

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of April 21, 2015**

**SUBJECT: Davis Row Site Plan for City Council Approval  
(303 West Davis Avenue)  
File No. SP15-005**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Davis Row Site Plan, subject to variances for tandem parking and curb cut alignment being granted by the Zoning Board of Appeals and subject to the combination of parcels before issuance of building permits.

**STAFF RECOMMENDATION**

Staff recommends that the site plan be **postponed** to give the petitioner an opportunity to address staff comments.

**LOCATION**

The site is located on the south side of West Davis Avenue, just west of South Main Street (Central Area, Allens Creek Watershed).

**DESCRIPTION OF PETITION**

The site is composed of two parcels, 303 West Davis and 307 West Davis. Each parcel has an existing single-family home that will be demolished. The petitioner seeks to construct a new four-unit townhome structure. The site currently is zoned R4C (Multiple-Family Dwelling District). After combination of the parcels, the total parcel area will be 10,100 square feet, which will meet the R4C minimum lot size of 8,500 square feet.

The site currently has two driveways to West Davis, one for each house. The two drives will be re-located and widened with each drive servicing two townhomes. The shared drives will access two garages each. Each garage will fit two cars in a tandem (front to back) formation. A variance from the Zoning Board of Appeals is being requested in order to permit this parking arrangement. A variance is also required in order to permit the west drive to line up directly with the terminus of First Street at West Davis.

A total of 6 vehicle parking spaces are required for construction of the new building, there will be 8 spaces provided (two per unit) inside garages. Bicycle parking is not required for developments of less than 5 units, but there will be sufficient room provided in the garage for bicycle storage.

There currently is no stormwater management system for the site. After redevelopment, the site will have less than 10,000 square feet of impervious surface which requires a stormwater treatment system that is designed for a First Flush rain event. This treatment system will consist of an infiltration system utilizing a perforated pipe underground along the front of the site.

The petitioner is proposing to remove 3 landmark trees from the site and will plant eight additional trees on the site as the required mitigation. All other landscaping will be provided on site according to City standards, including a 15 foot wide conflicting land use buffer. Four additional street trees will be provided along West Davis Street. A three foot high retaining wall will be constructed along the rear property line, which rises above the elevation of this site. A public sidewalk will be constructed along the front of the property where none currently exists.

Total cost of construction for the new building and related site improvements is \$750,000.

Though not required, the petitioner held a public participation meeting, and 11 members of the public were in attendance. The petitioner's summary of this meeting is attached. Concerns were noted regarding construction techniques and stormwater management during and after construction. Staff has received concerns from neighbors regarding the accuracy of the meeting report and specifically the massing of the buildings in context with the existing neighborhood.

### COMPARISON CHART

		EXISTING	PROPOSED	REQUIRED
Zoning		R4C (Multiple-Family Residential District)	R4C (Multiple-Family Residential District)	R4C (Multiple-Family Residential District)
Gross Lot Area		303 W. Davis – 5,357 sq ft 307 W. Davis – 4,748 sq ft	10,105 sq ft (combined)	8,500 sq ft MIN
Lot Area per Dwelling Unit		N/A	2,526 sf/unit	2,175 sf/unit MIN
MIN open space in % of Lot Area		N/A	59%	40% MIN
Setbacks	Front	Varies	14.5 ft	14.5 ft (Averaged) MIN
	Side(s)	Varies	15.2 ft (West) 15.4 ft (East)	15 ft MIN
	Rear	Varies	30 ft	30 ft MIN
Height		303 W. Davis – 1 story (15ft) 307 W. Davis – 2 stories (20 feet)	26.6 ft/3 stories	30 ft MAX
Parking - Automobiles		4 spaces	8 spaces (tandem)*	6 spaces MIN
Parking – Bicycles		None	4 spaces	None

\* Variance requested

### SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Multiple- and Single-family Residential	R4B (Multiple-Family Residential District)
EAST	Garage/Warehouse	R4C (Multiple-Family Residential District)
SOUTH	Single-family Residential	R4C (Multiple-Family Residential District)
WEST	Single-family Residential	R4C (Multiple-Family Residential District)

### HISTORY

The house at 303 West Davis was constructed in 1951; the house at 307 West Davis was constructed in 1981.

