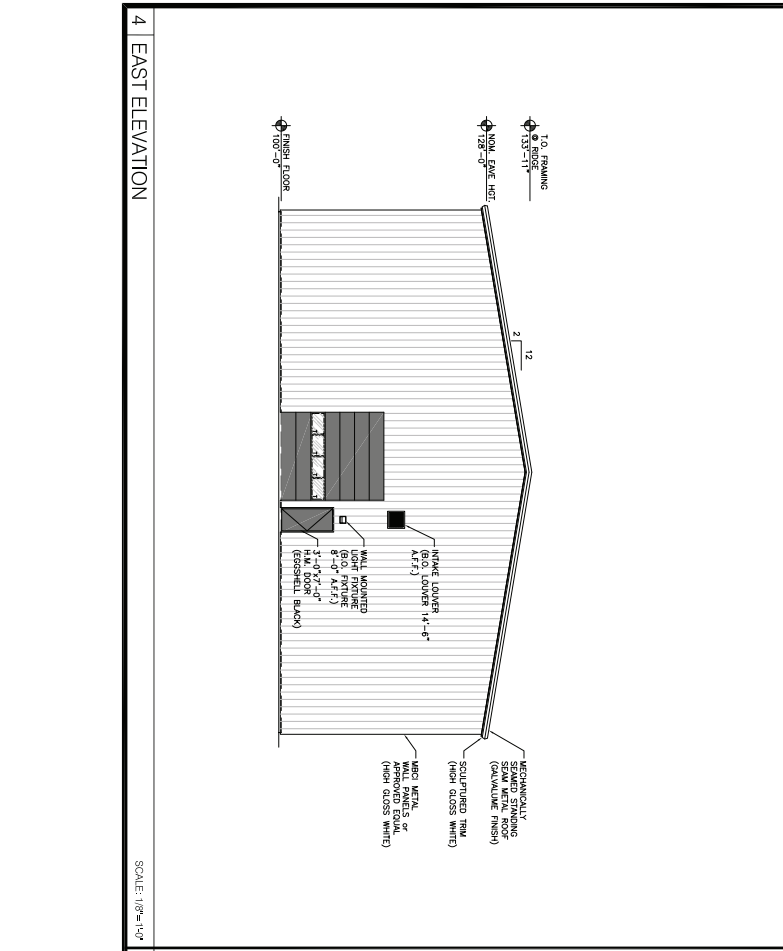
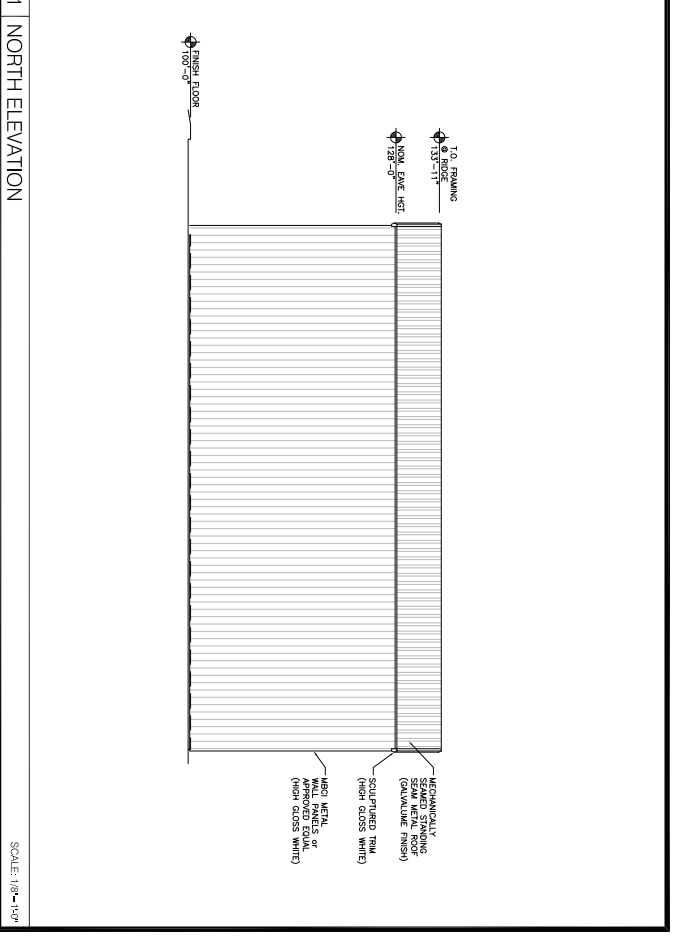
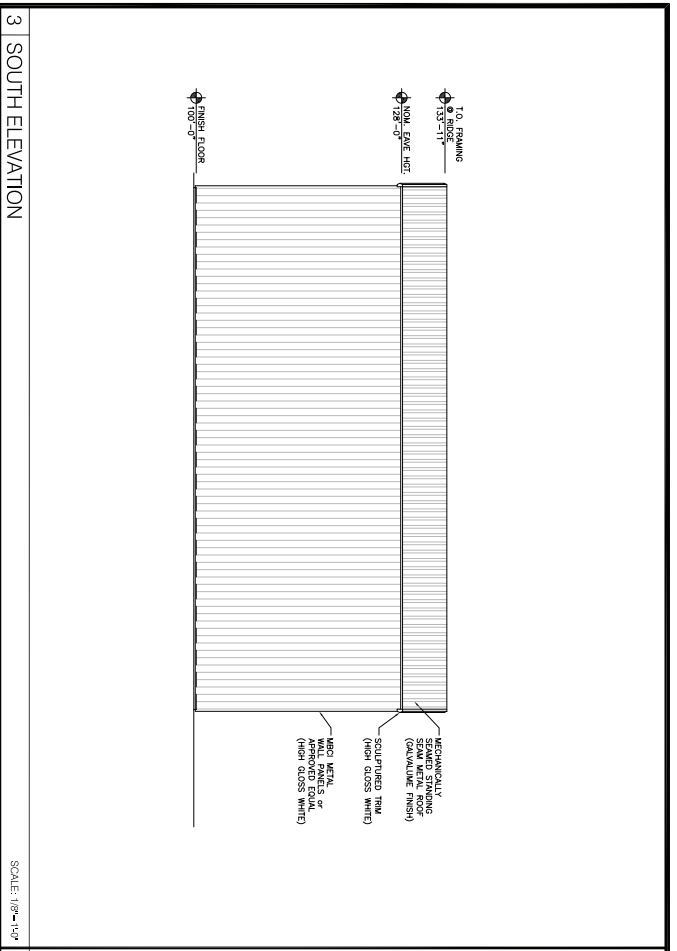
CONSTRUCTION ENGINEER
 7700 W. CENTURY BLVD
 FRENCH CREEK, ARIZONA 85008
 P: (602) 263-6602
 F: (602) 277-1028

