

**ANN ARBOR PLANNING DEPARTMENT STAFF REPORT**

**For Planning Commission Meeting of September 9, 2015**

**SUBJECT: Argus Farm Stop Addition Site Plan for City Council Approval  
(325 West Liberty Street)  
File No. SP15-031**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Argus Farm Stop Addition 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 exist on site and none are proposed to be impacted off-site as a result of this proposal.

**LOCATION**

The site is located at the southeast corner of West Liberty Street and Second Street (Downtown Planning Area, DDA, Old West Side Historic District, Allen Creek Watershed)

**DESCRIPTION OF PETITION**

The existing masonry 1,270 square foot building is a former gasoline service station and a non-contributing structure in the Old West Side Historic District. The building is currently used as a fresh produce market and coffee shop, with limited seating. The petitioner is requesting approval to expand the building by constructing a 16'5" x 33'7" (553 square foot) addition in front of the east garage bay, which would result in a total floor area of 1,823 square feet. The new addition would be used primarily for coffee shop seating.

The addition is a triple-paned glass greenhouse, and would be connected via the existing roll-up door (which would remain) on the east side of the front façade. The framing is bronze-colored aluminum, and there are operable ridge vents and an exhaust fan. The west elevation has two additional roll-up doors and a person door.

The three existing curb cuts (one on West Liberty and two on Second) would remain. The existing informal gravel parking area would be replaced by two formal parking spaces off West Liberty and one accessible parking space along the Second Street side of the building. Four bicycle parking hoops are shown on the west side of the building. The hoops are too close together (because of space constraints) to count as eight bike parking spaces (two per hoop), but they'll probably be capable of functioning that way, if needed, regardless. Trash and recycling are currently serviced via carts stored behind the building and rolled to the curb on

Second Street. The need for an increase in capacity is not anticipated, so this arrangement will not change.

The Allen Creek floodway and floodplain cross a portion of the southern end of the site, and touch the southeast corner of the building's foundation. It is below the finish floor elevation of the addition, and no work is proposed in the flood plain. The building meets FEMA floodproofing requirements. No sanitary sewer mitigation is required or proposed.

The owner notified residents and owners within 500 feet by postcard of the proposed project. At its July 9, 2015 meeting the Historic District Commission unanimously issued a Certificate of Appropriateness for the work as proposed.

### COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	D2 (Downtown Interface)	D2 (Downtown Interface)	D2 (Downtown Interface)
Gross Lot Area	6,684 sq ft	6,684 sq ft	No MIN
Floor Area	1,270 sq ft	1,823 sq ft	13,368 sq ft MAX
Floor Area in % of Lot Area	19%	27%	200% MAX
Character Overlay District	First Street	First Street	First Street
Streetwall Height	1 story	1 story	3 stories MAX/2 stories MIN*
Maximum Building Height	15 ft	15 ft	60 ft
Building Frontage	Front Yard	Front Yard	Front Yard
West Liberty Street	41ft	18.5ft	15 ft
Second Street	20 ft	20 ft	15 ft
Parking	Special Parking District	Special Parking District	Special Parking District
Parking – Auto	7	3	0 MIN
Parking – Bicycle	0	4 Class C	1 Class C (1 space per 10,000 SF usable floor area)

\*The minimum height requirement shall apply only to new principal use buildings constructed after December 26, 2009; otherwise none. (Table 5:10.19B of Chapter 55)

### SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Commercial (Office )	D2 (Downtown Interface) First Street Character Overlay
EAST	Parking/Commercial/Gallery Space	D2 (Downtown Interface) First Street Character Overlay
SOUTH	Single- and Multiple-Family Residential	D2 (Downtown Interface) First Street Character Overlay
WEST	Multiple-Family Residential	R4-C (Multiple-Family Residential)

### HISTORY

The former service station at 325 West Liberty first appears in City Directories in 1938 as the Silkworth Oil Company filling station. Prior to this there had been a house on the site, at least as early as 1880.

This block (Liberty/Second/William/First) had a mix of industrial and residential uses from at least 1880, when a tannery and several houses were located here. In 1925 there were five houses, a lodge/club room, and an auto parts manufacturer that covered less than one-eighth of the block. By 1931 the King-Seeley Corporation (manufacturers at that time of liquid depth gauges) had nearly doubled the size of the plant and removed the lodge, though the houses remained. By 1966 the block looked similar to the way it did when the Liberty Lofts project was approved in 2004-5, with a very large manufacturing building, this service station, and the houses at 307 and 311 Second.

