

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of April 17, 2018**

**SUBJECT: Game Day Condos Site Plan for City Council Approval  
(1300 South Main Street)  
File No. SP17-023**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Game Day Condos Site Plan.

**STAFF RECOMMENDATION**

Staff recommends that the site plan be **approved** because it complies with all local, state and federal laws and regulations; the work would not cause a public or private nuisance and would not have a detrimental effect on public health, safety or welfare. No natural features are proposed to be impacted as a result of this proposal.

**LOCATION**

The site is located on the west side of South Main Street, south of Berkley Avenue (Central Area, Allen Creek Watershed).

**DESCRIPTION OF PETITION**

The subject site is .2 acres and has frontage along S. Main Street and Berkley Ave. The proposal is to demolish the existing 1,300 sq. ft. office building and constructing a 6,825 sq. ft. four-story condominium building housing four units. Each unit will be located over two-car garages and accessed off two existing curbs on Berkley Ave with one-way traffic circulation. Each unit will also have balconies on the second and fourth floors facing Berkley Ave. The estimated cost of construction is \$922,000 and to be built in one phase.

The development site has an office zoning designation and residential uses are permitted by right subject to the Area, Height and Placement regulations of the Office district.

This development will have enclosed bicycle parking spaces in the garage. There currently is no storm water management system for the site. The storm water treatment system, located under the pervious paver parking lot, detains for the first flush storm event and outlets into the city storm system.

One 19-inch Maple landmark tree is proposed to be saved along the south property line and is counted towards the conflicting land use buffer (CLUB) landscaping requirements to screen this site from the adjacent residential units. A CLUB is also shown along the west property boundary to screen from single-family residential. Five trees are proposed between the drive and sidewalk facing Berkely Avenue. Sidewalk connections from both S. Main Street and Berkely Avenue to the units are proposed as part of this development.

At the time this staff report was written, the adjacent neighbor to the south expressed concerns with the air conditioning units located in the 15-foot wide conflicting land use buffer. Zoning code allows for mechanical equipment in the side setback and the Landscape and Screening code is silent on this issue. The petitioner proposes screening these units with a decorative wall and the CLUB trees along the shared property line.

**SURROUNDING LAND USES AND ZONING**

	LAND USE	ZONING
NORTH	Office Parking Lot	P (Parking District)
EAST	UM Stadium	PL (Public Land District)
SOUTH	Residential	O (Office District)
WEST	Vacant	R1D (Single-Family Residential)

**COMPARISON CHART**

	EXISTING	PROPOSED	REQUIRED	
Zoning	O (Office District)	O (Office District)	O (Office District)	
Gross Lot Area	9,100 sq. ft. .2 acre	9,100 sq. ft. .2 acre	6,000 sf (Office)	
Floor Area in % of Lot Area	14% (1,300 sq. ft.)	75% (6,825 sq. ft.)	6,825 sq. ft. MAX 75% MAX (Office)	
Setbacks	Front	22.5 ft – S. Main 33.25 ft - Berkley	15 ft – S. Main St. 15.7 ft. - Berkley	15 ft MIN 40ft MAX (Office)
	Side(s)	7.5 ft.	15 ft	0 ft MIN (Office)
	Rear	76.5 ft.	30 ft	0 ft MIN (Office)
Height	2 stories	55 ft/4 stories	55 ft/4 stories MAX (Office)	
Parking - Automobiles	8 spaces	8 spaces	1 space/unit (4 spaces)	
Parking – Bicycles	0 spaces	4 spaces – Class A (located in garage)	2 spaces – Class A 2 spaces – Class C	

## HISTORY

The existing structure was built in 1930 and originally used as a single-family residence. The 1960 Zoning Maps show this site along with neighboring parcels fronting S. Main Street zoned O (Office).

## STAFF COMMENTS

Systems Planning – If footing drains for the existing building are connected to the sanitary sewer system, disconnection will be required in accordance with current city specifications. Footing drains removed from any existing buildings may offset required mitigation. Verification of existing footing drains shall be performed by the Engineering Department prior to demolition to receive mitigation credit.

The mitigation calculations for the increase in sanitary sewer flow have been reviewed and are approved. Flow equivalent to 5 GPM, will need to be removed from the sanitary sewer system in order to mitigate new flow from this proposed development. Alternately, a payment may be made in lieu of performing actual flow removal.

Planning – The proposed structure meets the minimum required front setbacks of fifteen feet, and meets the rear and side setback requirements with 15-foot wide conflicting land use buffers.

