

**Zoning Board of Appeals
January 22, 2014 Regular Meeting**

STAFF REPORT

Subject: ZBA13-018, 2575 South State Street

Summary: Germain Motors is requesting three variances:

- 1) A variance from Chapter 59(Off-Street Parking), Section 5:168: A request to provide tandem parking spaces for car storage with a total maximum space depth of 48 feet.
- 2) A variance from Chapter 59(Off-Street Parking), Section 5:168: A request to provide aisle widths of 20 feet for the car storage area of the site, 22 feet is required.
- 3) A variance from Chapter 59 (Off-Street Parking), Section 5:168: A request to provide a maximum of 40% Small Car parking spaces within the car sales area, a maximum of 30% is permitted.

Background:

The parcel is zoned M1A (Limited Light Industrial) and is located on the corner of South State Street and Oakbrook Drive. There are three buildings on the site that are composed of auto showrooms and service functions for Porsche/Audi, Volkswagen and Honda. The petitioner currently has a site plan under review for additions to two of three building as well as expansion of the parking areas on the site. Planning Commission recommended approval of the site plan contingent upon the approval of the variances requested. If the variances are approved, the project will proceed to the February 3rd City Council meeting for final action.

The site currently contains 791 vehicle parking spaces, with an additional 234 parking spaces proposed for a total of 1,015 Parking spaces. The additional vehicle parking spaces are proposed along the southern half of the State Street frontage, along the Oakbrook frontage and in the rear car storage lots. The majority of parking spaces are used for vehicle display and storage. The vehicle storage area is located in the rear of the site and is composed of two large parking areas divided by an engineered vegetated slope and retaining wall. The petitioner is requesting three variances from Chapter 59 (Parking) in order to provide tandem parking, reduced aisle widths and exceed the maximum percentage (30%) of small car parking spaces within the car storage area.

Chapter 59 (Off-Street Parking) Variance - Standards for Approval

The Zoning Board of Appeals has all the power granted by State law and by Section 5:99,

Application of the Variance Power, from the City of Ann Arbor Zoning Ordinance and Chapter 59, Section 5:566. The following criteria shall apply:

The Zoning Board of Appeals shall have authority to interpret this chapter and may in specific cases and after public notice and hearings in accordance with Chapter 55 of this Code grant variances and exceptions to these requirements, providing such variance or exception is in harmony with the general purpose and intent of the requirements. The procedural requirements for appeals under Chapter 55 shall be applicable to appeals under this chapter.

The variances requested by the petitioner are the result of the use of the parcel for automotive dealerships. Due to the nature of the business, a larger number of vehicles are stored on the site for different periods of time. Chapter 59 does not have standards for car storage areas, and as a result, the access and dimensional requirements for standard parking lots are applied.

One row of tandem parking will be provided along South State Street and an additional row of parking along Oakbrook. This area will be used as additional area for new vehicle display and will be constructed using porous pavers. This parking expansion will comply with required setbacks, and only requires the variance to permit the tandem arrangement.

