

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of October 4, 2011

**SUBJECT: University Bank PUD Supplemental Regulations and PUD Site Plan
(2015 Washtenaw Avenue)
File Nos. Z09-028 & SP09-029**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the University Bank Planned Unit Development (PUD) Supplemental Regulations and Site Plan.

STAFF RECOMMENDATION

Staff recommends **approval** of the proposed PUD supplemental regulations, because the proposed revisions to the occupancy and parking lot provide an overall beneficial effect for the City by supporting the continued viability of this adaptive reuse of an historic building.

Staff recommends **approval** of the proposed PUD site plan as it limits the impact on both landmark and woodland trees to a minimum necessary to make a reasonable use of the land, as required by the review criteria of Chapter 57, Section 5:129.

STAFF REPORT

On September 8, 2011, the Planning Commission postponed this petition to allow the petitioner an opportunity to revise their site plan and address neighborhood concerns.

Revised Parking Lot Layout

The revised parking lot layout has been shifted an additional nine feet toward the building, for a new setback of 24 feet from the eastern property line. A continuous six-foot tall wall is proposed to be constructed along the eastern and southeastern property lines, screening the parking lot from 2021 Washtenaw Avenue and 2107-2109 Tuomy.

Three parking spaces fronting the bank building are proposed to be removed to meet Fire Department turning radius requirements for a new parking total of 50 spaces. A "No Parking Sign" is proposed along the north side of the entrance drive across from 2021 Washtenaw Avenue.

The petitioner proposes removing two landmark and 19 woodland trees totaling 186 caliper inches for construction of the screening wall, 14-space parking lot and connection drive. By shifting the parking lot an additional nine feet away from the woodland, a reduction of 46 caliper inches is proposed when compared with the previous mitigation plan. The petitioner proposes to exceed the required tree mitigation by planting for 223 caliper inches. These mitigation trees are to be planted throughout the site.

Public Benefits

The original PUD was approved to allow an adaptive reuse of an historic residential building, thereby preserving the building that was not protected by historic district designation. The proposed changes allow for the continued viability of the historic building on the site. In addition, the petitioner has added new non-motorized improvements, including a five-foot wide walkway located along the northern property line connecting Washtenaw Avenue to the parking lot, and five new Class C bicycle spaces.

The petitioner proposes to mitigate for all trees removed due to the parking lot construction, not just the two landmark and 19 woodland trees. This landscape mitigation exceeds the minimum required. Along with this increase in landscaping, the petitioner agreed to increase the required 15-foot conflicting land use buffer to 24-feet and increase the conflicting land use wall from 3 feet to 6 feet in height and extend the eastern screening wall approximately 28 additional feet to provide additional screening for the neighbors. These landscaping mitigation, setback, height and length increases are beyond that required by code and have been incorporated into the PUD supplemental regulations.

DEPARTMENT COMMENTS PENDING OR UNRESOLVED

Land Development – As required by Chapter 57, section 5:126(3) an alternatives analysis has been provided in the plan set (Sheet C-8). The alternative shows a layout that realistically preserves all of the landmark and woodland trees, and reduces the total amount of impervious surface necessary to install the parking. The proposed plan removes two landmark trees and 19 woodland trees for a total of 186 caliper inches of regulated removals. The proposed plan (not the alternative) therefore has not justified that the natural features impact is limited to the minimum necessary, as required by the review criteria of Chapter 57, Section 5:129.

Planning – Staff supports the proposed parking lot layout with increased side setbacks and screening walls from the adjacent neighbors. The revised location of the new parking lot has less impact on the woodland trees from the previous proposal and over-mitigates for the removal of these landmark and woodland trees. Based on commentary at earlier meetings, the alternative for constructing the new parking lot in the large lawn area in front of the building was considered to be undesirable. At the September 1, 2011, meeting between the bank and neighbors, both parties indicated they were satisfied with the proposed new parking lot being located further away from the woodland and residential properties and with the proposed increase in landscaping and screening.

Prepared by Chris Cheng
Reviewed by Wendy Rampson

Attachments: 10/19/10 Staff Report
9/8/11 Staff Report
Revised Site Plan Reduction
Revised Landscape Reduction

Building
City Attorney
Project Management
File No. SP09-029 & Z09-028

**2015 Washtenaw Ave PUD Zoning District
Supplemental Regulations**

Section 1: Purpose

It is the purpose of City Council in adopting these regulations to create a more functional set of PUD regulations for this parcel. These regulations will create additional parking as well as create the opportunity for additional employees. These regulations will limit the use of the parcel to uses that are compatible with the surrounding residential parcels.