The petitioner addressed the neighborhood concerns of mechanical equipment with a variety of landscaping and fence screening. While Planning Staff notes these concerns as noted above, staff supports redevelopment of this site as residential as opposed to the office/commercial recommendations mentioned in the City's Master Plan. The proposed re-development of this site will result in residential uses consistent with the neighborhood and bring the parcel into conformance with all existing development codes and regulations.

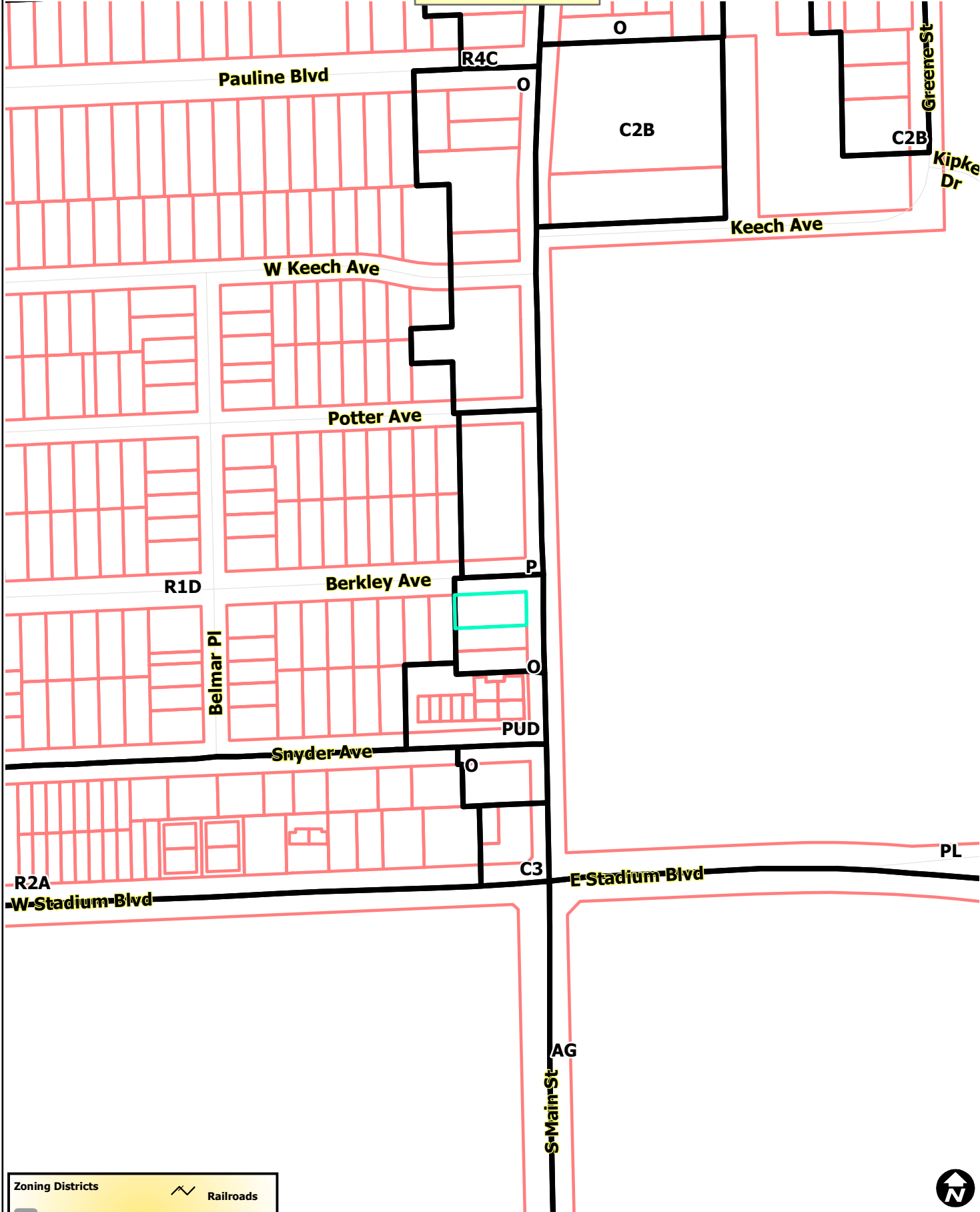
Attachments: Parcel/Zoning Map  
Aerial Photo  
[Site Plan Set & Elevations](#)

c: Petitioner: Wick 1300, LLC  
230 Huronview Blvd.  
Ann Arbor, MI 48103

Petitioner's Representative: Susan Bowers RA, LEED AP  
Bowers & Associates  
2400 S. Huron Pwky  
Ann Arbor, MI 48104