The service station was closed in 2008. In 2009 the Historic District Commission (HDC) approved an application to demolish the structure. That work was not performed, and in 2014 the current business opened, the Argus Farm Stop. Argus Farm Stop received an HDC award for Adaptive Reuse in June of 2015.

### PLANNING BACKGROUND

The work is in keeping with the goals of the Downtown Plan, including encouraging dense land use and development patterns which foster an active street life, contributing to functioning urban residential neighborhoods, supporting a sustainable transportation system, and sensitivity to the historic neighborhood context.

**DEPARTMENT COMMENTS PENDING, DISMISSED OR UNRESOLVED**

None.

Prepared by Jill Thacher  
Reviewed by Ben Carlisle  
mg/

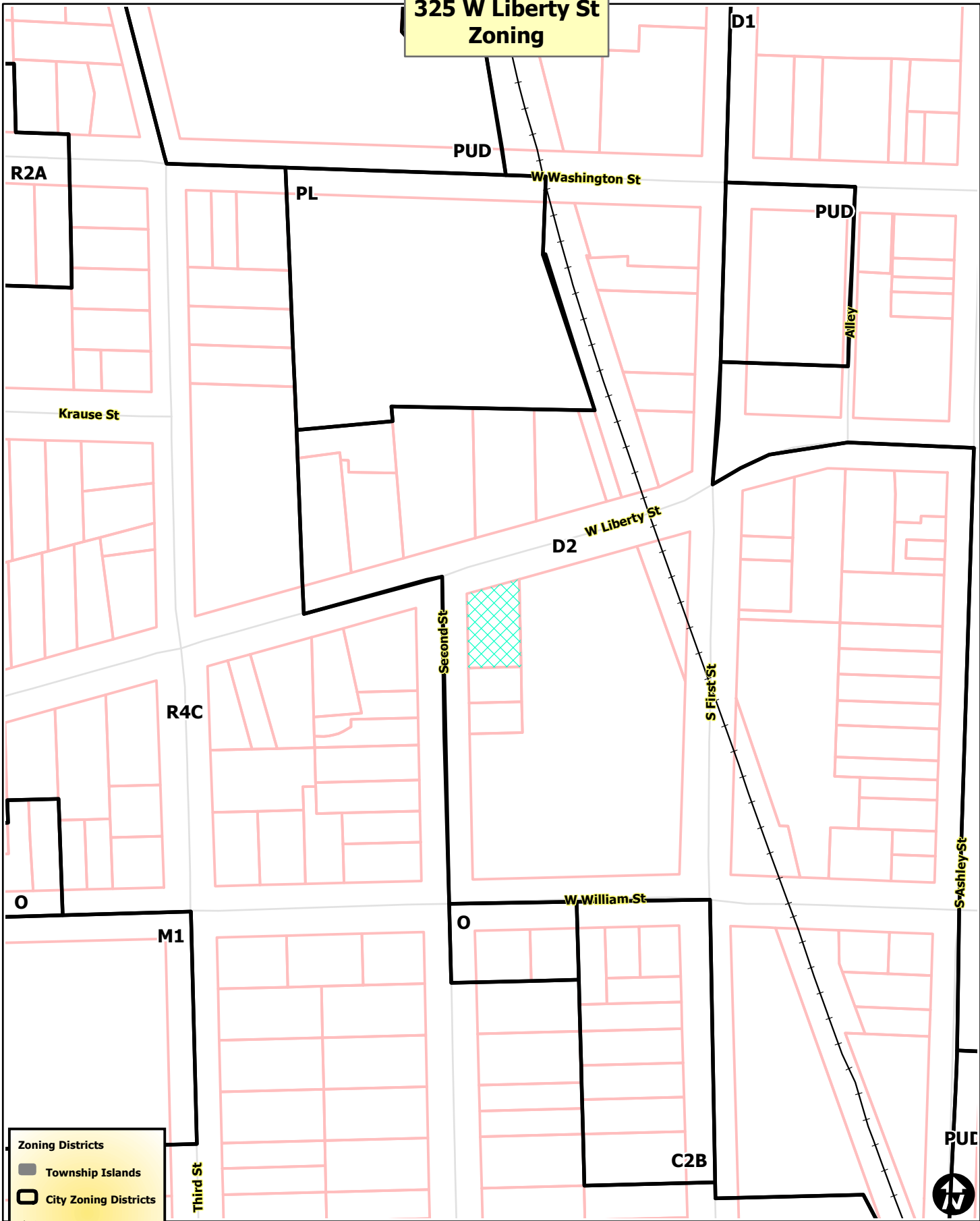
Attachments: Zoning/Parcel Maps  
Aerial Photo  
Site Plan