### PLANNING BACKGROUND

The City of Ann Arbor Master Plan: Land Use Element Chapter Seven (Central Area) contains recommendations for redevelopment of sites in the Central Area. In particular, Section V, Action E, recommends rezoning the area of West Davis from R4C (Multi-Family) to R2A (Two-Family) a lower density use. Section II (E) Out-of-Scale Construction, Section III Objective 4, and Objective 13: To ensure that new infill development is consistent with the scale and character of existing neighborhoods.

The City-initiated R4C/R2A study reiterated concerns noted from the Master Plan, including rezoning of the West Davis area from R4C to R2A, massing of new construction, and recommended limits on lot combinations in the R4C zones to a maximum size of 6,525 sf.

Non-Motorized Plan – There are several bus stops and routes along South Main Street a block to the east of the site. There is a crosswalk two blocks to the south at the intersection of South Main Street and Pauline.

The Transportation Plan does not classify West Davis; however South Main Street is considered a principal arterial road.

### STAFF COMMENTS

Systems Planning – Impacts to the sanitary sewer are still being modeled; no information is yet available on potential mitigation requirements. Clarification of utility plans and additional details regarding utility layout and grading is being requested on revised plans. A variance is required for the location of the western drive at the terminus of First Street.

Soil Erosion – Revised plans are needed showing areas of staging, storage and potential stockpiling of soil. Additional details are needed for construction sequence and soil erosion controls.

Stormwater – Clarification is needed regarding the stormwater control structure and infiltration rates noted on the plans.

Urban Forest and Natural Resource Planning – Revisions are needed to satisfy the requirements of the Conflicting Land Use Buffer, and staff is requesting the location of the proposed street trees be adjusted to ensure adequate growth and survival.

Planning – Planning staff has requested additional information regarding the proposed setbacks, height and massing of the building. Some neighbors have expressed concern regarding the summary of issues from the Citizen Participation Meeting; planning staff has requested additional information from the petitioner. Staff also mentioned some concerns with the proposed massing and consistency with the Master Plan recommendations for the Central Area and the city initiated R4C/R2A Zoning District Study. A variance is needed for the proposed tandem parking layout.

Prepared by Matt Kowalski  
Reviewed by Wendy Rampson  
4/17/15

Attachments: Citizen Participation Meeting Summary  
Parcel/Zoning Map  
Aerial Photo  
Site Plan  
Elevations

c: Property Owner: Jerry Fishman  
1205 Harbrooke Avenue  
Ann Arbor, MI 48104

Petitioner: Dan Williams, Maven Development  
429 Felch Street  
Ann Arbor, MI 48103