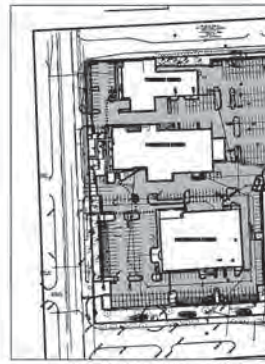
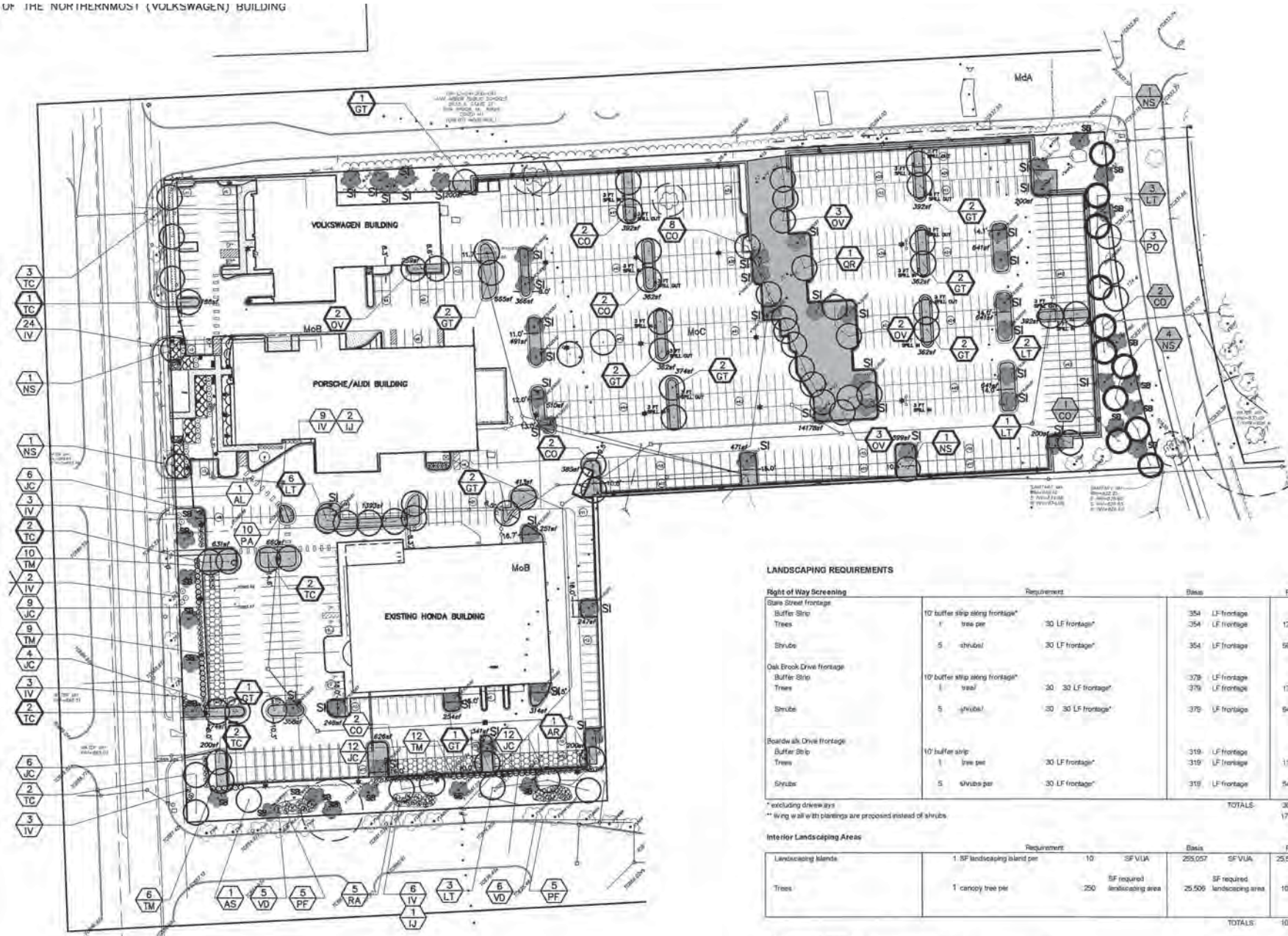
The Zoning Board of Appeals approved similar requests in 2005 in order to provide tandem parking along Oak Brook as well as in the rear storage area. These areas are being expanded under the proposed site plan, so additional approvals are required.

The intent of Chapter 59 is to ensure all developments have safe and sufficient parking for customers and employees. Vehicles stored in the affected areas will only be moved by employees, and the parking area for customers will not have stacked parking. The use of tandem parking, reduced parking space and aisle dimensions in the storage area allows the petitioner to reduce the impervious surface on the site while still providing storage capacity for vehicles.

Respectfully submitted,



Matthew J. Kowalski, AICP
City Planner



VEHICULAR USE A
SCALE: 1"=200'

LANDSCAPING REQUIREMENTS

Requirement	Basis	Required	Provided
Right of Way Screening			
State Street Frontage			
Buffer Strip	10' buffer strip along frontage*	354 LF frontage	12.5'-22.7' wide buffer strip along road frontage
Trees	1 tree per 30 LF frontage*	354 LF frontage	8 existing trees (shown as SB)
Shrubs	5 shrubs per 30 LF frontage*	354 LF frontage	7 new trees 18 existing shrubs 56 new shrubs planted 5' o.c.
Oak Brook Drive Frontage			
Buffer Strip	10' buffer strip along frontage*	378 LF frontage	34.5' wide buffer strip along road frontage
Trees	1 tree per 30 LF frontage*	378 LF frontage	13 existing trees (shown as SB)
Shrubs	5 shrubs per 30 LF frontage*	378 LF frontage	6 new trees 18 existing shrubs 75 new shrubs planted 5' o.c.
Boardwalk Drive Frontage			
Buffer Strip	10' buffer strip	319 LF frontage	23.3'-49.6' wide buffer strip along road frontage
Trees	1 tree per 30 LF frontage*	319 LF frontage	8 existing trees (shown as SB)
Shrubs	5 shrubs per 30 LF frontage*	319 LF frontage	3 new trees 0 existing shrubs 0 new shrubs planted 5' o.c.
TOTALS		30 trees 177 shrubs	32 trees (existing + new) 167 shrubs (existing + new)

* excluding driveway
** living wall with plantings are proposed instead of shrubs