Section 2: Applicability

The provisions of these regulations shall apply to the property described as follows:

PRT LOT 15 C L TUOMY WASHTENAW HILLS SUB BEG SW COR LOT 21 TH SE 84 FT IN SL LOT 21 TH SE 207.9 FT IN SL LOTS 22 23 & 24 TH S 47 DEG 30 MIN W 127.52 FT TH S 42 DEG 30 MIN E 20 FT TH S 47 DEG 30 MIN W 64.2 FT TH N 42 DEG 30 MIN W 64.70 FT TH S 47 DEG 30 MIN W 110.19 FT TH S 20 DEG 49 MIN W 14.92 FT TH S 24 DEG 9 MIN W 25 FT TH S 29 DEG 6 MIN W 25 FT TH S 37 DEG 8 MIN W 25 FT TH S 47 DEG W 25 FT TH S 57 DEG 20 MIN W 25 FT TH S 65 DEG 45 MIN W 25 FT TH S 73 DEG 39 MIN W 25 FT TH S 81 DEG 55 MIN W 25 FT TH S 88 DEG 23 MIN W 25 FT TH N 78 DEG 5 MIN W 20 FT TH N 73 DEG 48 MIN W 20 FT TH N 81 DEG 55 MIN W 18.63 FT TH N 42 DEG 30 MIN W 192.84 FT TH NE 218.33 FT TH SW 35.9 FT TH N 60 DEG 45 MIN E 134.78 FT TH NE 13.72 FT TH N 59 DEG 4 MIN E 82.45 FT TH NW 52.1 FT TO POB

Otherwise known as 2015 Washtenaw Ave. Ann Arbor, MI 48104

These regulations are intended to supplement only those provisions in the City Codes that may be modified as a part of a PUD and shall not be construed to replace or modify other provisions or regulations in the City Codes.

Section 3: Beneficial Effects

The beneficial effects of the proposed site plan & supplemental PUD regulations are as follows:

- A. Increased job opportunities within the city due to the increase in employees allowed to work on the site.
- B. Increased on-site parking will eliminate the need to park on the access drive and surrounding residential streets.
- C. Use of pavers will provide an environmental-friendly parking surface as well as promote better drainage for the site as well as the adjacent residential parcels.
- D. By increasing the number of allowable employees as well as the availability of parking on site the petitioner will be able to remain on the site and continue its stewardship of this property.

- E. The proposed site plan includes a sidewalk and bicycle parking to encourage the use of alternate transportation.
- F. Negative impacts of the proposed site plan and supplemental regulations on surrounding public streets and adjacent properties will be mitigated by the petitioner's appropriate remedial measures. Mitigation efforts may include but are not limited to, landscape screening, directional lighting and improved storm water retention.

Section 4: Regulations

A. Permitted Principal Uses

- Business offices of a public utility, real estate, insurance, commercial or industrial establishment
- Offices of physicians, dentists and other health practitioners; legal, engineering, architectural and surveying services; accounting, auditing and bookkeeping services
- Finance, insurance and real estate offices; travel bureau; and banks (drive-through facilities are not permitted)
- Government offices
- Business services such as: advertising, consumer credit reporting agencies, mailing list and copy services, business and management consulting services.
- Office of nonprofit organizations, such as professional membership organizations, labor unions, civic, social and fraternal associations, political organizations and religious organizations
- The maximum number of employees on site shall be limited to 59.

B. Permitted Accessory Uses

- Employee and customer parking lot
- Those accessory uses allowed in the R3 zoning district

C. Setback Requirements

- Front: 250 feet minimum
- Rear: 50 feet minimum
- Side: 30 feet minimum

D. Height

Height shall not exceed current building height of the existing building. The maximum number of stories is three (3).

E. Lot Size

The size of the PUD zoning district is 2.1 acres, more or less.

F. Floor Area Ratio

The floor area in percentage of lot area for the PUD shall be determined for the entire 2.1 acre zoning district and shall not exceed 20 percent based on gross building area.

G. Parking:

Parking shall consist of maximum of 53 spaces for vehicles and 10 class C bicycle parking spaces. The northeast parking lot shall be surfaced with pavers.