Systems Planning  
File No. SP15-005

## **Summary of Citizen Participation Meeting 2.12.15**

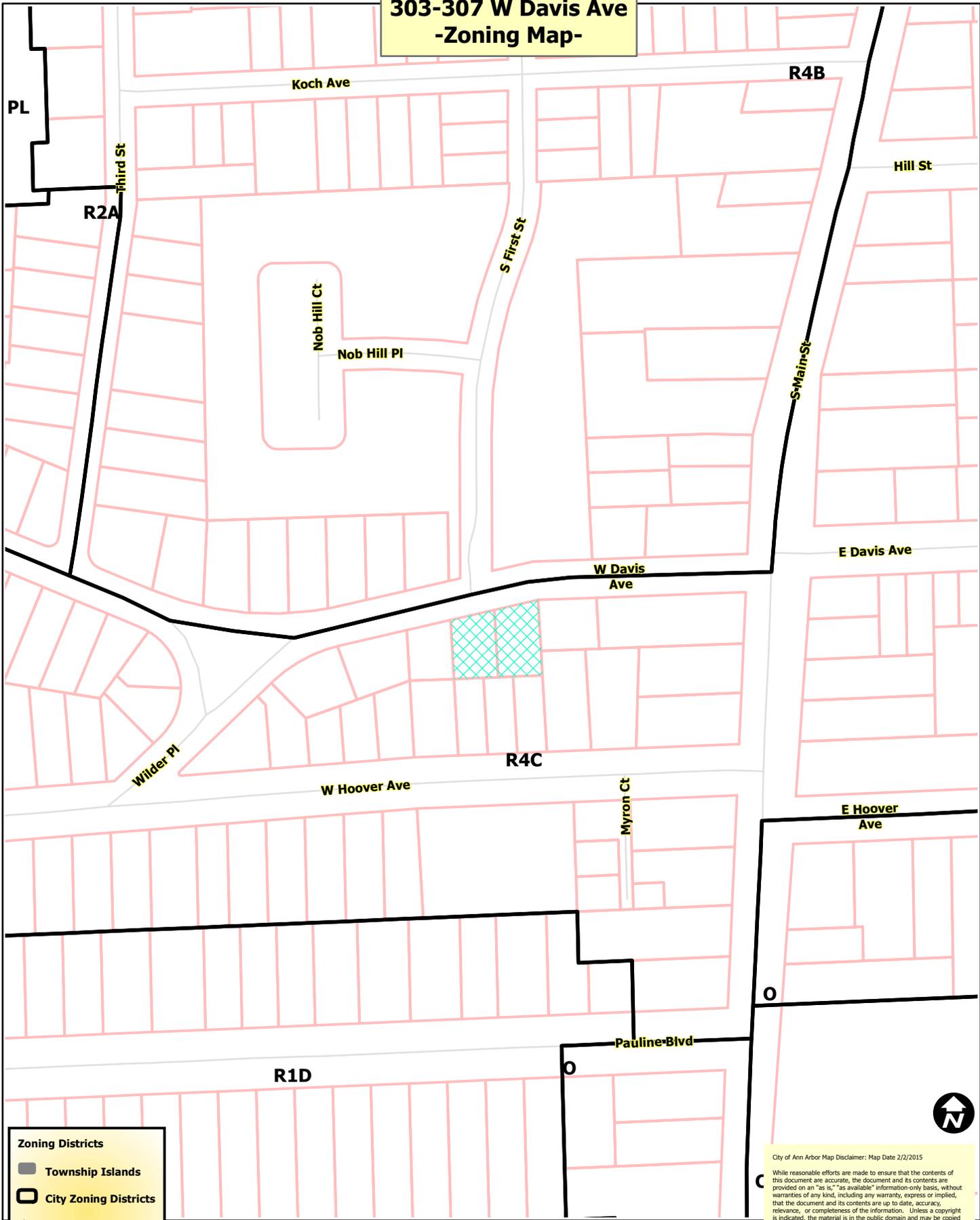
The meeting was held at the Ann Arbor District Library (Downtown location). Dan Williams of Maven Development, Marc Rueter of Rueter Associates Architects, and Jerry Fishman, the owner of the two lots being redeveloped, were in attendance to present and discuss the concept of Davis Row Condominiums. There were also 11 neighbors in attendance.

The major concern that came from the meeting was the potential noise that may be caused during the construction and storm water management process. Dan Williams discussed several options to alleviate this concern, namely utilizing modern construction techniques, such as wall paneling, in order to expedite construction time. He also suggested making workdays shorter than is actually permitted by the city.

Marc Rueter discussed how the site would be improved through various engineering concepts. New boulder walls would be built to replace the current walls, which are not adequate, as the current walls do not control the runoff from the parcels to the south. The new walls, along with onsite retention, would improve storm runoff for the neighbors to the East, West, and North.

The majority of the group was pleased with the design, scale, and overall feel of the project. The neighbors thought the project would be a great addition to the neighborhood.

