

## ANN ARBOR PLANNING DEPARTMENT STAFF REPORT

For Planning Commission Meeting of February 3, 2015

**SUBJECT: 211 South Main Site Plan for Planning Commission Approval  
(211 South Main Street, Unit A)  
File No. SP14-063**

### **PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby approves the 211 South Main Site Plan for Planning Commission Approval, on the condition that a license agreement is obtained for the existing building encroachment in the public right of way prior to the issuance of permits.

### **STAFF RECOMMENDATION**

Staff recommends that the site plan as conditioned 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 exist on site and none are proposed to be impacted off-site as a result of this proposal.

### **LOCATION**

The site is located on the east side of South Main Street, south of East Washington Street and north of East Liberty Street. (Downtown Area; Main Street Historic District, Allen Creek Watershed)

### **DESCRIPTION OF PETITION**

This three-story building contains two condominium units: the upper two floors and a portion of the ground floor are one residential condominium unit, and the ground-floor condominium unit contains a retail use (currently occupied by Four Directions). The petitioner is requesting approval to expand the residential unit by constructing a 514 square foot rooftop addition and roof deck, and enclose one rear-facing balcony on each of the second and third floors, for a total of 704 square feet. This represents less than 10% of the floor area of the building, which allows Planning Commission approval of the petition.

The rooftop addition is 29 feet deep and spans the width of the 22 foot wide building. An 18 foot deep deck sits in front of the addition, with a metal guardrail that is inset a couple of feet from the front parapet. The sidewalls of the addition are proposed to be brick with no openings. The front and rear walls would be painted cementitious board and batten. The proposed windows are wood with aluminum cladding.

The work on the rear of the building includes moving the rear walls on the second and third floors a little less than 7 feet', to align them with the ends of the historic side walls of the

building. Sliding doors and casement windows on the new walls would be wood that is clad in aluminum. The new walls would be clad in cementitious plank siding, as would a 9'8" privacy wall on the alley side of the rear deck that would replace an existing privacy fence. The rear deck would be expanded to the north, and the existing wood trellis structure replaced with a new, slightly larger, wood trellis.

The residential condominium has an enclosed ground-floor garage off the rear alley. The garage contains one parking space, bicycle parking, and refuse and recycling container storage. The site is smaller than 5,000 square feet, which means it does not meet the threshold for storm water detention and/or infiltration requirements. The cost of construction is estimated to be \$500,000.

Citizens within 500 feet were notified by postcard of the proposed project, and one email response was received asking whether a general contractor had been selected. At its December 11, 2014 meeting the Historic District Commission issued a Certificate of Appropriateness for the work as proposed.

### COMPARISON CHART

|                             | EXISTING                 | PROPOSED                 | REQUIRED/PERMITTED  |
|-----------------------------|--------------------------|--------------------------|---|
| Zoning                      | D1 (Downtown Core)       | D1 (Downtown Core)       | D1 (Downtown Core)  |
| Gross Lot Area              | 2,728 sq ft              | 2,728 sq ft              | No MIN  |
| Floor Area                  | 8,153 sq ft              | 8,857 sq ft              | 10,912 sq ft MAX  |
| Floor Area in % of Lot Area | 299%                     | 325%                     | 400% MAX  |
| Character Overlay District  | Main Street              | Main Street              | Main Street   |
| Streetwall Height           | 3 stories                | 3 stories                | 4 stories MAX/2 stories MIN                                     |
| Offset at Top of Streetwall | NA                       | 19 ft 6 in               | 5 ft MIN  |
| Maximum Building Height     | 45 ft 4 in               | 55 ft 6 in               | 180 ft MAX  |
| Building Frontage           | Primary                  | Primary                  | Primary   |
| Main Street                 | 0 ft                     | 0 ft                     | 0 ft MIN/1 ft MAX   |
| Parking                     | Special Parking District | Special Parking District | Special Parking District  |
| Parking – Auto              | 1                        | 1                        | 0 MIN   |
| Parking – Bicycle           | 0                        | 3 Class A                | 3 MIN (One space per 2,500 sq ft of usable floor area in condo) |

**SURROUNDING LAND USES AND ZONING**

|       | LAND USE                              | ZONING  |
|-------|---------------------------------------|---|
| NORTH | Commercial (Restaurant )              | D1 (Downtown Core)<br>Main Street Character Overlay |
| EAST  | Commercial (Retail/Restaurant)        | D1 (Downtown Core)<br>Main Street Character Overlay |
| SOUTH | Commercial (Retail/Office)            | D1 (Downtown Core)<br>Main Street Character Overlay |
| WEST  | Commercial (Retail/Restaurant/Office) | D1 (Downtown Core)<br>Main Street Character Overlay |

**HISTORY**

The three story, brick Italianate commercial style building features brick pilasters with stone trim, brick corbelling, and double-hung one-over-one windows with segmented arches on the second floor and round arches on the third floor. The front façade windows on the second and third floors also feature arched stone window hoods, and brick surrounds. The building was constructed in 1868 or 1872 and Florian Muehlig is listed as the first occupant. The 1869 City Directory lists Muehlig as both an undertaker and furniture manufacturer and dealer.

**PLANNING BACKGROUND**

The work is in keeping with the goals of the *Downtown Plan*, especially for historic preservation and sensitivity to context.

**DEPARTMENT COMMENTS PENDING, DISMISSED OR UNRESOLVED**

Engineering – The existing building extends into the South Main Street right of way. A license agreement to allow these encroachments to remain is required as a condition of site plan approval.