H. Screening and Landscape Buffers

Conflicting land use buffer for northwest parking lot:

- Maintain existing vegetation

Conflicting land use buffer for northeast parking lot:

- Width: 22 feet minimum
- Screening: 6 foot tall masonry wall minimum between parking lot and eastern property line; 3 foot tall masonry wall minimum between parking lot and north property line.
- Plant materials: As required by Chapter 62

Eastern driveway screening:

- 6 foot tall masonry wall minimum between the driveway and shared property line with 2021 Washtenaw Avenue

Attachment: Exhibit A – Landscape Plan

Prepared by Chris Cheng

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of October 19, 2010

SUBJECT: University Bank PUD Supplemental Regulations and PUD Site Plan (2015 Washtenaw Avenue)
File No. Z09-028 & SP09-029

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the University Bank Planned Unit Development (PUD) Supplemental Regulations and Site Plan.

STAFF RECOMMENDATION

Staff recommends **denial** of the proposed PUD supplemental regulations, because the proposed revisions to the occupancy and parking do not provide an overall beneficial effect for the City.

Staff recommends **denial** of the proposed PUD site plan (dated August 11, 2010) because the proposed plan impacts both landmark and woodland trees and does not limit impacts to natural features to the minimum necessary to make a reasonable use of the land, as required by the review criteria of Chapter 57, Section 5:129.

LOCATION

The site is located north of Washtenaw Avenue and west of Devonshire Road (Northeast Area and Malletts Creek Watershed).

DESCRIPTION OF PETITION

The petitioner is proposing to revise the PUD zoning district to increase the allowable number of employees on this bank site from 50 to 59 and construct 14 additional employee and customer parking spaces in a new lot on the east side of the building, for a new total of 53 on-site spaces. The current PUD, approved in 1978, allowed 39 parking spaces to support approximately 9,400 square feet of office space, one 1,119-square foot dwelling, and 571 square feet of storage. Since no supplemental regulations were required as part of this PUD approval in 1978, this petition includes proposed supplemental regulations as part of the request.

The proposed location of the new parking lot contains a mid-level concern urban woodland. Construction will remove 17 landmark and woodland trees. A total of 211 inches of mitigation trees is proposed to be planted throughout the site. A 15-foot conflicting land use buffer is proposed along the east side of parking lot to screen from the adjacent residences. The natural features alternatives analysis is attached.

To comply with storm water detention requirements, a new storm water basin will be created in the front lawn area of this site. New bicycle parking spaces will be installed at the southeast corner of the bank building. A traffic impact study was submitted (attached).

The petitioner held a neighborhood meeting on May 28, 2009, consistent with the Citizen Participation Ordinance requirements. The petitioner's summary of this meeting is attached.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single-Family Residential	R1B (Single-Family Dwelling District)
EAST	Single-Family Residential	R1B
SOUTH	Single-Family Residential and Religious Uses	R1B
WEST	Single-Family Residential	R1B

COMPARISON CHART

	EXISTING	PROPOSED	1978 APPROVED PUD SITE PLAN REQUIRED/PERMITTED	PROPOSED PUD SUPPLEMENTAL REGULATIONS REQUIRED/PERMITTED
Zoning	PUD	PUD	PUD	PUD
Gross Lot Area	91,500 sq ft (2.1 acres)	91,500 sq ft (2.1 acres)	91,500 sq ft MIN (2.1 acres)	91,500 sq ft MIN (2.1 acres)
Open Space	Not applicable	Not applicable	Not applicable	Not applicable
Floor Area in Percentage of Lot Area	11.1%	11.1%	11.1% MAX	11.1% MAX
Setback – Front (Washtenaw)	320 ft to building 250 ft to parking	320 ft	320 ft MIN	250 ft MIN - Washtenaw
Setback – Side(s)	60 ft - west 45 ft - east	60 ft – west 45 ft - east	60 ft – west MIN 45 ft – east MIN	30 ft MIN
Setback – Rear	140 ft	140 ft	140 ft MIN	50 ft MIN
Height	3 stories	3 stories	30 ft (3 stories) MAX	3 stories MAX
Parking – Automobile	39 spaces	53 spaces	39 spaces MIN/MAX	53 spaces MIN
Parking – Bicycle	None	5 spaces – Class A	None	5 spaces MIN – Class C

HISTORY

The Hoover Mansion was constructed in 1918. This site was zoned PUD (Planned Unit Development District) in 1978 by Domino's Pizza for business office purposes limited to no more than 50 employees. One dwelling unit for a caretaker was also permitted. In 1982, a proposal was submitted to expand the Hoover Mansion PUD to include the existing carriage house located at 2013 Washtenaw Avenue. The carriage house was proposed to be used as a daycare center, office space and support services, and construction of an additional 15 parking spaces also was proposed. Planning Commission recommended denial of this proposal and it was withdrawn by the petitioner before going to City Council.