SITE ADDRESS:
 U-Hall of Am Arbor
 3665 S Siuoa Street
 Ann Arbor, MI 48108

SHEET CONDITIONS:
 Bldg. p
 Elevations

752026
 E12

2013 AMERCO REAL ESTATE COMPANY
 752026/04/13.dwg



4 | EAST ELEVATION

2 | WEST ELEVATION

3 | SOUTH ELEVATION

1 | NORTH ELEVATION

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

NO.	DATE	INITIALS	NOTES
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4	07.24.13	SK	2ND SITE PLAN RESUBMITTAL
5	08.20.13	SK	3RD SITE PLAN RESUBMITTAL
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AMERCO REAL ESTATE COMPANY

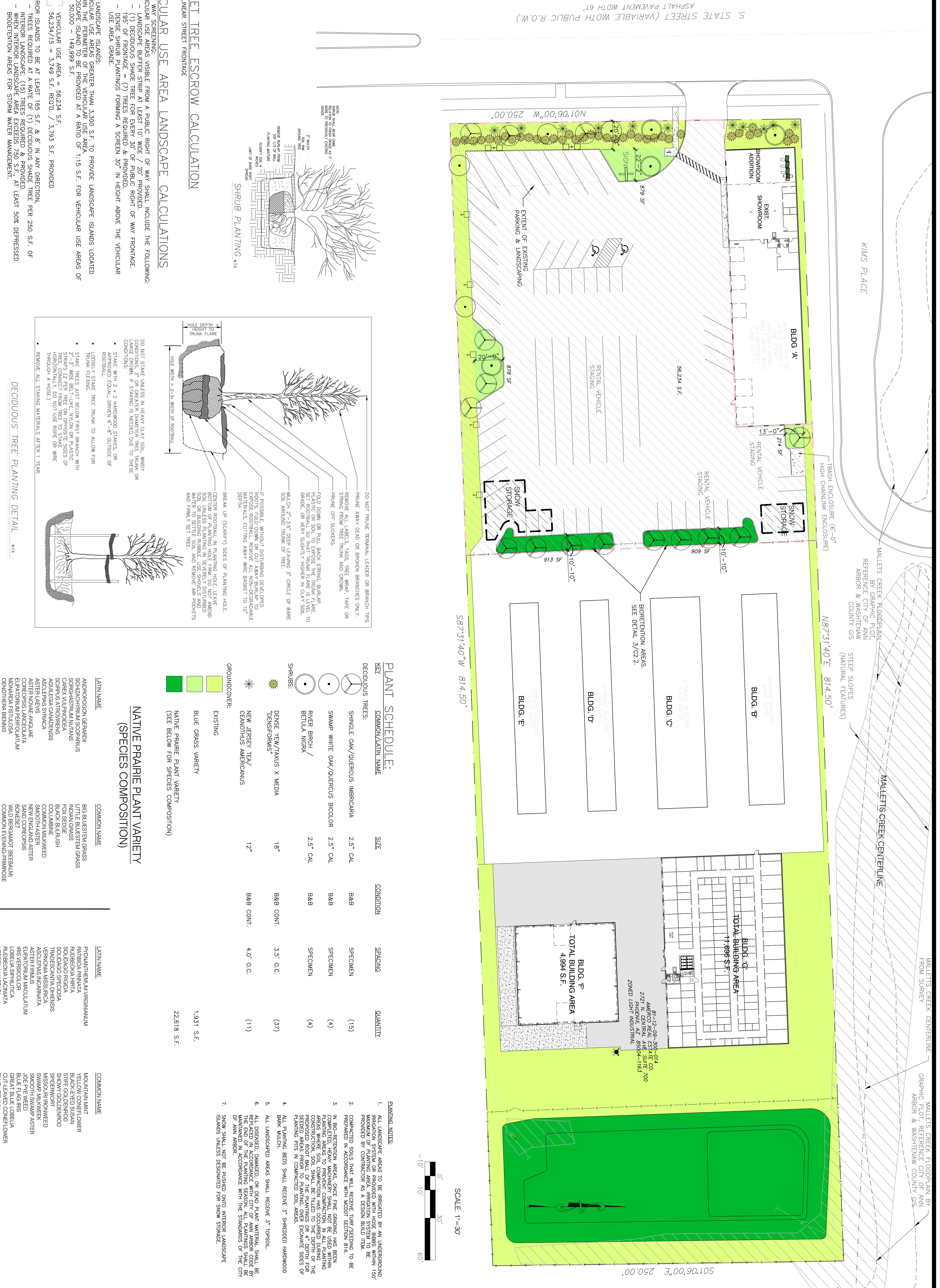
CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502
F: (602) 277-1026

