

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of August 16, 2022

**SUBJECT: Platt Road Townhomes Site Plan for Planning Commission Approval & Wetland Use Permit (3680, 3696, 3746 & 3788 Platt Road)
File Nos. SP22-001 & WUP22-001**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission approves the Platt Road Townhomes Site Plan located at 3680-3788 Platt Road, and Wetland Use Permit, as they comply with all applicable requirements of the Unified Development Code, and other applicable laws, ordinances, standards, and regulations and based upon the following conditions:

1. All parcels must be combined before issuance of any Building Permits.
2. Final approval from the Washtenaw Water Resource Commissioner.
3. A landscape variance to plant street trees outside of the right-of-way.
4. Execution of a Development Agreement substantially in the form attached.

STAFF RECOMMENDATION

Staff recommends that the site plan and wetland use buffer be **tabled** as requested by the petitioner.

LOCATION

This site is located at the west side of Platt Road, north of I-94 Expressway (South Area). This site is in the Swift Run Watershed.

DESCRIPTION OF PETITION

The petitioner proposes combining four R3 (Townhouse Dwelling District) zoned vacant parcels totaling 8.1-acres to develop 43 townhouse units, which is a permitted use in this zoning district. This site will be accessed off two curb cuts off Platt Road and be constructed in one phase. Total construction cost for this project is approximately \$5,750,000.

Sidewalks are provided on both sides of the proposed interior streets and connecting to sidewalk fronting Platt Road. Interior crosswalks also connect this development internally.

Each residential unit provides a 2-car garage with wiring in the garages for residents to install EV charging stations into. Bicycle parking is also proposed in the garages. A parkland contribution request of \$26,875 has been accepted and confirmed by the developer (based on 43 dwelling units) to be used for area parks.

This site falls under the jurisdiction of the Washtenaw County Water Resource Commissioner's Office for storm water detention review and is required to meet the first flush, bank full and 100-year storm water detention requirements. Infiltration testing was performed and determined this site was unsuitable for infiltration and will be providing storage for 120% of the 100-year storm event. Two detention basins are proposed on the north and south areas of the site. The south detention basin will discharge into the existing storm sewer system located in the Platt Road R.O.W. and the north detention basin discharges into the Swift Run drain.

There are 10 landmark trees on site with 6 proposed to be removed totaling 107-inch DBH (diameter at breast height) . As required by code, 50% of the trees DBH must be replaced totaling 54 inches. This is met by planting 27 mitigation trees concentrated along the west property line and the center of the site. A total of 208 trees greater than 8-inches are proposed to be removed totaling 1,591- DBH inches, most of which are smaller Box Elder, Mulberry, Maple, Cottonwood and Willow trees. There are no defined woodlands on site and no mitigation is required for removal of these trees as they are not regulated, protected natural features.

Street trees are proposed along Platt Road with a street tree escrow of \$982.50 required as part of this development. A landscape variance from the ZBA is necessary as street trees proposed are outside of the Platt Road R.O.W. Conflicting land use buffers are proposed along the north and south property lines to screen from adjacent residential zoning.

There are three wetlands located along the north and south property lines and one located in the center of the site. Boring under this wetland is also proposed to connect to sanitary sewer. These impacts require approval of a wetland use permit. No structures are proposed in the wetlands or their 25-foot wide wetland buffer.

A development agreement has been drafted to address the parks contribution and tree mitigation requirement.

A postcard was sent to neighbors within 500 feet of this site notifying them of this project and a meeting.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Residences & Church	R1C (Single-Family Residential District)
EAST	Townhomes	R3 (Townhouse Dwelling District)
SOUTH	Vacant	R2A (Two-Family Dwelling District)
WEST	Drainage District	PL (Public Land)

