

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of September 20, 2022

**SUBJECT: North Maple Apartments Annexation, PUD Zoning District and PUD Site Plan (West side of North Maple Road, south of M-14)
File Nos. A22-001, A22-002, A22-006, Z22-002 and SP22-004**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve North Maple Apartments Annexation, PUD (Planned Unit Development) Zoning District and Supplemental Regulations, PUD Site Plan, and Development Agreement.

STAFF RECOMMENDATION

Staff recommends the annexation petitions be **approved** because the properties are within the City's utility service area.

Staff recommends that PUD zoning be **approved** because the physical characteristics, design features and amenities provide a beneficial effect for the City in terms of health, safety, welfare and aesthetics including innovation in land use and variety of design, layout and type of structures that furthers the stated goals and physical character of adopted land use plans and policies.

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

LOCATION

The site is located on the west side of North Maple Road, immediately south of the M-14 freeway in the Honey Creek watershed.

DESCRIPTION OF PETITION

General Information – The 3.13 acre site contains 4 parcels. One of the parcels has already been annexed into the City of Ann Arbor and is zoned R1B. The other three parcels are in Scio Township. The petitioner is requesting permission to annex the three township island parcels. A total of 3 single family homes exist on the three parcels that front North Maple Road and are proposed to be removed. The fourth parcel, 1921 Calvin Street, is vacant.

The petitioner is proposing to construct a four-story, 79 unit, 75,217 square foot apartment building with a separate single story, 1,560 square foot clubhouse. The clubhouse will include space for a small weight-room, bathroom, and bicycle storage. 65 off-street vehicular parking spaces are proposed including 4 barrier free spaces, 7 EV-Installed spaces and 58 EV-Ready spaces. A solid waste enclosure is proposed in the northwest corner of the surface parking area. 79 bicycle parking spaces are proposed including 35 Class A and 44 Class C.

Comparison Zoning District – The petitioner is comparing the proposed PUD standards with the R4D (multiple-family) zoning district. The proposed project is generally consistent with a number of R4D standards. The maximum number of dwelling units per acre in the R4D is 25; the project proposes 25.24 dwelling units per acre. The minimum open space requirement in the R4D is 50%; the project proposes 58%. The minimum amount of active open space in the R4D is 300 square feet per dwelling unit; the project proposes 318 square feet of open space per dwelling unit. The minimum front (east) setback in the R4D is 15 feet; the project proposes a 10-foot front setback. The minimum rear (west) setback in the R4D is 53 feet; the project proposes 21.75 feet. The maximum height in the R4D is 120 feet; the petitioner is proposing a maximum height of 55 feet with up to three wireless communication towers that could extend an additional 15 feet above the roof. The height of the roof is proposed to be 47 feet. Vehicular parking spaces are no longer required for multiple family projects in the R4D zoning district; the project proposes 64 vehicular parking spaces for the 79 dwelling units.

Natural Features – A wetland exists on the far northern portion of the site that will remain undisturbed. A wetland exists on the property to the west of the site. A portion of that wetland buffer is shown on the North Maple Apartments site within a Conflicting Land Use Buffer and is not proposed to be disturbed. The site includes a number of older trees on the north and south sides of the site which are considered to be within urban woodlands. The trees on the north side of the site are not proposed to be impacted. The woodland on the south side of the site is proposed to be removed with mitigation trees provided. This woodland consists mostly of landscaping trees that have grown larger over the past 50 years or so. 38 landmark trees exist on the site and 22 are proposed to be removed and replaced. A total of 376 inches of landmark trees and 412 inches of woodland trees are proposed to be removed. A total of 95 replacement trees will be provided on-site while a total of 144 inches of replacement trees will be provided in the form of a contribution to the City's tree planting fund since no room exists to plant those mitigation trees on-site.

Stormwater and Access – Stormwater detention will be provided with pipes underneath the surface parking lot and immediately north of the apartment building. The soils are solid clay soils which do not allow infiltration. Primary vehicular access to the site is proposed to be provided from North Maple Road. Emergency access is proposed to be provided in a second curb cut, immediately north of the apartment building to provide fire fighters with direct access to that portion of the site. The petitioner proposes to provide a mid-block pedestrian crossing in North Maple Road with a RRFB system to improve pedestrian safety in the area as well as an AAATA bus shelter.