**303-307 W Davis Ave  
-Zoning Map-**



**Zoning Districts**

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



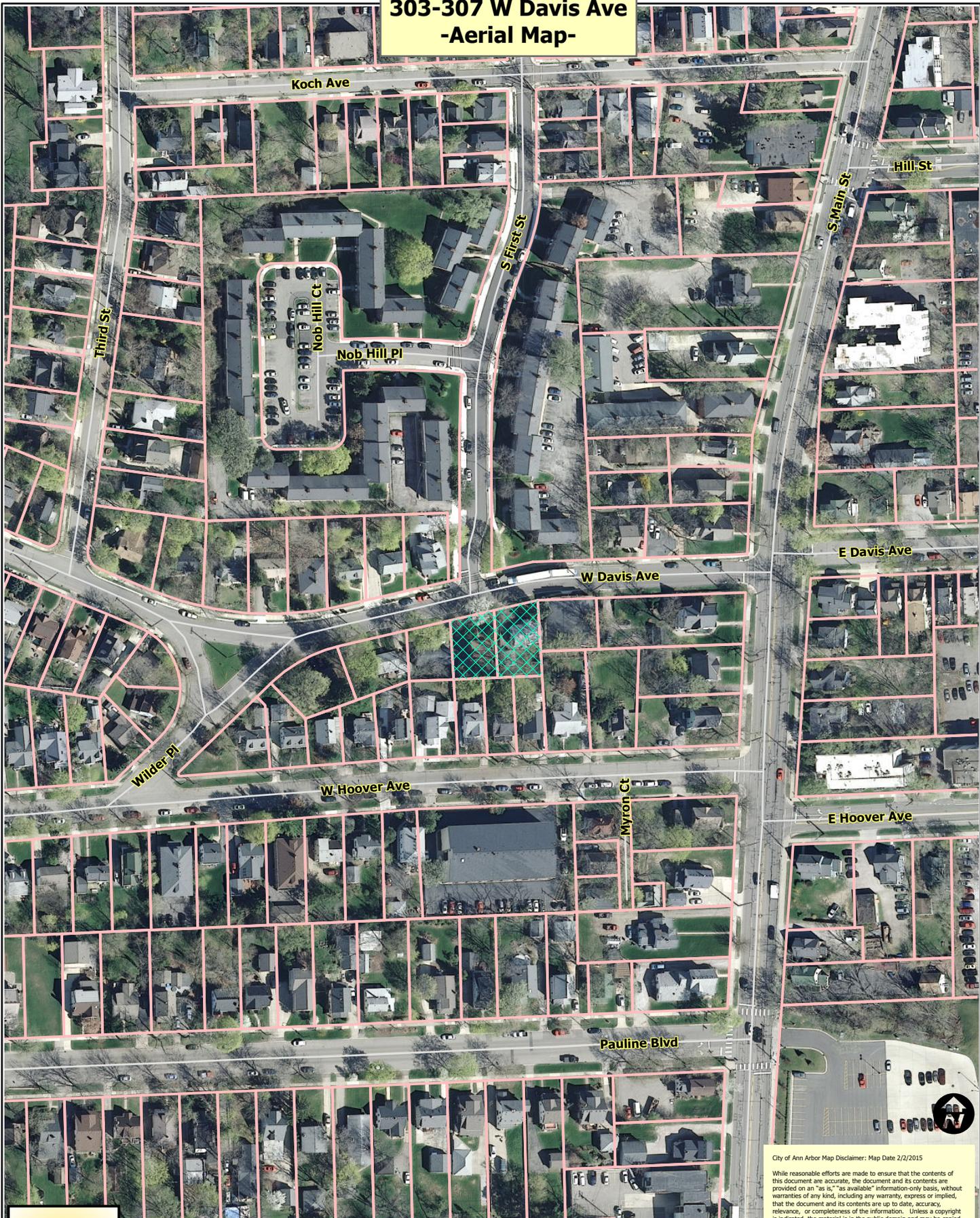
City of Ann Arbor Map Disclaimer: Map Date 2/2/2015

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# 303-307 W Davis Ave -Aerial Map-



-  Railroads
-  Parcels
-  Huron River



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# 303-307 W Davis Ave -Aerial Map-