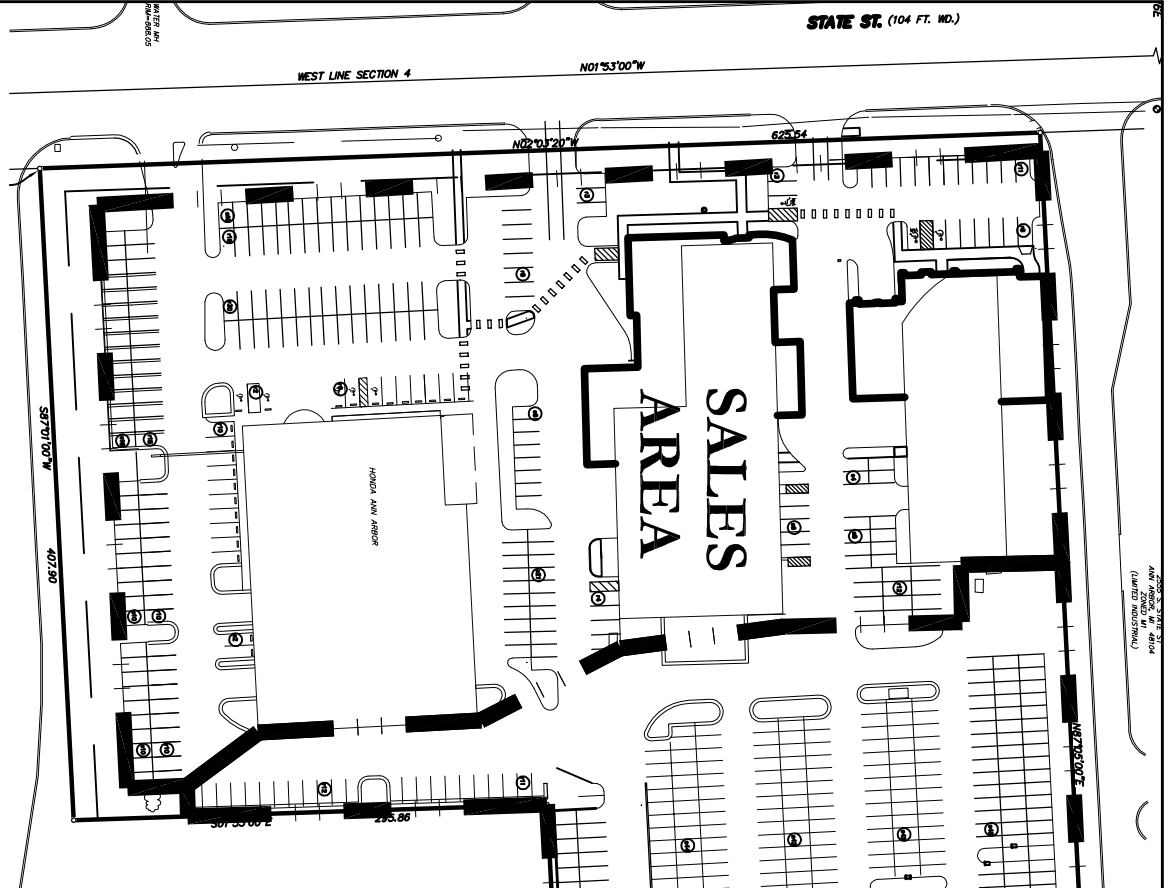
Interior Landscaping Areas

Requirement	Basis	Required	Provided
Landscaping Islands	1 SF landscaping island per 10 SF VUA	25,057 SF VUA	25,506 SF
Trees	1 canopy tree per SF required landscaping area	25,506 SF required landscaping area	103 trees
TOTALS			103 trees (existing + new)

Landmark trees removed
Total inches dbh of trees removed 53.75 (3 boxelders (Acier regundia))
Total landmark mitigation trees required (2.5" cal.) 11

Landmark trees saved, with work in critical root zone
Total inches dbh of trees removed 49.73 (1 boxelder, 1 honeylocust (Gleditsia triacanthos))
Total landmark mitigation trees required (2.5" cal.) 0 (Only planted if trees die within 3 years of project)

DIAMETER - Does not include Mahoeanus Plantings in front of Porsche/Audi Building



OFF-STREET PARKING CALCULATIONS

Automobile Parking requirements of Automotive Vendors

USE:	Automobile dealership & service facility					Total
Employee	Audi	Porsche	VW	Honda	General	
Customers at one time	12	4	3	20	50	105
Display/Inventory/Storage	4	17	294	12	360	33
Lease returns	41			350	30	732
Company utility vehicles				15	15	15
Service	25	8	16	50	4	4
	82	43	344	462	57	988

Accessible Parking - based on Total of Employees and Customer Parking

spaces calculation based on: 138
 Spaces required: 5 (at least 1 van accessible)
 Spaces provided: 8 (at least 1 van accessible space per building)

Space Provided Summary	Existing	Proposed	zoning variance-see diagram above)	Storage area (for zoning variance-see diagram above)
Regular parking spaces	331	242	24%	92 12%
Small parking spaces (storage/display)	460	769	76%	670 89%
Total	791	1,011		762



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CLIENT: **GERMAIN OF ANN ARBOR**
 PROJECT: **CAMPUS IMPROVEMENTS**
 SHEET: **VEHICLE PARKING AREA DIAGRAM**
 SCALE: **1 INCH = 120 FEET**
 DATE: **1-15-14** JOB: **31667**