Prepared by Jill Thacher  
 Reviewed by Wendy Rampson  
 mg/

211 South Main Street Site Plan  
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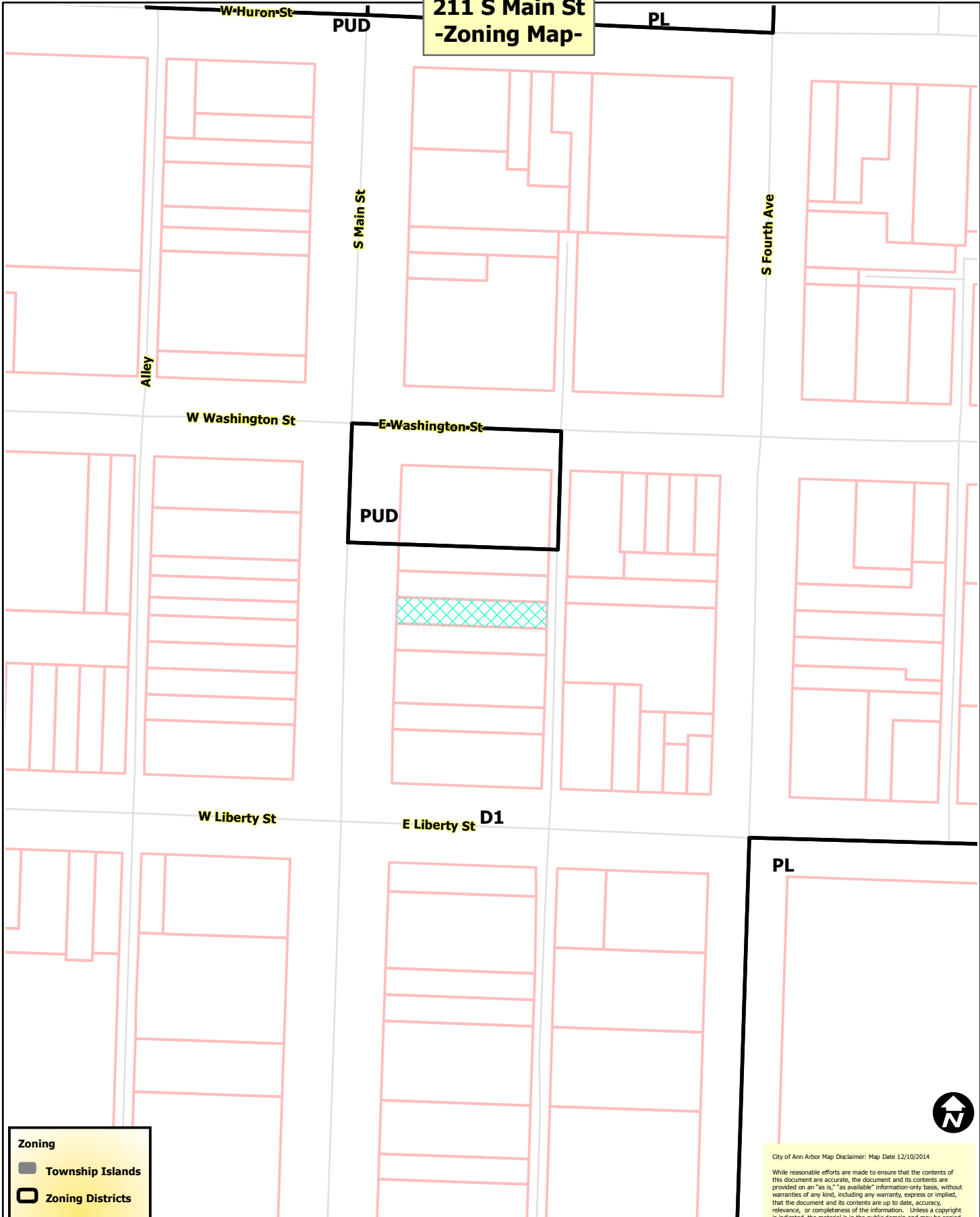
Attachments: Zoning/Parcel Maps  
Aerial Photo  
Site Plan  
Citizen Participation Summary

c: Petitioner/Owner: Ann Arbor Main Street Condo LLC  
211 S Main Street  
Ann Arbor, MI 48104

Petitioner's Representative: Tamara E. L. Burns  
4709 N. Delhi Road  
Ann Arbor, MI 48103

Planning and Development  
File No. SP14-063

# 211 S Main St -Zoning Map-



**Zoning**

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



City of Ann Arbor Map Disclaimer: Map Date 12/10/2014

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# 211 S Main St -Aerial Map-



-  Railroads
-  Parcels
-  Huron River



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# 211 S Main St -Aerial Map-

W Washington St

E-Wa

S Main St

Alley

-  Railroads
-  Parcels
-  Huron River



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# HopkinsBurns

DESIGN STUDIO

historic preservation & design  
communities by design

TO: Jill Thacher, City of Ann Arbor, Planning and Development  
FROM: Jessica Quijano, Associate AIA, HopkinsBurns Design Studio  
DATE: January 20, 2015  
SUBJECT: 211 S. Main Site Plan for Planning Commission Approval, File No. SP14-063  
Citizen Participation Comments

Dear City of Ann Arbor Officials,  
Please accept the following summary of Citizen Participation Comments for your consideration of Site Plan approval. 501 Citizen Participation Ordinance Notice postcards were mailed on January 5, 2015. The following comment was received via email.

**Citizen: Jill Boeve**

COMMENT

*Good Morning,*

*I am wondering if the 221 South Main Street, Ann Arbor Main Street Condo, will bid to a select group of General Contracting Firms? If not, what is the name of the selected General Contractor of Construction Management Firm?  
Thank you.*

**HopkinsBurns**

**DESIGN STUDIO**

4709 N. Delhi Road

Ann Arbor, Michigan 48103

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