SITE ADDRESS:
U-Haul of Am Arbor
3655 S State Street
Am Arbor, MI 48108

SHEET CONTENTS:
Landscape Plan

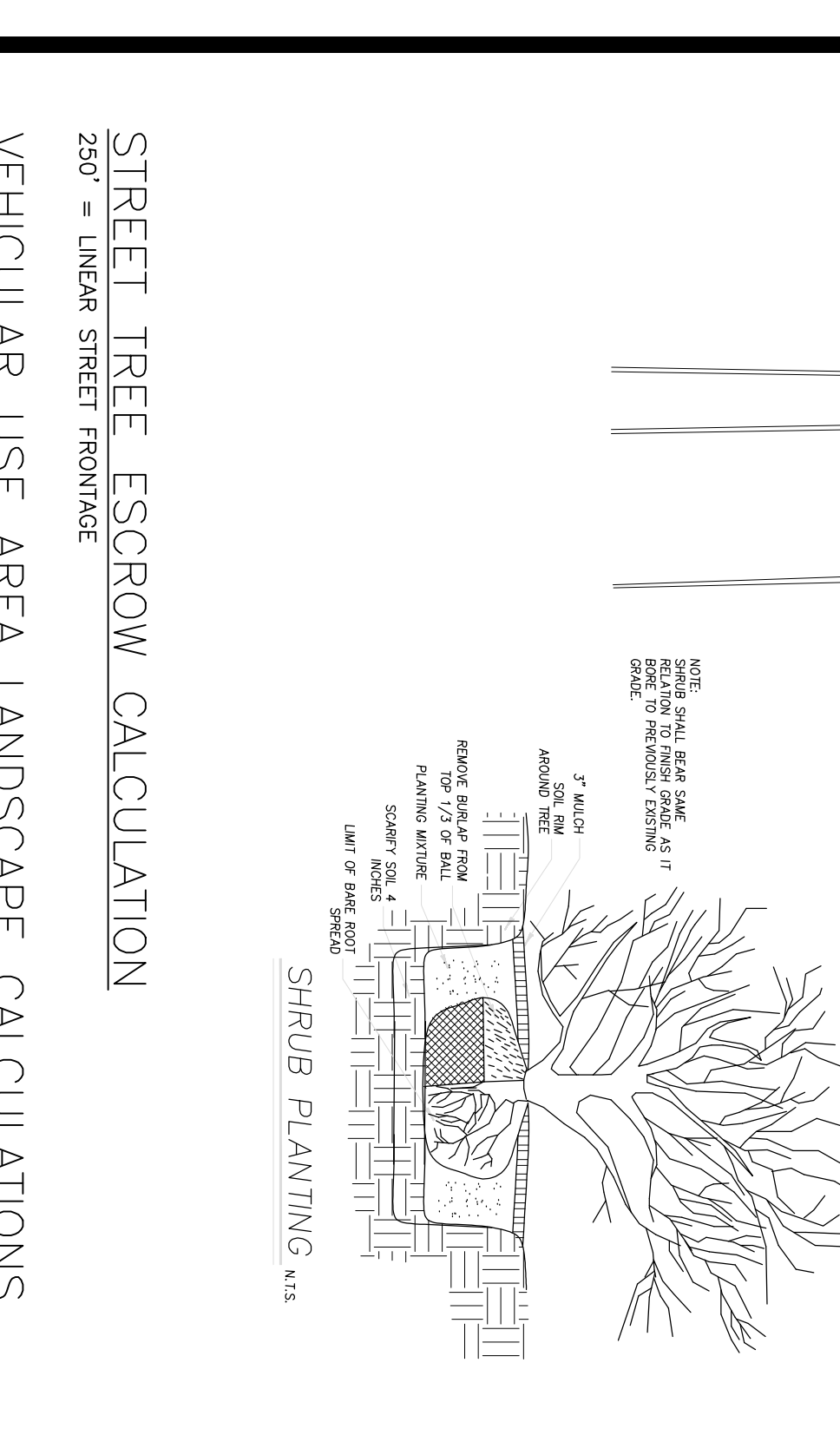