This site included in the Individual Historic Properties District. The district was subsequently deemed invalid by the courts.

This PUD proposal was presented to the City Planning Commission for a pre-petition conference at its March 10, 2009 working session.

PLANNING BACKGROUND

The Master Plan: Land Use Element recommends mixed uses for this site.

PUD STANDARDS FOR APPROVAL

According to Section 5:30(6) of the Zoning Ordinance, the Commission shall recommend approval, approval with conditions, or denial, and City Council shall approve or deny the proposed PUD zoning district based on the following standards (petitioner's responses in regular type, staff responses in *italic type*):

- (a) The use or uses, physical characteristics, design features, or amenities proposed shall have a beneficial effect for the City, in terms of public health, safety, welfare, aesthetics, or convenience, or any combination thereof, on present and potential surrounding land uses.**

Use of European pavers provide an environmentally friendly parking surface as well as promote better drainage for the site as well as adjacent residential parcels. European pavers are designed to allow water to flow through the parking surface. Water will be diverted to the front of the site via proposed storm drains. The proposed site for the parking lot slopes dramatically toward neighboring parcels. The proposed parking area and storm water system will divert water away from these areas.

The original PUD allowed for the adaptive re-use and preservation of an unusual, and difficult to use building. Operation of the bank also prevented the potential conversion of the property to other uses which might be less compatible with the existing neighborhood fabric. This amendment to the PUD seeks to continue these advantages and not impact the existing structure.

This site is no longer listed as an individual historic district. The proposed amended PUD will ensure the survival of the existing building onsite. There are no proposed additions to the buildings, thus maintaining the existing character of the street elevations and the site as a whole.

- (b) This beneficial effect for the City shall be one which could not be achieved under any other zoning classification and shall be one which is not required to be provided under any existing standard, regulation or ordinance of any local, state or federal agency.**

An increase in parking allows for job opportunities within the city due to an increase in employees at the bank. Increasing the number of employees on site from 49 to 59 would create the potential for 10 additional jobs within the city. The increase would require additional employee and customer parking. The current PUD only allows for 49 employees at the site and

has parking available for only 39.

By increasing the number of allowable employees as well as the availability of parking on the site the petitioner will be able to remain on the site and continue its stewardship of the property.

The site is already zoned PUD. The size of the structure lessens the likelihood that it would be used solely as a single-family residence. Other permitted special exception uses in the single-family zoning districts, such as churches, child care centers, or group day care homes would tend to generate more traffic and parking demand on a daily basis.

(c) The use or uses proposed shall not have a detrimental effect on public utilities or surrounding properties.

No public utilities are impacted.

The bank recognizes that spillover parking to nearby residential streets could potentially impact surrounding properties. The petitioner contacted the synagogue across Washtenaw Avenue and was unable to secure shared parking. However, the spillover impact would be limited, since parking is no longer permitted along Devonshire without proper permits during the weekday from 8-5 pm; Tuomy Street does not allow parking Monday-Friday; and Austin Street allows weekday parking on one side of the street only.

(d) The use or uses proposed shall be consistent with the Master Plan and policies adopted by the City or the petitioner shall provide adequate justification for departures from the approved plans and policies.

The original PUD conforms to the City's Master Plan, as do the proposed amendments. The Master Plan: Land Use Element recommends mixed uses for this site.

(e) If the proposed district allows residential uses, the residential density proposed shall be consistent with the Master Plan and policies adopted by the City or the underlying zoning when the master plan does not contain a residential density recommendation, unless additional density has been proposed in order to provide affordable housing for lower income households in the following manner:

Proposed PUD projects exceeding the residential density recommendation of the master plan, or the underlying zoning when the master plan does not contain a residential density recommendation, by up to 25 percent shall provide 10 percent of the total dwelling units as dwelling units affordable to lower income households. Proposed PUD projects exceeding the residential density recommendation of the master plan or the underlying zoning when the master plan does not contain a residential density recommendation, by over 25 percent shall provide 15 percent of the total dwelling units as dwelling units affordable to lower income households.