Affordable Housing – The petitioner is proposing that 15% of the dwelling units within the project be permanently affordable (60% or less Area Median Income). Twelve of the units will be identified as permanently affordable.

Sustainability Elements – The developer is proposing a number of sustainable elements for the project including:

- Solar panels on the roof which includes a 90kW STC (Standard Test Conditions) system which is anticipated to generate approximately 112,000 kilowatt hours annually or at least 15% of annual electrical use.
- On-site energy storage batteries in the basement that will be charged by the roof top solar panels

- All electrification including HVAC systems and appliances
- Building and parking lot lighting systems will be high efficiency LED lights
- Energy Star appliances
- Insulation that exceeds Building Code requirements: Wall: 24.335R (Building Code Minimum: R20 or R13+5); Roof: R36.61 (Building Code Minimum: R30)
- Triple pane windows
- Reduced thermal bridging on all exterior walls
- AAATA bus shelter
- Midblock crossing of N. Maple Road
- Fewer vehicular parking spaces than dwelling units
- Evaluating the feasibility of Geothermal HVAC system with approximately 25 bores at 500 feet utilizing heat pumps and energy recovery

Park Contribution – The petitioner has agreed to provide a \$51,875 contribution for improvements to nearby parks such as Garden Homes, Kelly, Hollywood, or Veterans Memorial Parks.

Citizen Participation Meeting – The petitioner hosted a Citizen Participation Meeting on December 16, 2021 via Zoom. Thirteen members of the public attended. Questions were asked about traffic, the Gelman Plume, neighborhood impacts, water tables, affordable housing, street noise, parking, and M-14 noise.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	M-14 Freeway	PL (Public Land)
EAST	Single Family	R1C (Single Family)
SOUTH	Single Family	R1B (Single Family)
WEST	Single Family	Township

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED
Zoning	Township and R1B	PUD (Planned Unit Development)	PUD
Gross Lot Area	3.13 acres (136,343 square feet)	3.13 acres	NA

Setbacks	Front (East) Front (North)	Approx. 20 ft Approx. 60 ft	10 ft 120 ft	10 ft MIN 15 ft MAX
	Side (South)	Approx. 30 ft	85 ft	20 ft MIN
	Rear (West)	Approx. 25 ft	21.75 ft	20 ft MIN
Height	Approximately 20 ft	55 ft	55 ft MAX	
Parking - Automobiles	Scattered spaces	65 spaces EV-R: 57 EV-I: 8	None	
Parking – Bicycles	0 spaces	35 spaces – Class A 44 spaces – Class C	None	

HISTORY

The three existing homes appear to be constructed in the 20th century.

PLANNING BACKGROUND

The Comprehensive Plan – Land Use Element recommends residential uses (single-family) in this location. The project site is located in a unique setting within the community. It abuts a freeway off ramp, abuts an existing double lane, urban round-about, is on a major thoroughfare (Maple Road), and is in a transition area between less urban areas (including township islands without urban utilities or direct access to public streets) and more urban areas such as urban multi-family construction south of the site. The traffic counts on the North Maple Road corridor have increased significantly over the past decade particularly after the construction of Skyline High School. The development pattern on the west side of Maple Road has changed recently to include more substantial buildings such as the 3-story Maple Cove Apartments which has a similar height and scale as the proposed project. South of Maple Cove Apartments is the 2nd phase of that project called Maple Cove Apartments 2 which has received site plan approval.

DEPARTMENT COMMENTS

Planning –The plan proposes a mixed income community that includes a number of sustainable features in a unique setting within the community.

Attachments: PUD Supplemental Regulations
[Site Plan 1 of 2](#)
[Site Plan 2 of 2](#)
Draft Development Agreement

c: Petitioner: A2 North Maple Properties, LLC
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 Ann Arbor, MI 48104

 Petitioner's Representative: Midwestern Consulting, Inc.
 3815 Plaza Drive
 Ann Arbor, MI 48108

 Systems Planning
 Community Development
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