

## PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For City Planning Commission Meeting of April 16, 2024

**SUBJECT: 142 East Hoover Avenue Site Plan**  
File No. SP23-0026

### PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission approves the 142 East Hoover Avenue Site Plan (version 4), dated March 22, 2024, subject to:

1. Combining all lots prior to application for any permits, except demolition permits.
2. Depositing \$2,440.00 to the city tree fund to mitigate 10 caliper inches of landmark tree removal at \$244.00 per inch prior to issuance of any certificate of occupancy.

### STAFF RECOMMENDATION

Staff recommends that the site plan be **approved** because it complies with the criteria for site plan approval provided in Section 5.29.6.C of the Unified Development Code.

### SUMMARY

A site plan to redevelop a 25,613-square foot site with a new 5,719-square foot auto repair facility. The new building and some of the 32 proposed vehicular parking spaces, along with required site improvements, will be constructed in Phase 1. The existing building will be demolished, and the remaining proposed parking spaces will be installed in Phase 2. Site includes 142, 144 and 146 East Hoover Avenue, zoned C2B (Business Service).

### LOCATION

The site consists of 3 parcels on the south side of East Hoover Avenue between South Main Street and Greene Street (Central planning area, Ward 4).

### EXISTING CONDITIONS

142 E Hoover Ave is the current location of Napa Autocare Center. It has a driveway to Hoover which seamlessly abuts a surface parking lot owned and operated by the University of Michigan at 136 E Hoover Ave.

144 E Hoover Ave is a one-unit residential building. It does not have a driveway to Hoover; vehicle access is at the rear from 142 E Hoover Ave.

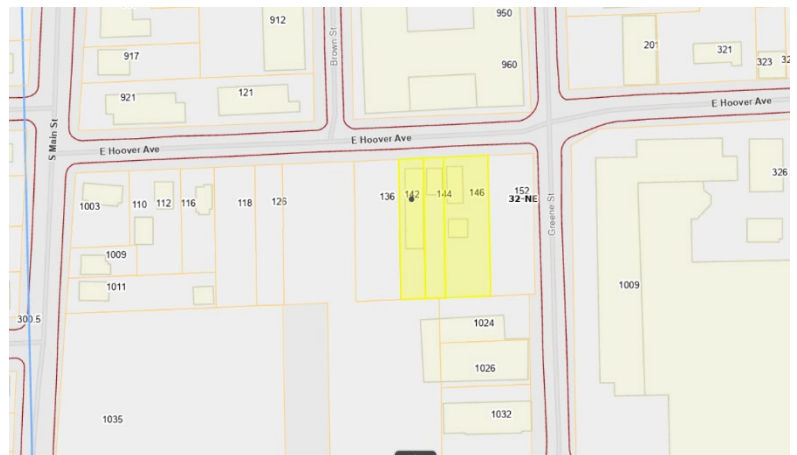


Figure 1: Location Map 142 East Hoover Avenue Site Plan

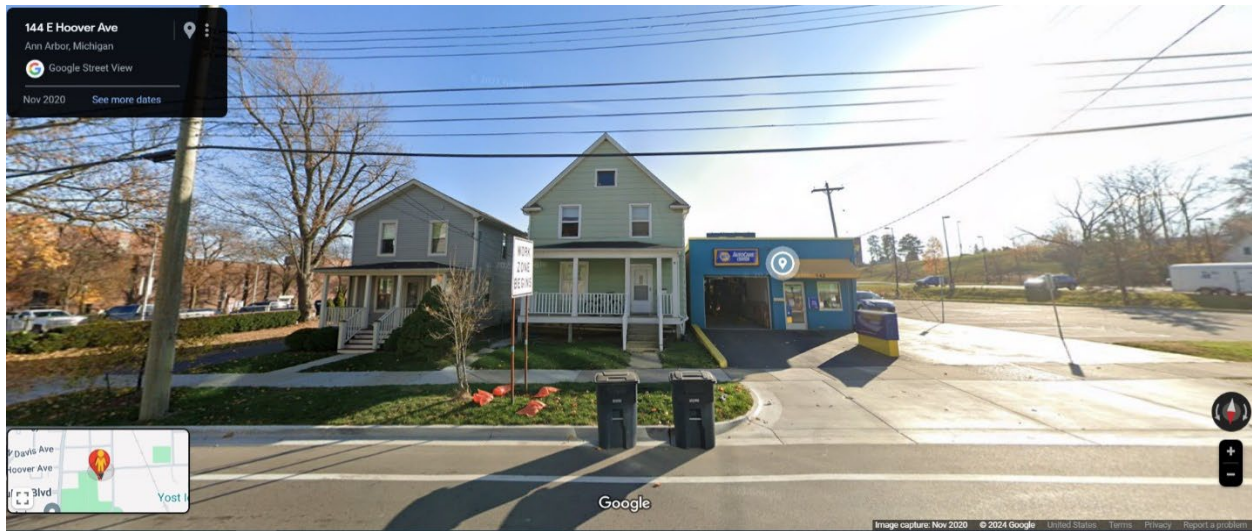


Figure 2: 2020 Google Streetview of 146, 144 and 142 E Hoover Ave

146 E Hoover Ave (far left structure in Figure 2) is a one-unit residential building. It has a driveway to Hoover and a sizable rear yard.