c: Petitioner/Owner: Bill Brinkerhoff  
534 Glendale  
Ann Arbor, MI 48103

Petitioner's Representative: Cornerstone Design Inc.  
310 Depot Street  
Ann Arbor, MI 48104

Planning and Development  
File No. SP15-031

**325 W Liberty St  
Zoning**



**Zoning Districts**

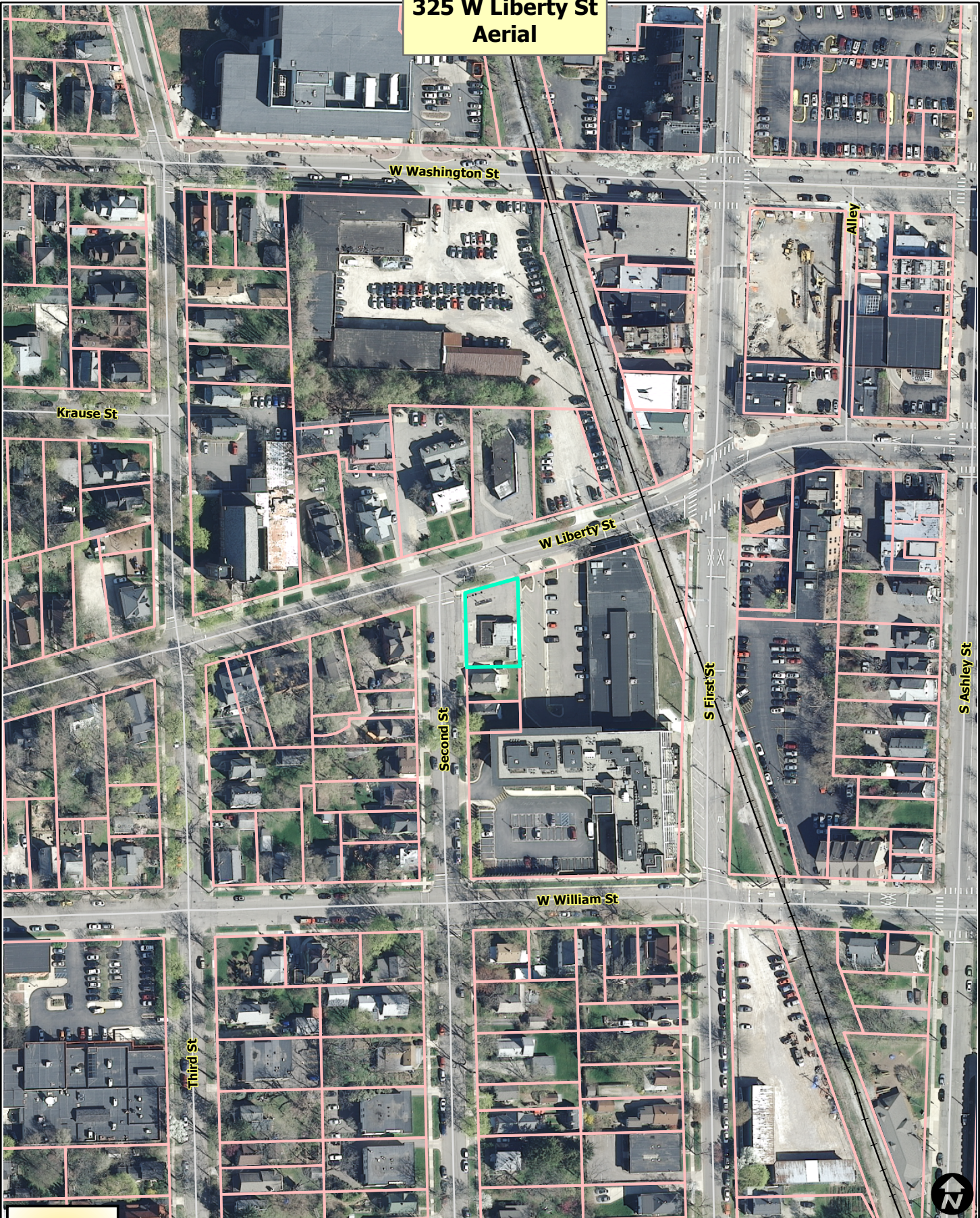
- Township Islands
- City Zoning Districts
- Railroads
- Parcels
- Huron River



