

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of May 21, 2024

SUBJECT: 3310 Washtenaw Avenue - Site Plan for City Planning Commission Approval
File No. SP23-0017

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission approves the 3310 Washtenaw Site Plan with Landscape Modification to remove the requirement for biofiltration islands due to the poor soil which does not allow infiltration, as it complies with all applicable requirements of the Unified Development Code, and other applicable laws, ordinances, standards, and regulations.

STAFF RECOMMENDATION:

Staff recommends that the **site plan** with landscape modification be **approved** because the contemplated development complies with all applicable state, local, and federal laws, ordinances, standards, and regulations. The development limits the disturbance of natural features to the minimum necessary to allow a reasonable use of the land.

LOCATION:

The .88-acre subject site is on the south side of Washtenaw Avenue near Huron Parkway in Ward 3.



Figure 1 Aerial image of subject parcel, shown in teal rectangle.

SUMMARY:

Development Proposal:

- New 5,240 SF restaurant building, existing building razed
- New building to include front outdoor dining patio

Parking:

- 50 vehicular spaces, 6 EV-Installed, 16 EV-Capable
- 6 Class B bicycle parking spaces

Site Access and Infrastructure:

- One curb cut from Washtenaw Service Drive to parking lot
- Public sidewalks exist along Washtenaw Service Drive and Washtenaw Avenue

Stormwater Management and Natural Features:

- No existing stormwater management
- New underground runoff management system for up to 100-year storm
- No landmark trees on site

Landscape Modification:

- Meeting landscape code except bioretention islands
- Modification requested due to lack of infiltration, supported by staff and Washtenaw County Water Resources Commission

Sustainability:

- High-efficiency appliances, LED lighting
- LEED/ASHRAE 90.1 Energy Code Best Practices
- White TPO roofing membrane, energy-saving capabilities to exceed ENERGY STAR
- Tankless water heater
- Not fully electric
- 6 EV charging stations proposed; 3 required.

DETAILED DESCRIPTION OF PETITION:

The development proposal seeks to construct a new 5,240 square foot restaurant building with an outdoor patio dining area. The building will be set back 15 feet along the Washtenaw Avenue service drive with the patio area located in the front and all parking along the side or rear of the building. Surrounding the site are similar uses along the service drive and residential townhomes to the south. A conflicting land use buffer is provided between the parking lot and the residential use as well as a heavily vegetated area off-site. The City of Ann Arbor Master Plan Land Use Element indicates that the site should be used for commercial.

The proposal includes 50 vehicular parking spaces: 6 are Electric Vehicle (EV)-installed and another 16 EV-capable. For bicyclists, the plan allocates 6 Class B spaces for general site use.

Vehicular site access is from one curb cut on the Washtenaw service drive and cross-parcel access to the east in the rear of the parcel. Public sidewalks are pre-existing on Washtenaw Avenue.

There are no landmark trees located on the site or affected by proposed construction. A landscape modification is requested due to the poor soil conditions on the site which do not allow for infiltration of the bioretention islands. All required landscaping will be installed, the modification is requested only due to the lack of infiltrating soils.

Sustainability: The building will have natural gas hookups and appropriate appliance connections for each. Per the applicant, the project will also use high-efficiency appliances and interior lighting, LED public and exterior lighting, and adhere to Universal Design principles. It's noted that the building will not achieve all-electric status. The applicant proposes to install three more EV charging stations than is required by code.

Citizen Participation: As required by the Citizen Participation Ordinance, the petitioner mailed out a postcard notification. There were no comments submitted by the public in response to the mailing.

COMPARISON CHART

	EXISTING	REQUIRED	PROPOSED
Zoning	C3 (Fringe Commercial)		C3 (Fringe Commercial)
Lot Area	38,225 sq ft (.88 acres)	6,000 sq ft MIN	38,225 sq ft (.88 acres)
Lot Width	135 feet	60 ft MIN	135 feet
Floor Area	5,322 sq ft	N/A	5,240 sq ft
Floor Area Ratio	14%	200% MAX	14%
Building Height	Approx. 20 ft	55 ft/4 stories MAX*	21 ft
Front Setback	42 ft	10 ft MIN/25 ft MAX	15 ft
Side Setbacks	East: 5 ft 10 in	East: 0 ft	East: 4 ft 5 in
	West: 53 ft 6 in	West: 0 ft	West: 73 ft
Rear Setback	159 ft 9 in	30 ft (abuts residential zoning)	161 ft 11 in
Parking – Automobiles	53 parking spaces	5% EV-I (3 spaces) 30% EV-C (16 spaces)	52 spaces 6 EV-I spaces 16 EV-C
Parking – Bicycles	None	7 spaces (50% Class B; 50% Class C)	8 Class B

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Commercial (across Washtenaw)	C3 (Fringe Commercial District)
EAST	Commercial	C3 (Fringe Commercial District)
SOUTH	Residential	O (Office District)
WEST	Mixed Use	PUD (Planned Unit Development)

OUTSTANDING STAFF COMMENTS:

None.

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Prepared by Matt Kowalski, Planner
Reviewed by Hank Kelley, Deputy Planning Manager
5-13-2024

Attachments: Site Plan Set dated 4/1/2024
Zoning Map
Aerial Map Zoom
Aerial Map
[Additional Project Files \(STREAM\)](#)

c: Applicant and Engineer – PEA Group (Leslie Accardo)
Applicant and Owner – ALRIG USA, LLC (Jordan Chapman)
Systems Planning
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