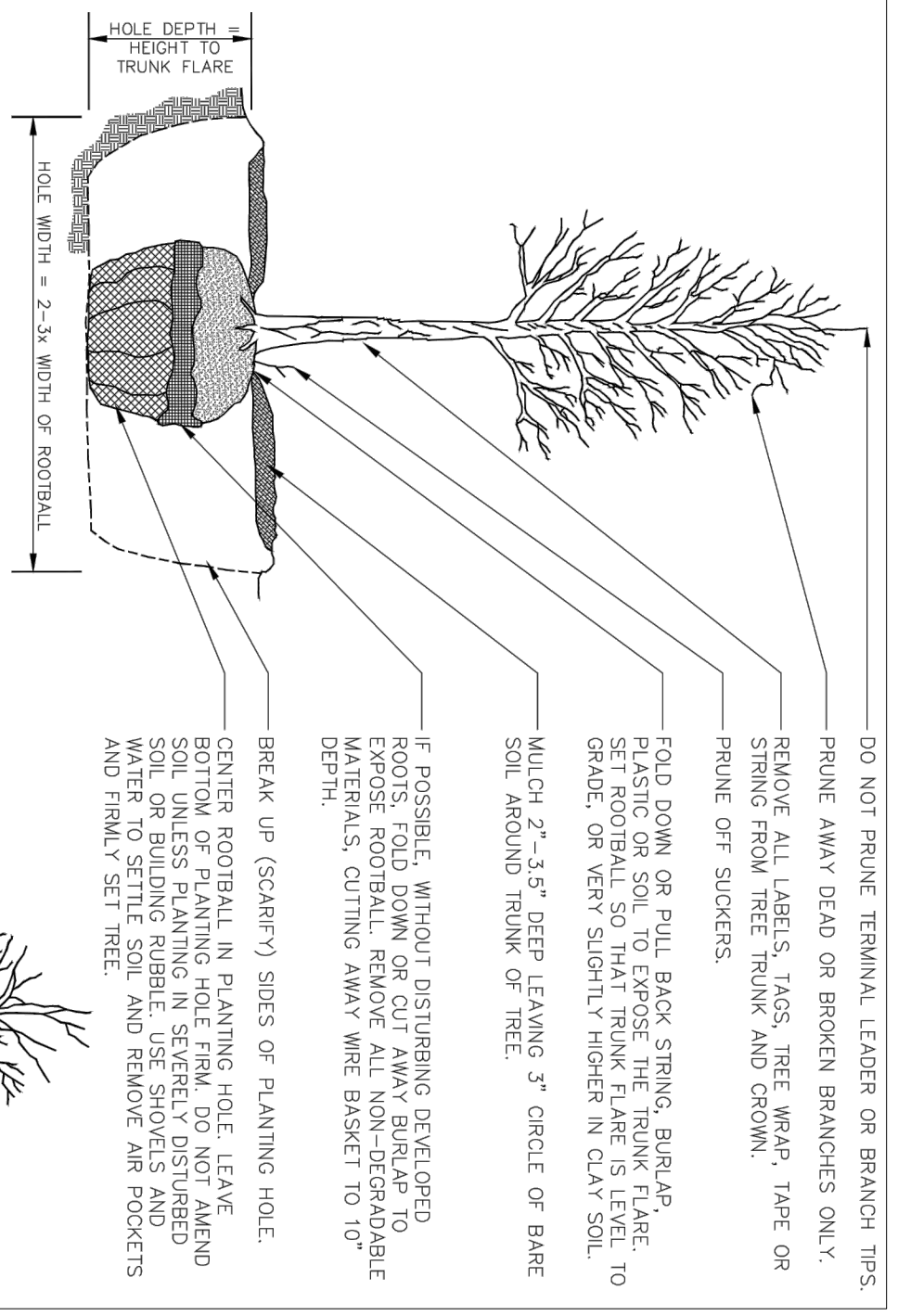
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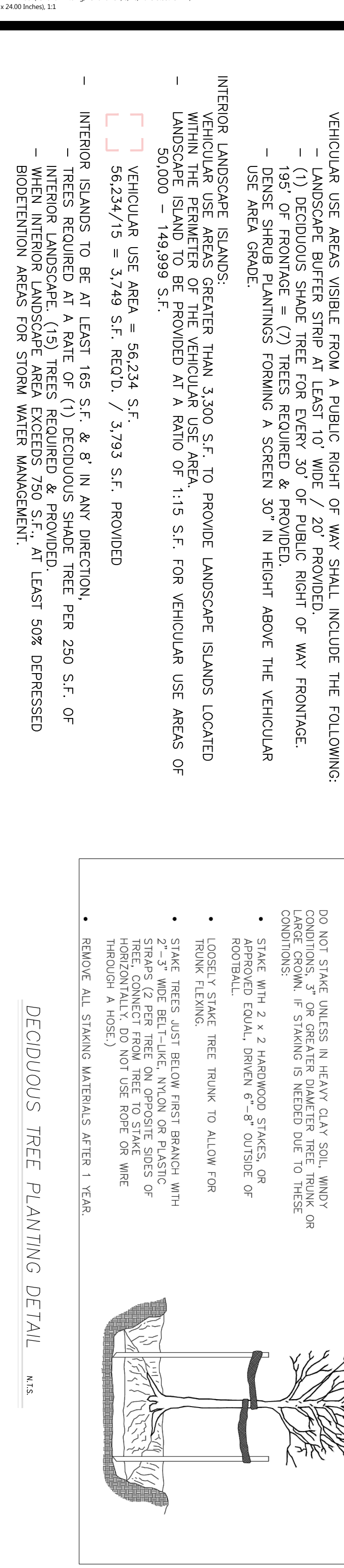