Provisions to implement the affordable housing proposal shall be included in the PUD supplemental regulations or the development agreement, or both, as determined by the City.

Because no density increase is requested, this request does not apply.

(f) The supplemental regulations shall include analysis and justification sufficient to

determine what the purported benefit is, how the special benefit will be provided, and performance standards by which the special benefit will be evaluated.

See attached supplemental regulations.

Based on the public benefits articulated by the petitioner, staff finds the beneficial effects of the of this PUD proposal for the City to be preserving the office use of the historic building and providing storm water detention facilities for the site. However, these benefits are countered by the negative impacts of the proposed parking lot on natural features (see item [h] below).

- (g) Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within and to the district shall be provided and, where feasible, the proposal shall encourage and support the use of alternative methods of transportation.**

Increased on-site parking will eliminate the need to park on the access drive and surrounding residential streets. Vehicular and pedestrian circulation will remain relatively the same as under the current PUD.

See Item (c) above regarding spillover parking on neighborhood streets.

Per the Traffic Impact Report, the bank is a walk-up bank use, with no drive-through teller windows or automatic teller machine vehicle lanes provided. The petitioner indicates the site should full under bank use parking requirement of a minimum of 43 spaces and a maximum of 52 spaces. It has been staff's observation that the bank is primarily used as a headquarters office, with occasional customer visits. Under the office use parking requirements, a 9,400-square foot office would require a minimum of 28 parking spaces and a maximum of 38 parking spaces for general office use. This seems consistent with the current operation, since the parking lot has only been observed to be full during annual auditor visits.

The petitioner has not provided a connecting sidewalk from the public sidewalk to the front entrance, as requested by Parks staff.

- (h) Disturbance of existing natural features, historical features and historically significant architectural features of the district shall be limited to the minimum necessary to allow a reasonable use of the land and the benefit to the community shall be substantially greater than any negative impacts.**

The proposed parking expansion has been since reduced to avoid all but 2 landmark trees and almost all of the woodland area. Calculations for tree mitigation are included in the current plan.

The petitioner has provided an alternative analysis that would avoid all natural features impacts, therefore staff does not believe this standard has been met. See the Land Development comments, below.

- (i) List any modifications of the City Code that are requested; provide justification for each modification.**

No modifications are requested.

DEPARTMENT COMMENTS PENDING OR UNRESOLVED

Malletts Creek Coordinating Committee - The committee met on December 9, 2009 and made two recommendations: 1) detention should be placed under the parking lot; and 2) the parking lot should not impact natural features.

Parks - As the building is open to customers, they should not be made to walk down the driveway to access the front entrance. Please provide a pedestrian walk as was requested in previous comments.

Land Development – The natural features alternative analysis shows 24 parking spaces located along the north side of the entrance drive between Washtenaw Avenue and the bank building. This alternative shows a layout that realistically preserves all of the landmark and woodland trees and reduces the total amount of impervious surface necessary to install the parking. The proposed plan (not the alternative) therefore has not justified that the natural features impact is limited to the minimum necessary, as required by the review criteria of Chapter 57, Section 5:129, as the proposed plan removes 17 regulated landmark/woodland trees. Staff cannot support the proposed parking layout with respect to natural features impacts, as the alternative design reduces impacts to a minimum.

The soil types are Miami Loam and allows for moderate storm water infiltration. The proposed drainage will not have an adverse impact on surrounding neighbors.

Planning –The petitioner held a neighborhood meeting on Thursday, May 28, 2009 (attached), to discuss the proposed parking expansion. The original proposal called for 24 spaces, and the petitioner has since reduced the proposal to 14 spaces. Planning requested the petitioner hold another public meeting since the previous meeting was held more than a year ago. The petitioner indicates another notification was sent to the neighbors recently and no feedback or concerns have been received to date.

The petitioner also submitted a letter from the Beth Israel Congregation, located south of the bank, requesting shared parking (attached). This request was denied due to security and congregation scheduling during weekdays.

The petitioner has indicated parking cannot be placed on the driveway, as shown for the natural features alternatives analysis, due to the following reasons; 1) it causes a nuisance to the two houses accessing their driveway off the main entrance drive; 2) cars parked along the drive makes it difficult for service and delivery trucks to access the site; 3) cars parked on the driveway make access from Washtenaw difficult due to the sharp bend at the drive entrance; and 4) hidden parking from the street view allows the bank building to better blend in with the surrounding neighborhood. Planning staff believes these issues can be addressed by refining the design to provide for parallel parking along a limited portion of the driveway near the building.