All three lots are zoned C2B (Business Service), a district intended support the commercial uses allowed downtown with vehicle-dependent, vehicle-oriented or large-area uses that are not appropriate in downtown. The C2B district allows all residential and office use types. And in addition to the primary commercial use types permitted in downtown districts, the C2B district allows outdoors recreation, vehicle sales and rental, wholesale/building material sales and vehicle repair. Fueling stations and vehicle washes are permitted by special exception in the C2B district (which also require special exceptions in the downtown districts).

### SITE PLAN DESCRIPTION

The proposed site plan calls for developing a new auto repair facility with 32 vehicle parking spaces in two phases. In the first phase, the three parcels at 142, 144, and 146 East Hoover Avenue will be combined and the buildings at 144 and 146 E Hoover will be demolished. A 5,719-square foot, nine-bay auto repair building will be constructed on what used to be 146 E Hoover and a stormwater management system will be installed underground where 144 E Hoover used to be, with half of the proposed vehicle parking spaces on top. The existing auto repair building will remain, open for business, at 142 E Hoover.

In phase 2 after the new building is constructed, the existing auto repair building will be demolished and the remaining vehicle parking spaces will be constructed in its place, providing a total of 32 vehicle parking spaces, including 2 installed Electric Vehicle (EV) charging stations and 4 future EV stations. The second phase will also include landscape islands on the north and south sides of the vehicle parking row.

| Development Chart: 142 East Hoover Avenue Site Plan |   |
|---|---|
| <b>Zoning Designation</b>                           | C2B (Business Service)  |
| <b>Lot Area</b>                                     | 25,612 square feet  |
| <b>FAR</b>  | 22%   |
| <b>Floor Area</b>                                   | 5,719 square feet   |
| <b>Building Height</b>                              | 17 feet, one story  |
| <b>Setbacks</b>                                     | Front 10 feet. Side 2 feet. Rear 24 ft.   |
| <b>Parking – Vehicles</b>                           | 32 spaces, including 2 EV installed and 4 EV capable  |
| <b>Parking – Bicycles</b>                           | 6 Class C spaces  |
| <b>Impervious Surface</b>                           | Building footprint = 5,719 square feet<br>Vehicular use area = 17,622 square feet   |
| <b>Access</b>                                       | Two two-way driveways to E Hoover Ave.  |
| <b>Landscape Plan</b>                               | Interior landscape islands on the north and south ends of the vehicle parking row, with one or two trees, both also functioning as bioswales. The north island also includes shrubs for right-of-way screening.<br><br>Two landmark trees with total of 60" DBH to be removed; mitigated by 20" DBH (total) planted on site and contribution to city tree fund for 10" DBH. |
| <b>Stormwater Management</b>                        | Underground vault system with some infiltration.  |
| <b>Sustainability Features</b>                      | Metal roof deck covered with 2 layers rigid insulation R-30. Foam insulation-filled exterior block construction and rigid insulation between metal studs, R-20. Insulated dual pane glass. Radiant tube heaters and heat pump for office space heating and cooling. LED lighting.   |



Figure 3: Site Plan Perspective Rendering

## STAFF REVIEW AND COMMENTS

The site plan was reviewed for compliance with applicable development standards and standard specifications by: Stormwater, Planner, Building Administration, SESC (Soil Erosion and Sedimentation Control), Urban Forest Natural Resources, Fire, Engineering, Public Works, Park Planning, GIS, Transportation Engineer, and Sustainability. It complies except where noted below.

1. Sustainability Review – The Office of Sustainability and Innovation does not recommend approval of the project as none of the recommendations to align the development with the carbon neutrality goals in the A2Zero Plan were apparently considered. [*Planning Staff note, A2Zero is not an applicable development standard or standard specification, and compliance is not required for site plan approval.*]

Prepared by: Alexis DiLeo, City Planner

Reviewed by: Hank Kelley, Deputy Planning Manager

Attachments: Zoning Map

Aerial Map

Site Plan (version 4), dated March 22, 2024

Link to STREAM file SP23-0026 [here](#) and

[https://stream.a2gov.org/EnerGov\\_Prod/selfservice/AnnArborMIProd#/plan/ed6f330b-7f3e-467c-94d1-568d900ee9f6](https://stream.a2gov.org/EnerGov_Prod/selfservice/AnnArborMIProd#/plan/ed6f330b-7f3e-467c-94d1-568d900ee9f6)