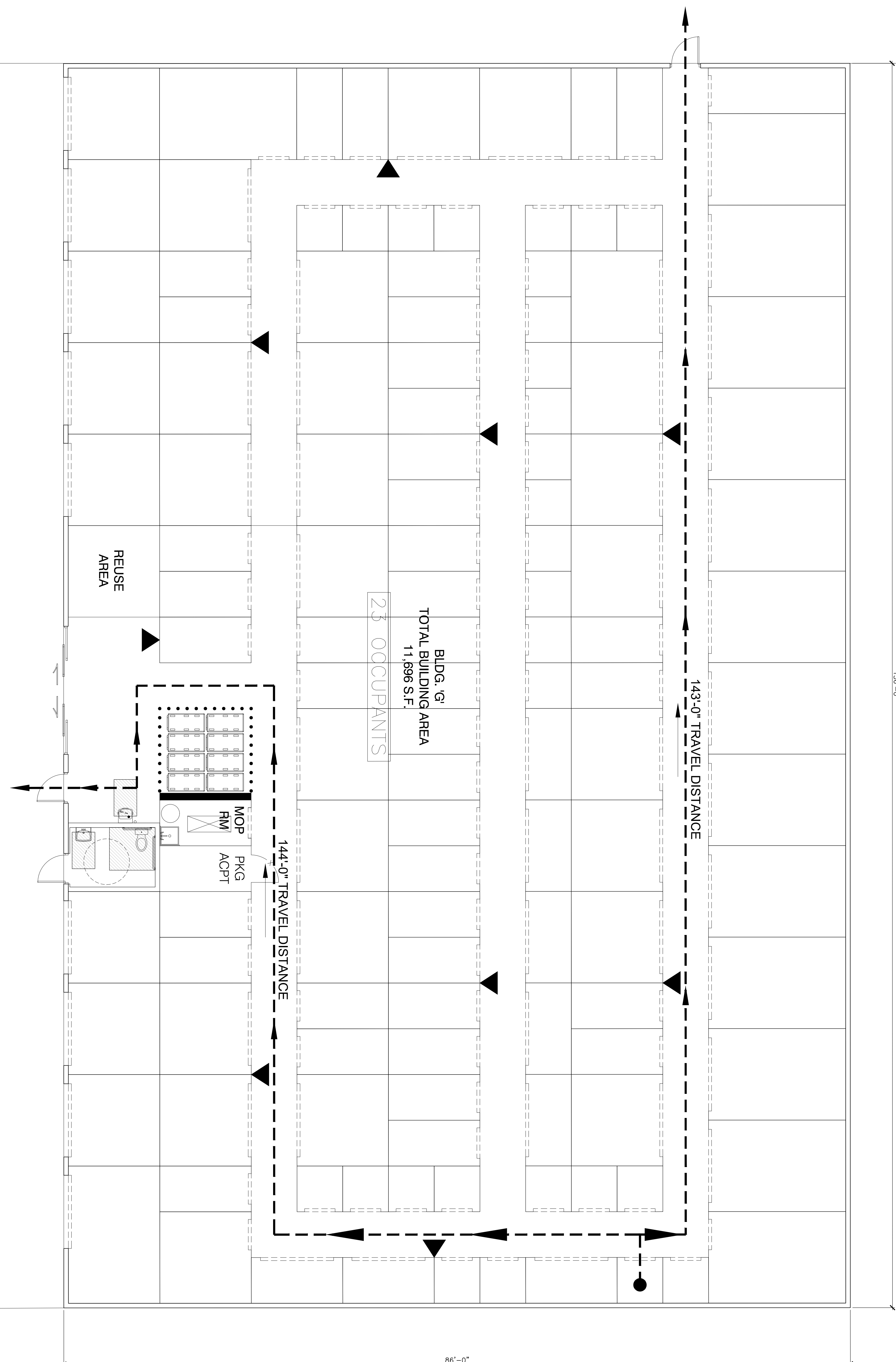
PLANT SCHEDULE:

KEY	COMMON/LATIN NAME	SIZE	CONDITION	SPACING	QUANTITY
DECIDUOUS TREES:					
	SHINGLE OAK/QUERCUS IMBERCARA	2.5" CAL	B&B	SPECIMEN	(15)
	SWAMP WHITE OAK/QUERCUS BICOLOUR	2.5" CAL	B&B	SPECIMEN	(4)
	RIVER BIRCH / BETULA NIGRA	2.5" CAL	B&B	SPECIMEN	(4)
	DENSE YEW/TAXUS X MEDIA 'DENSIFORMIS'	18"	B&B CONT.	3.5' O.C.	(37)
	NEW JERSEY TEA/CELANTHUS AMERICANUS	12"	B&B CONT.	4.0' O.C.	(11)
	NATIVE PRAIRIE PLANT VARIETY (SPECIES COMPOSITION)				22,618 S.F.
	NATIVE PRAIRIE PLANT VARIETY (SPECIES COMPOSITION)				1,931 S.F.



DECIDUOUS TREE PLANTING DETAIL





BLDG. 'G'
TOTAL BUILDING AREA
11,896 S.F.
23 OCCUPANTS

REUSE
AREA

MOP
RM
PKG
ACPT

144'-0" TRAVEL DISTANCE

143'-0" TRAVEL DISTANCE

86'-0"

EGRESS SYMBOLS

- ▼ FIRE EXTINGUISHER
- PATH OF EGRESS TRAVEL
- 23 OCCUPANT LOAD

TRAVEL DISTANCE ALLOWED: 250' MAX.
MAXIMUM TRAVEL DISTANCE: 144'-0"

PLAN NORTH

SCALE: 3/16" = 1'-0"

1 CONCEPTUAL ARCHITECTURAL FLOOR PLAN / BLDG. 'G' - EGRESS PLAN

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4	07.24.13	SK	2ND SITE PLAN RESUBMITTAL
5			
6			
7			
8			

PROFESSIONAL SEAL:

ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PICOON, ARIZONA 85004
P: (602) 263-6502
F: (602) 277-1026

SITE ADDRESS:

U-Haul of Ann Arbor
3655 S State Street
Ann Arbor, MI 48108

SHEET CONTENTS:

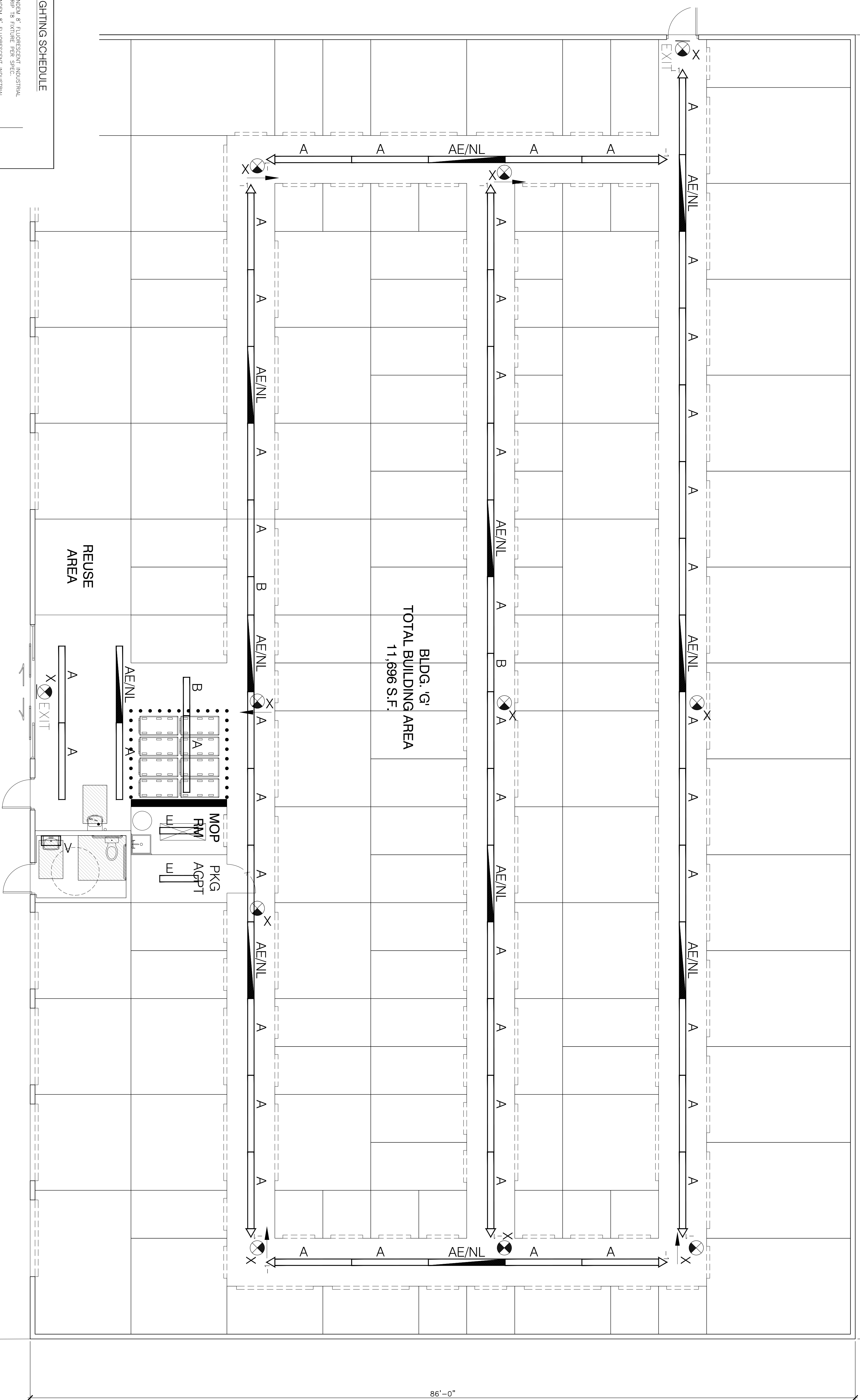
Conceptual
Architectural Floor Plan /
Building 'G' -
Egress Plan