Map date 7/30/2015  
 Any aerial imagery is circa 2012  
 unless otherwise noted  
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# 325 W Liberty St Aerial



- Railroads
- Parcels
- Huron River



Map date 7/30/2015  
Any aerial imagery is circa 2012  
unless otherwise noted  
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**325 W Liberty St  
Aerial**

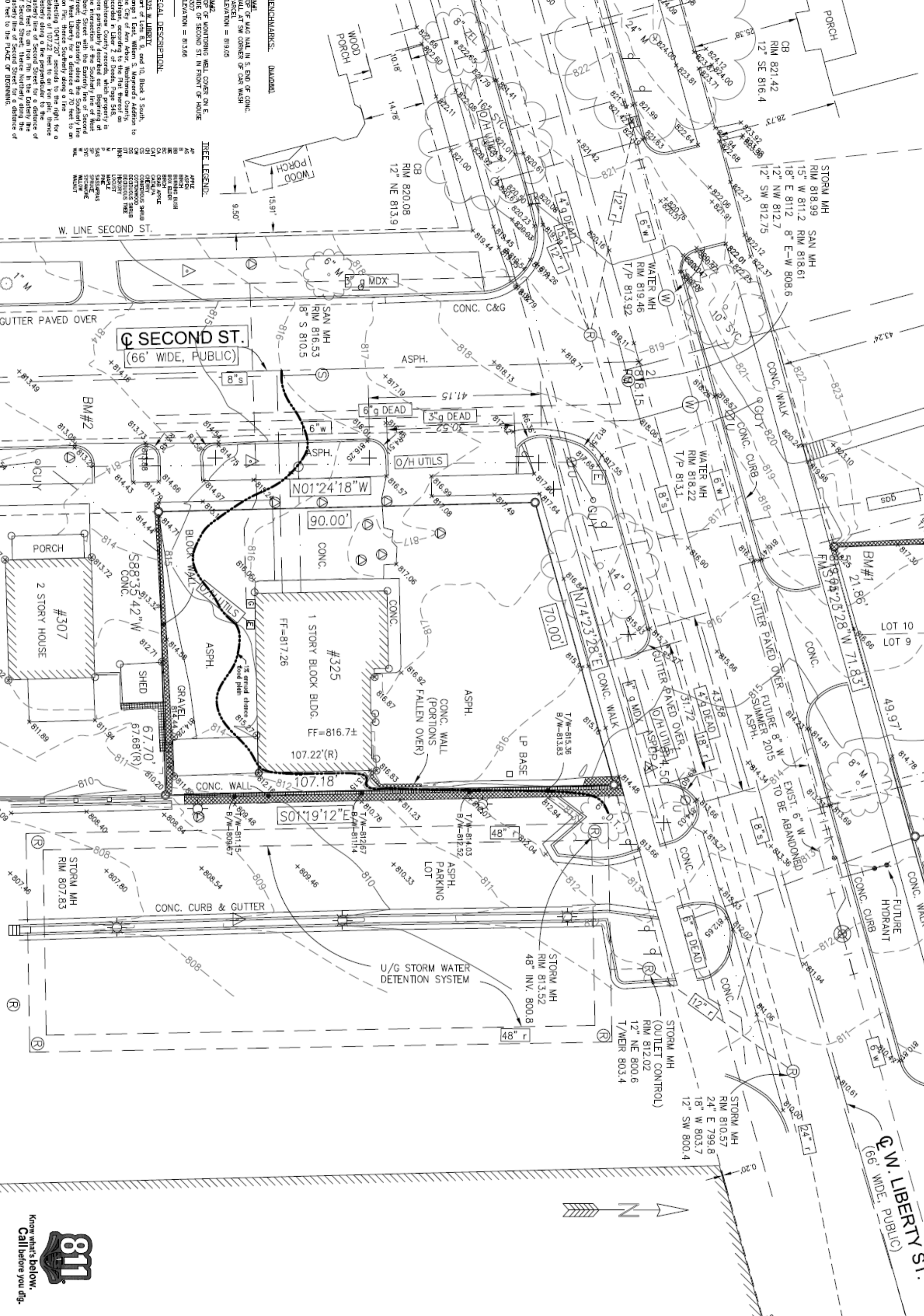


-  Railroads
-  Parcels
-  Huron River



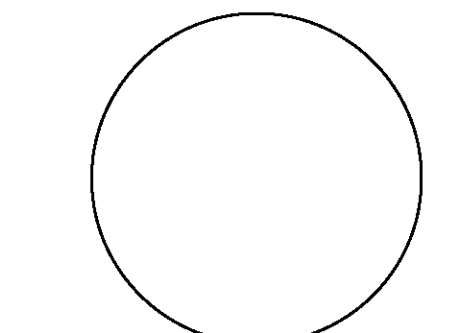
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<p>Know what's below. Call before you dig.</p>	<p>SECTION CORNER</p> <p>FOUND IRON PIPE</p> <p>FOUND IRON ROD</p> <p>SET IRON PIPE</p> <p>SET MAG NAIL</p> <p>FOUND MAG NAIL</p> <p>CONTROL POINT</p> <p>MEASURED DIMENSION</p> <p>RECORDED DIMENSION</p> <p>SURFACE FLOW</p> <p>MONITORING WELL</p>	<p>WATER MANHOLE</p> <p>FIRE HYDRANT</p> <p>GATE VALVE</p> <p>BEEHIVE CATCH BASIN</p> <p>CURB CATCH BASIN</p> <p>STORM MANHOLE</p> <p>CULVERT / END SECTION</p> <p>SANITARY MANHOLE</p> <p>LIGHT POLE</p> <p>UTILITY POLE</p> <p>TELEPHONE RISER</p> <p>GAS MAIN RISER</p>	<p>— O/H BLEC —</p> <p>— 6" —</p> <p>— 8" —</p> <p>— 10" —</p> <p>— 12" —</p> <p>— 14" —</p> <p>— 16" —</p> <p>— 18" —</p> <p>— 20" —</p> <p>— 