COMPARISON CHART

	EXISTING	PROPOSED	PERMITTED/REQUIRED
Zoning	R3 (Townhouse District)	R3	R3
Gross Lot Area	354,512 sq ft (8.14 acres)	354,512 sq ft (8.14 acres)	21,780 sq ft MIN
Lot Width	750 ft	750 ft	120 ft MIN
Minimum Lot Area per Dwelling Unit	NA	8,244 sq ft	4,300 sq ft
Minimum Open Space	Vacant	72%	65%
Minimum Active Open Space/Unit	NA	5,306 sqft.	300 sq ft.
Setbacks	Front	NA	15 ft MIN 40 ft MAX
	Side(s)	NA	50.1 ft – north 107.9 ft - south
	Rear	NA	38 ft
Building Height	NA	32 ft (3 stories)	35 ft
Parking - Automobiles	NA	86 spaces	86 spaces MIN (2 spaces/dwelling)
EV Parking	NA	43 EV-R spaces	1 EV-R/Garage
Parking – Bicycles	NA	Provided in garage	1 space/dwelling

*Minimum required side and rear sidebacks shall be increased 1.5 inches for each foot of building length over 50 feet.

HISTORY & PLANNING BACKGROUND

The site previously contained two single-family residences, apparently constructed before 1947 and were removed in the in the '70's and 80's. A proposal on two of the lots were submitted for R3 zoning and site plan review in 2000. Additional land was acquired and this proposal was revised into a planned project site plan with 44 single-family attached dwelling units on a 5.7-acre site and was tabled by the City Planning Commission in July 2001.

A public hearing was held August 21, 2002, for the annexation of 1.6 acres, which was a portion of the 5.7 acre site that was discovered to be in the Township. Planning Commission recommended approval for the annexation, but tabled action on the zoning and site plan. The petitioner then acquired an additional 1.87-acre parcel of land at 3680 Platt Road for a total of 7.57 acres and again submitted a revised plan for the entire site. This petition was tabled at the October 15, 2002, Commission meeting as was subsequently revised and presented at the March 16, 2004 Commission meeting where the R3 zoning and site plan were recommended to be denied. The petitioner decided to revise the plans and request re-review of the site plan by Commission before going to City Council. A revised site plan and rezoning was approved by Planning Commission in September 2005. This site plan expired and was never constructed.

The Master Plan: Land Use Element states public/semi-public uses are recommended for this site. Additional goals for the South Area include:

- Providing a variety of housing types, ownership types and costs;
- Promoting infill housing in neighborhoods which can accommodate additional density;
- Promoting the availability of housing to accommodate people with disabilities;
- Providing adequate pedestrian and vehicular access to public streets and sidewalks between neighborhoods; and
- Providing adequate parkland or open space in residential developments along with other amenities such as lighting, landscaping, play equipment, and street furniture, all scaled to pedestrian level.

DEPARTMENT COMMENTS

Parks - The formula for a park contribution to offset the population being brought to this part of town for 43 units is \$26,875. The petitioner has acknowledged paying this contribution.

Systems Planning – The mitigation calculations for the increase in sanitary sewer flow have been reviewed and are approved. Flow equivalent to 39 GPM, will need to be removed from the sanitary sewer system in order to mitigate new flow from this proposed development. Alternatively, a payment in lieu of performing actual flow removal may be made.

Office of Sustainability & Innovations (OSI) - See attached comments.

Traffic – This proposal is under the threshold of peak hour trips.

Forestry – Staff does not have concerns with the wetland use permit and supports the variance for street trees along Platt Road. Street Tree Escrow of \$982.80 is required.

Planning – Staff supports the proposed layout of the project as activity in the three wetland and 25-foot wide buffer areas are minimal and impacts to landmark trees is minimal compared to the submitted alternatives analysis.

Staff supports the development of this site into a townhouse development as it follows the recommendation of the Master Plan: Land Use Element. This proposal also provides open space for residents and pedestrian connections to the proposed public sidewalk.

Prepared by Christopher Cheng
Reviewed by Brett D. Lenart
08/10/22

Attachments: [Neighborhood Meeting Notification](#)
[Zoning Map](#)
[Aerial Photo](#)
[Site Plan/Landscape Plan/Elevations](#)
[Draft Development Agreement](#)
[OSI Comments](#)

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Project Management
Systems Planning
File Nos. WUP22-001 & SP22-001