

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of August 3, 2022**

**SUBJECT: The George Site Plan for Planning Commission Approval (2502 Packard Road) File No. SP22-008**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby approves The George Site Plan (2502 Packard Road) for Planning Commission Approval.

**STAFF RECOMMENDATION**

Staff recommends **approval** of the site plan because it complies with all applicable local, state, and federal ordinances, standards, and regulations; it will not cause a public or private nuisance; and it will not have a detrimental effect on public health, safety or welfare.

**LOCATION**

The site is located at 2502 Packard Road (Malletts Creek Watershed).

**DESCRIPTION OF PETITION**

The petitioner is proposing to convert 23,462 square feet of vacant first floor space that was originally intended for retail use to 42, one-bedroom apartment units. This will increase the number of dwelling units from 249 to 291 units. The petitioner is proposing to construct mezzanines within each unit to provide a sleeping area which will add a total of 8,600 square feet of additional floor area. The petitioner also proposes to relocate the solid waste enclosure that is currently located on the south side of the north drive to the north side of the north drive so that it is placed further away from the proposed new residential units. The petitioner is additionally proposing to change the first floor, front facades of the units to provide individual access to each new dwelling unit. Each unit will be provided a single access point. 19 units will be located in each wing (north and south) of the building, while 4 units will be provided along the western portion of the first floor as depicted in the floor plans that are within the architectural drawings. The petitioner is proposing that each unit have electrical appliances and electrical HVAC systems. The existing footprint of the building will remain the same.

A total of 457 parking spaces were provided as part of the previously approved and constructed project. No changes are proposed to the parking field with the exception of the north solid waste enclosure switching places with existing parking spaces. Three additional Class A bicycle spaces are proposed to be added. No change is proposed to the amount of imperviousness. The floor area ratio will increase slightly from 128% to 131% (a maximum of 150% is allowed in the C1B zoning district). This is a result of mezzanines being constructed in each unit. Access to the site is proposed to be unchanged. No traffic impact mitigation is proposed since 42 new residential units are anticipated to generate fewer vehicle trips than retail uses. The petitioner has agreed to contribute \$26,250 for a fee-in-lieu of parkland dedication prior to the issuance of building permits which will be used to enhance nearby parks such as Esch, Woodbury, or Clinton Parks. No natural features are proposed to be impacted.

No change to storm water management is required and no proposed changes to landscaping are proposed.

The petitioner is working with a Brownfield consultant to ensure that utilities are provided to the 42 units without negatively impacting the vapor barrier underneath portions of the building that was installed as part of the previous Brownfield mitigation plan. A vapor intrusion system exists in the southern retail space which is approximately 10,000 square feet in size. A known Brownfield existed on the site as a result of a previous dry cleaning operation. The chemical, tetrachloroethylene, was spilled on the site but was contained by clay soils. The contamination did not form a plume and was largely removed. A vapor barrier was installed to ensure that no vapors from the previous contamination migrates into the building. The owner must obtain a "Vapor Mitigation System Operations & Maintenance Plan" from Washtenaw County, which was the final Plan produced to ensure long term viability of the vapor mitigation to protect occupants of the building. The owner must also seek appropriate approvals through the State of Michigan (EGLE) to modify the intended design and use of the space from commercial to residential use since the vapor mitigation system was carefully designed, installed and tested with commercial use in mind and approved by EGLE.

**COMPARISON CHART**

|                                      |       | EXISTING                                   | PROPOSED                                   | REQUIREMENTS  |
|--------------------------------------|-------|--|--|---|
| Zoning                               |       | C1B (Business Service)                     | C1B (Business Service)                     | C1B   |
| Gross Lot Area                       |       | 283,931 sq/ft (6.52 acres)                 | 283,931 sq/ft (6.52 acres)                 | 3,000 sq/ft MIN   |
| Floor Area Ratio<br>In % of Lot Area |       | 128%<br>(363,356 sq/ft)                    | 131%<br>(371,956 sq/ft)                    | 150% MAX<br>(425,896 sq/ft)                             |
| Setbacks                             | Front | Packard: 22.5'<br>Page: 145'               | Packard: 22.5'<br>Page: 145'               | 10' MIN<br>25' MAX<br>(MAX applies to at least 1 ROW)   |
|                                      | Side  | North: 61 ft<br>South: 80 ft               | North: 61 ft<br>South: 80 ft               | North: 0 ft MIN<br>South: 42' MIN (abuts residential)   |
| Building Height                      |       | 49 ft                                      | 49 ft                                      | 50 ft MAX   |
| Parking –<br>Automobiles             |       | 457 spaces                                 | 457 spaces                                 | Residential: 291 spaces MIN (1 space per dwelling unit) |
| Parking - Bicycles                   |       | 56 spaces – Class A<br>10 spaces – Class C | 59 spaces – Class A<br>10 spaces – Class C | 59 spaces – (50% Class A; 50% Class C)                  |

### SURROUNDING LAND USES AND ZONING

|       | LAND USE    | ZONING                                  |
|-------|-------------|---|
| NORTH | Office      | C1 (Local Business District)            |
| EAST  | Residential | R4A (Multiple-Family Dwelling District) |
| SOUTH | Residential | R1C (Single-Family Dwelling District)   |
| WEST  | Residential | R4A (Multiple-Family Dwelling District) |

### HISTORY

A retail center was constructed on the site in the 1960's. On October 15, 2007, City Council approved a 103,200 square foot retail center which was never built. In 2011, City Council approved the Packard Square Site Plan which was eventually built and is reflected by the existing apartment community which is now called, "The George".

### PLANNING BACKGROUND

The Comprehensive Plan: Land Use Element recommends commercial uses for this site. The site is zoned C1B which allows for a variety of land uses such as retail, office, and residential. The Non-motorized plan recommends bicycle lanes along this segment of Packard Road. The Ann Arbor Transportation Authority (AATA) serves the site from Packard Road. Nearby City parks include Esch, Stone School, Woodbury, Clinton, Buhr, and Doyle Parks.

### DEPARTMENT COMMENTS

Planning – The petitioner has indicated that there is not currently strong demand for retail space at this location. Planning supports retail uses or residential uses for the spaces originally identified for retail use for the site.

Prepared by Jeff Kahan  
Reviewed by Brett Lenart  
7/28/22

Attachments: Parcel/Zoning Map  
Aerial Photo  
[Site Plan](#)  
[Architectural Plans](#)

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City Attorney  
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File No. SP22-008