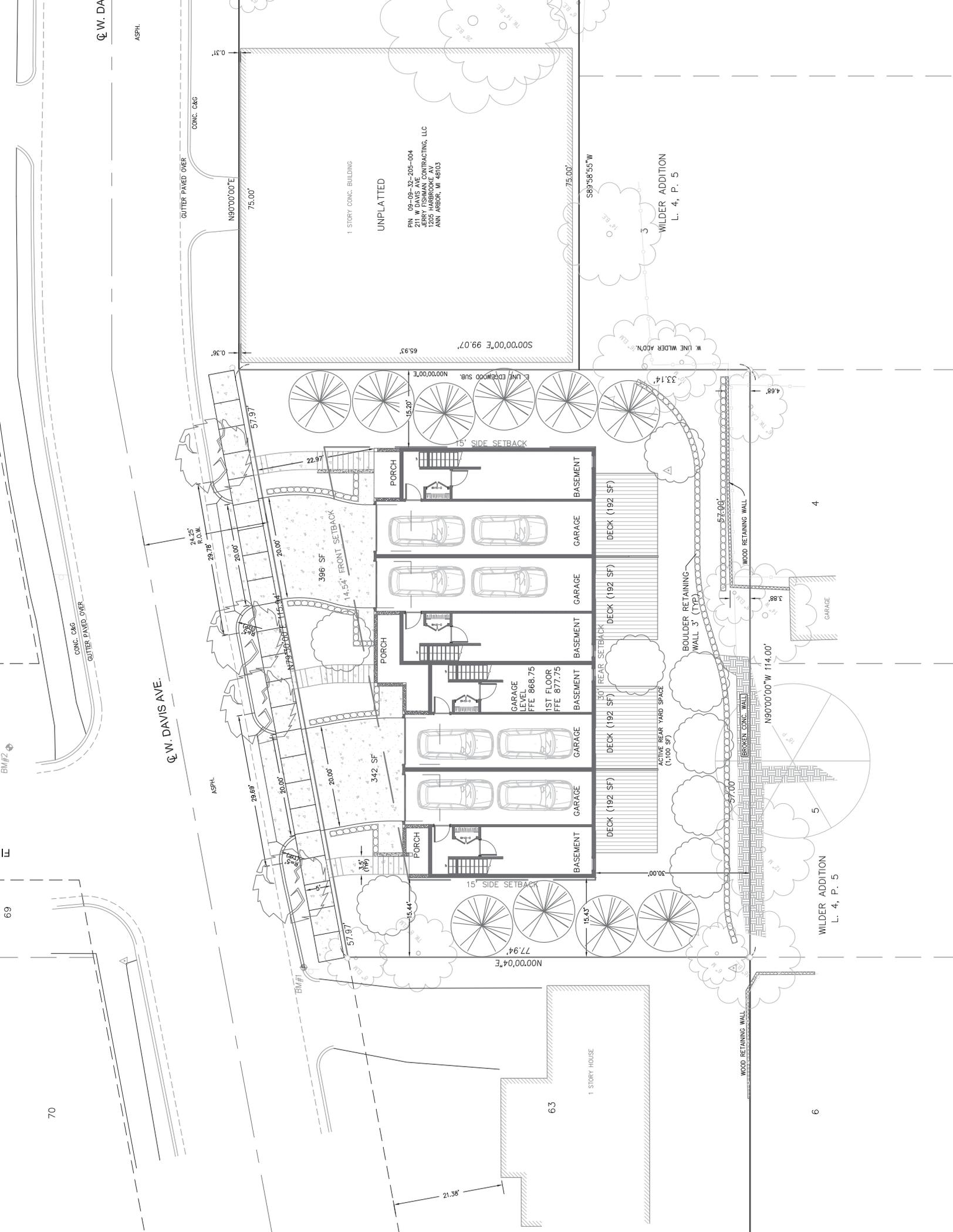
- Railroads
- Parcels
- Huron River



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Q W. DA

ASPH.

Q W. DAVIS AVE.

GUTTER PAVED OVER

CONC. C&G

0.31'

N90°00'00"E

75.00'

UNPLATTED

1 STORY CONC. BUILDING

UNPLATTED

PIN 08-09-32-205-004  
 211 W DAVIS AVE  
 JERRY FISMAN CONTRACTING, LLC  
 202 W FARM ROAD  
 ANN ARBOR, MI 48103

S00°00'00"E 99.07'

65.93'

E. LINE EDGWOOD SUB. N00°00'00"E

15' SIDE SETBACK

22.97'

57.97'

15.20'

396 SF

14.54' FRONT SETBACK

20.00'

20.00'

14.54' FRONT SETBACK

342 SF

20.00'

20.00'

342 SF

S89°58'55"W

WILDER ADDITION  
 L. 4, P. 5

W. LINE WILDER ADDITION

33.14'

4.88'

57.00'

WOOD RETAINING WALL

BOULDER RETAINING WALL 3' (TYP)