City Attorney  
Systems Planning  
File No. SP17-023

1300 S Main St






<b>Zoning Districts</b>	Railroads
Township Islands	Huron River
City Zoning Districts	Tax Parcels



Map date 6/30/2017  
 Any aerial imagery is circa 2015 unless otherwise noted  
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**1300 S Main St**

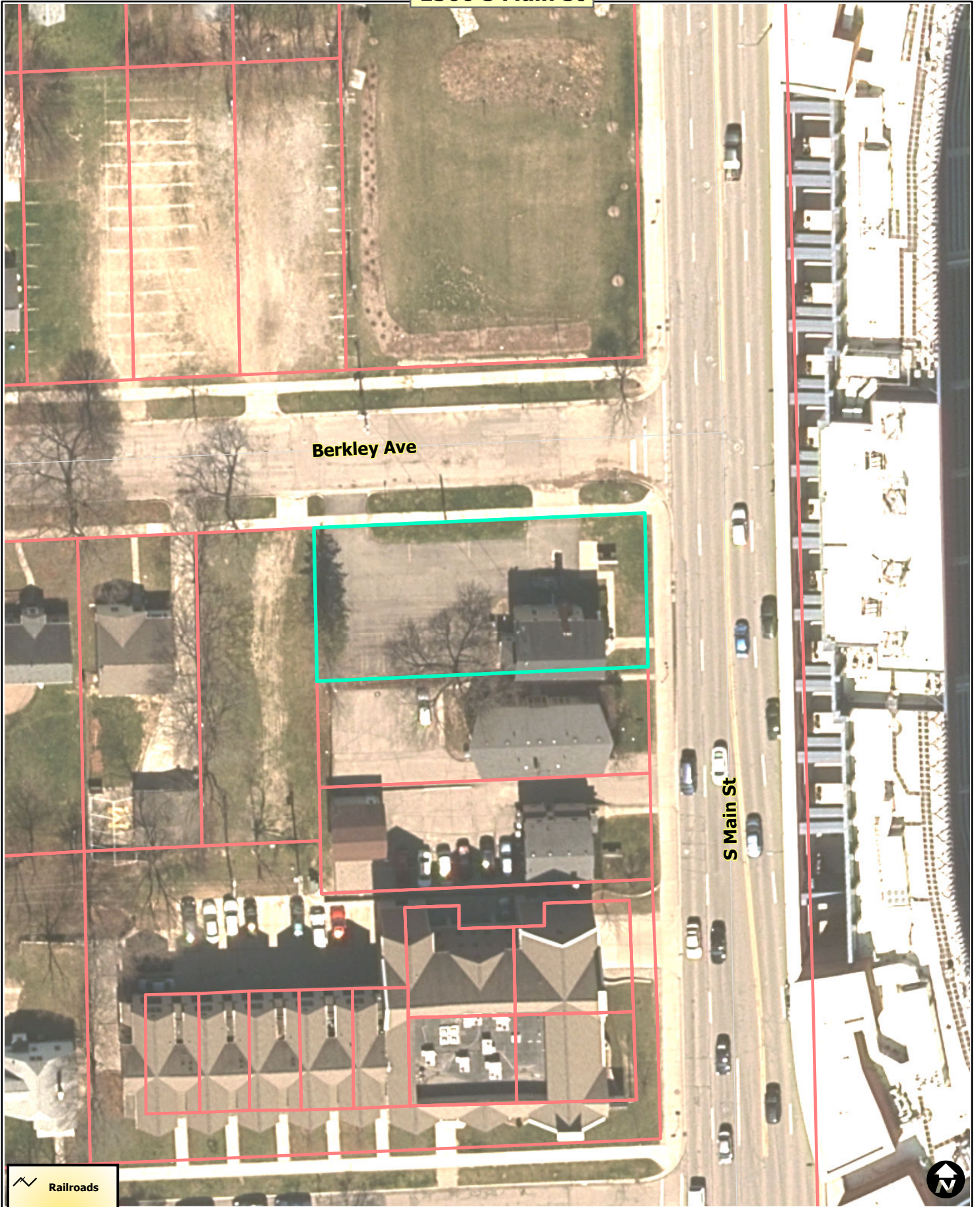





-  Railroads
-  Huron River
-  Tax Parcels



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