24" —</p> <p>— 30" —</p> <p>— 36" —</p> <p>— 42" —</p> <p>— 48" —</p> <p>— 54" —</p> <p>— 60" —</p> <p>— 66" —</p> <p>— 72" —</p> <p>— 78" —</p> <p>— 84" —</p> <p>— 90" —</p> <p>— 96" —</p> <p>— 102" —</p> <p>— 108" —</p> <p>— 114" —</p> <p>— 120" —</p>	<p>ELECTRIC LINE</p> <p>GAS MAIN</p> <p>WATER MAIN</p> <p>STORM LINE</p> <p>SANITARY LINE</p> <p>CABLE TV LINE</p> <p>PHONE LINE</p> <p>CHAIN LINK FENCE</p> <p>WOOD FENCE</p> <p>BARBED WIRE FENCE</p>	<p>CLIENT: CORNERSTONE DESIGN</p> <p>TOPOGRAPHIC SURVEY</p> <p>#325 W. LIBERTY ST.</p> <p>IN THE SW 1/4 OF SECTION 29</p> <p>T2S, R6E, CITY OF ANN ARBOR,</p> <p>WASHTENAW COUNTY, MICHIGAN</p>	<p>Arbor Land Consultants, Inc.</p> <p>Professional Land Surveyors</p> <p>2936 Madison Ct.          Ann Arbor, MI 48103          Tel 1-734-669-2960          Fax 1-734-669-2961</p>
	<p>SCALE 1 INCH = 10 FEET</p> <p>JOB No. 14313</p> <p>SHEET 1 OF 1</p> <p>DATE: 7-24-2015</p> <p>REVISION: -</p>	<p>SP-2</p> <p>SHEET NO.</p> <p>THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. OTHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE CERTIFIES THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.</p>				





Owner/Client:

**Bill  
Brinkerhoff**

534 Glendale  
Ann Arbor, MI 48103

Project:

**Argus Farm  
Stop  
Addition**

325 W. Liberty  
Ann Arbor, MI 48103

Revisions:  
City Comments 8/25/15

Date: 7/27/15  
Drawn: RLH  
Project No.: 201518  
Scale: AS SHOWN

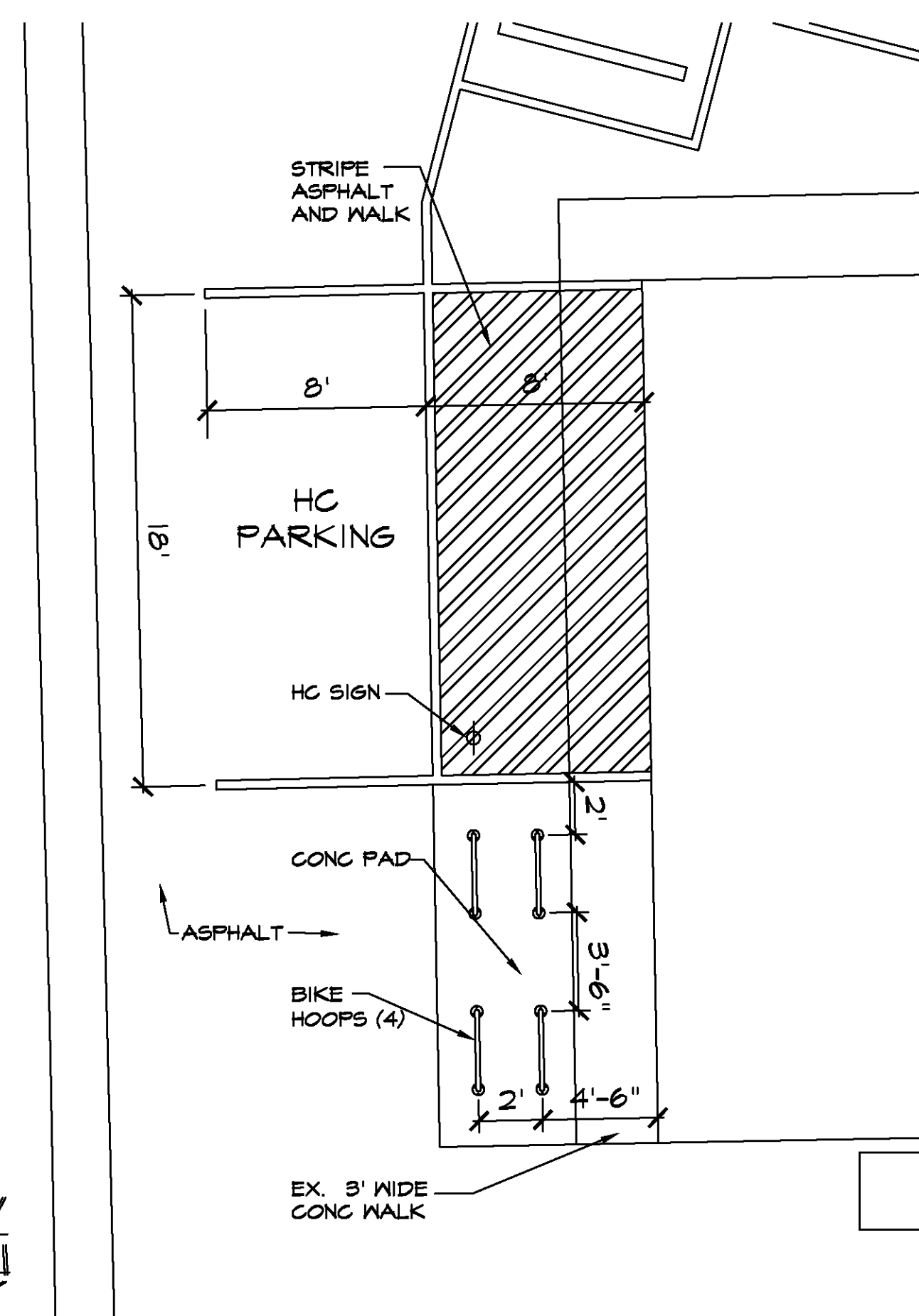
Approved:  
All drawings and designs copyright  
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Drawing Title:

**Layout  
Plan**

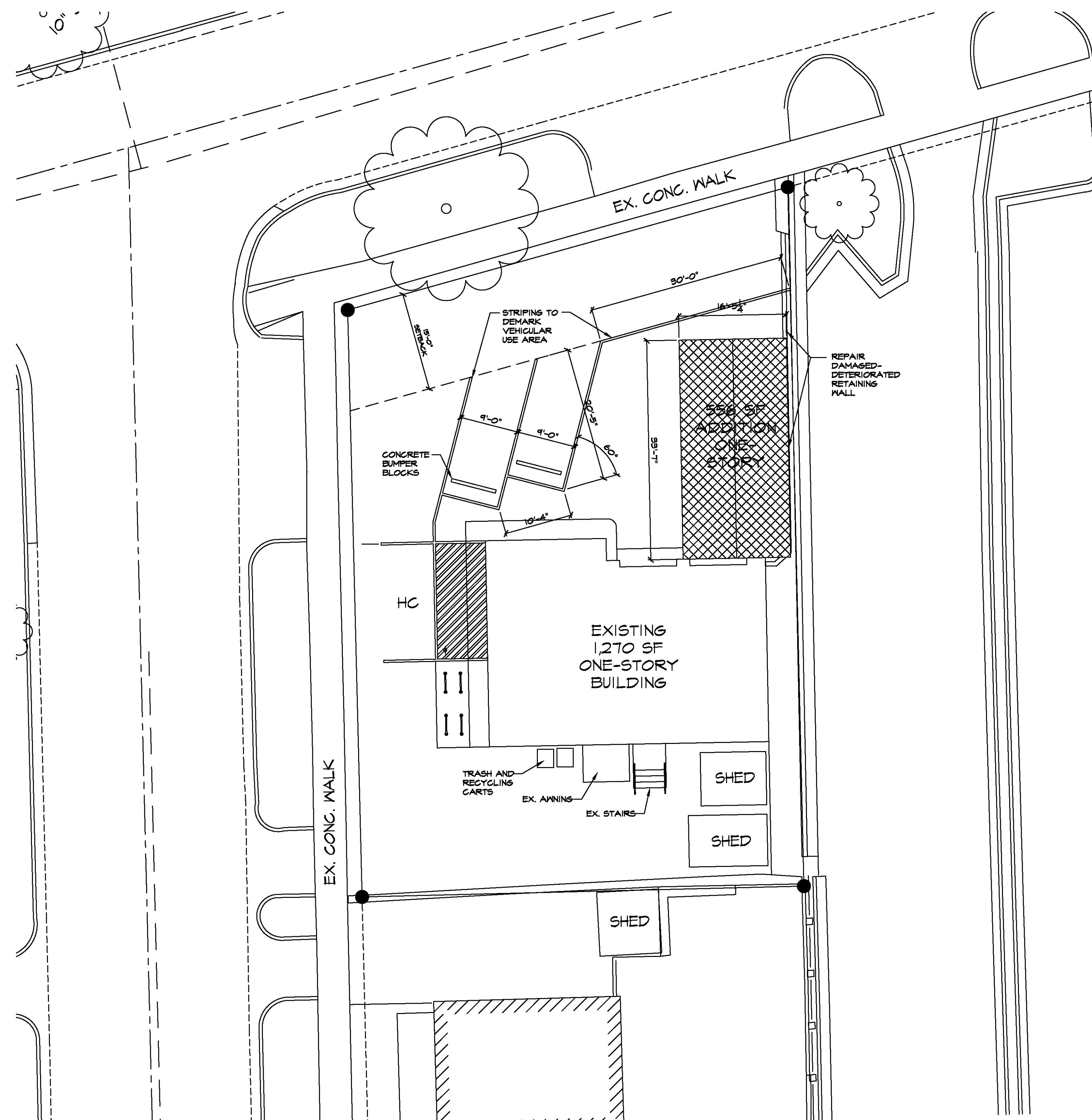
SIDEWALK REPAIR AND MAINTENANCE NOTE PER CHAPTER 49, SECTION 4.58 OF CITY CODE: ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

**SANITARY FLOW OFFSET MITIGATION**  
DEVELOPMENT AREA = 1,826 SF  
DESIGN DRY WEATHER FLOW RATE = MARKET 0.05 GPD/SF  
GPD = 1,826 x 0.05 = 91.3  
PEAK FLOW = 91.3 x 4 x 1.2 = 438.24 GPD = 0.3 GPM  
FOOT DRAIN DISCONNECTS = 0.3 GPM / 4 GPM = 0.076



ALK

**HC AND BIKE PARKING DETAIL**  
1"=5'-0"



**LAYOUT PLAN**  
1"=10'-0"