DECK (192 SF)

WOOD RETAINING WALL

N90°00'00"W 114.00'

4

5

6

WILDER ADDITION  
 L. 4, P. 5

GARAGE

3.88'

WOOD RETAINING WALL

4.88'

BM#2

E

69

70

BM#1

6.5' ELEV. 8.0'

63

1 STORY HOUSE

21.38'

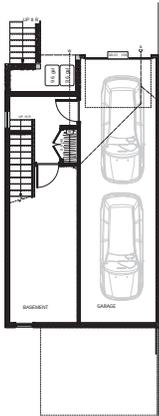
WILDER ADDITION  
 L. 4, P. 5

GARAGE

3.88'

WOOD RETAINING WALL

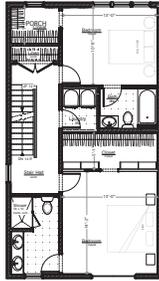
4.88'



**Basement Plan Type A**  
Scale: 1/16" = 1' 0"



**First Floor Plan Type A**  
Scale: 1/16" = 1' 0"



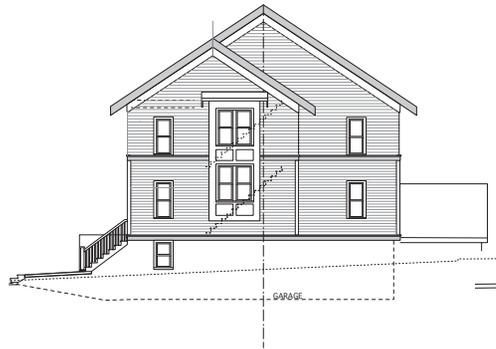
**Second Floor Plan Type A**  
Scale: 1/16" = 1' 0"



**Attic Floor Plan Type A**  
Scale: 1/16" = 1' 0"



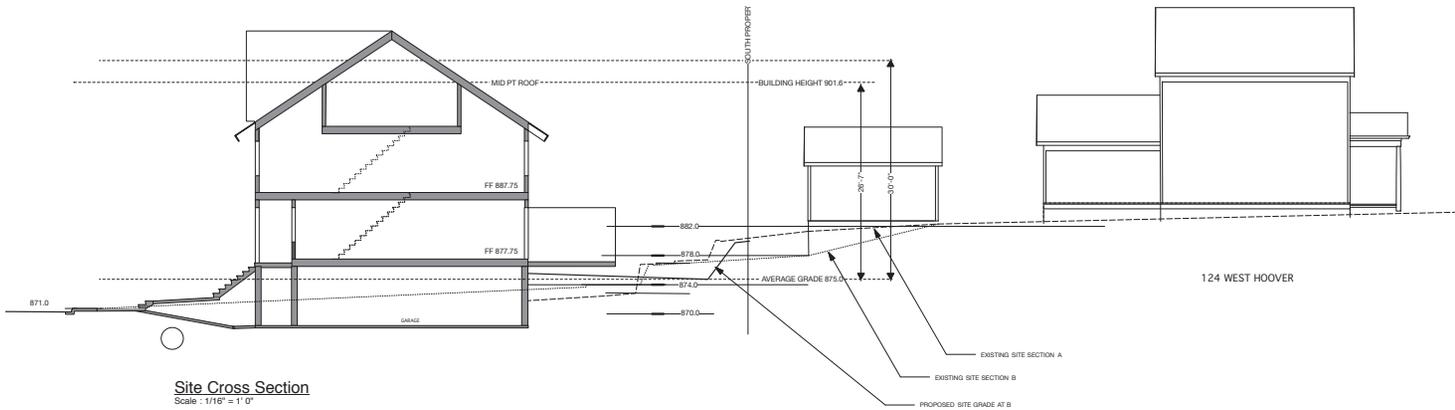
**DAVIS STREET CONTEXT DRAWING**  
Scale: 1" = 30' 0"



**West Elevation**  
Scale: 1/16" = 1' 0"



**North Elevation**  
Scale: 1/16" = 1' 0"



**Site Cross Section**  
Scale: 1/16" = 1' 0"

■ RUTTER ASSOCIATES  
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1ST SUBMISSION 02 23 15