752026

DRAWN: MD
CHECKED: SK

DATE: 07/13
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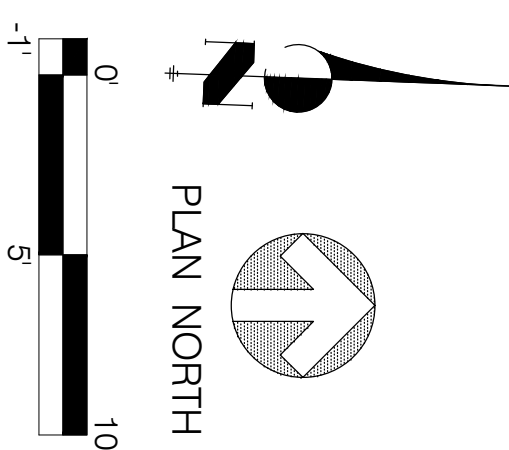
A2



LIGHTING SCHEDULE

- FIXTURES:**
- A TANGRAM R FLUORESCENT INDUSTRIAL STRIP 18 FIXTURE PER SPEC.
 - AE/NL TANGRAM R FLUORESCENT INDUSTRIAL STRIP 18 FIXTURE W/ 1400 LUMEN BATTERY PACK, PER SPEC.
 - B 4 FLUORESCENT INDUSTRIAL STRIP 18 FIXTURE PER SPEC.
 - E 8 FLUORESCENT INDUSTRIAL STRIP 18 FIXTURE PER SPEC.
 - Y 2 FLUORESCENT INDUSTRIAL STRIP 18 FIXTURE PER SPEC.
- OCCUPANCY SENSORS:**
- ⊕ MATT STOPPER POWER B2-58
 - ⊖ MATT STOPPER
 - ⊖ MATT STOPPER CR-105-1 LONG RANGE LENS
 - ⊖ WALL MOUNTED EMERGENCY EXIT SENSORS
 - ⊖ CEILING MOUNTED EMERGENCY MODULATING PATH OF CORRES.
- EXIT SIGNS:**
- ⊗ EXIT
 - ⊗ EXIT
 - ⊗ CEILING MOUNTED EMERGENCY MODULATING PATH OF CORRES.

1 CONCEPTUAL ARCHITECTURAL FLOOR PLAN / BLDG. 'G' - LIGHTING LAYOUT



AMERCO REAL ESTATE COMPANY		CONSTRUCTION DEPARTMENT 2777 NORTH CENTRAL AVENUE PICOON, ARIZONA 85004 P: (602) 263-6502 F: (602) 277-1026																																					
SHEET CONTENTS:		SITE ADDRESS:																																					
U-Haul of Ann Arbor 3655 S State Street Ann Arbor, MI 48108		ARCHITECT LOGO:																																					
Conceptual Architectural Floor Plan / Building 'G' - Lighting Layout		REVISIONS:																																					
752026	DATE: 07/13/13	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>INITIALS</th> <th>NOTES</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td></tr> <tr><td>4</td><td>07.24.13</td><td>SK</td><td>2ND SITE PLAN RESUBMITTAL</td></tr> <tr><td>5</td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td></tr> </tbody> </table>		NO.	DATE	INITIALS	NOTES	1				2				3				4	07.24.13	SK	2ND SITE PLAN RESUBMITTAL	5				6				7				8			
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TRUCK TRAILER



U-HAUL
RENTAL
TRUCKS
VAN
CARGO
EQUIPMENT
AND MORE