Prepared by Chris Cheng
Reviewed by Wendy Rampson
mg/10/11/10

Attachments: Zoning/Parcel Maps
Aerial Photo
Proposed Supplemental Regulations

PUD Site Plan
Natural Features Alternative Analysis
Traffic Impact Study Summary
Synagogue Parking Request Letter
5/28/09 Citizen Participation Meeting Summary

c: Petitioner/Owner: Hoover LLC
University Bank
2015 Washtenaw Ave.
Ann Arbor, MI 48104

Petitioner's Representative: Ken Sprinkles
University Bank
2015 Washtenaw Avenue
Ann Arbor, MI 48104

Building
City Attorney
Project Management
File No. SP09-029 & Z09-028

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of September 8, 2011

SUBJECT: University Bank PUD Supplemental Regulations and PUD Site Plan
(2015 Washtenaw Avenue)
File Nos. Z09-028 & SP09-029

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the University Bank Planned Unit Development (PUD) Supplemental Regulations.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the University Bank Planned Unit Development (PUD) Site Plan, subject to the petitioner submitting revised plans showing relocation of the proposed parking lot and revised woodland and landmark tree mitigation calculations prior to Council action.

STAFF RECOMMENDATION

Staff recommends **approval** of the proposed PUD supplemental regulations, because the proposed revisions to the occupancy and parking lot provide an overall beneficial effect for the City, consistent with the standards of Chapter 55, Section 5:80.

Staff recommends **approval** of the proposed PUD site plan, subject to incorporating the changes identified in the September 1, 2011 neighborhood meeting, as 1) it complies with the proposed PUD zoning district; 2) it limits the impact on both landmark and woodland trees to a minimum necessary to make a reasonable use of the land, as required by the review criteria of Chapter 57, Section 5:129, and 3) the development would not have a detrimental effect on the public health, safety or welfare.

STAFF REPORT

On October 19, 2010, the Planning Commission postponed this petition to allow the petitioner an opportunity to address a number of outstanding issues.

Background

The petitioner is proposing to revise the PUD zoning district, originally approved in 1978, to increase the allowable number of employees on this bank site from 50 to 59 and to construct 14 additional employee and customer parking spaces in a new lot on the east side of the building.

With the new parking lot, the site will contain a total of 53 off-street parking spaces. Since no supplemental regulations were required as part of this PUD approval in 1978, this petition includes proposed supplemental regulations as part of the request (attached).

To comply with storm water detention requirements, a new storm water basin is proposed to be created in the front lawn area of this site. New bicycle parking spaces are proposed to be installed at the southeast corner of the bank building. A new 5-foot wide walkway connecting Washtenaw Avenue to the bank will be constructed on the western part of the site.

Impact to Natural Features

Staff and Commission raised concerns at the October 19, 2010 Commission meeting that the proposed parking lot resulted in disturbance to a mid-level concern urban woodland on the northeast portion of the site. Since that time, the petitioner has reviewed several alternatives, including locating parking on the front driveway. The driveway parking alternative appears not to be viable due to the language of an existing access easement. The petitioner now proposes to shift the new parking lot an additional seven feet away from the east property line to reduce the disturbance of the woodland.

The Land Development Coordinator attended the neighborhood meeting on September 1, 2011 (see below), and agreed that the proposed changes reduce the impact on the woodland. At the time this staff report was written, the revised parking location and woodland mitigation calculations and planting plan have not yet been submitted nor reviewed. Staff anticipates that these revisions will be submitted and reviewed before the September 8 Planning Commission meeting.

Landscaping and Screening

At the October 19, 2010 meeting, neighbors raised concerns about inadequate buffering between the new parking lot and their homes. The previous proposal showed the access drive to the new parking lot to be one foot off the property line. This driveway has been adjusted and is now shown to be nine feet off the property line of 2021 Washtenaw Avenue. The access driveway width has been reduced from 22 feet to 20 feet.

After discussion at the neighborhood meeting, the petitioner agreed to increase the height of the three-foot tall masonry screening wall around the parking lot to a six-foot tall masonry wall to screen the parking lot from the residences to the east. The northern segment of the screening wall will remain three feet tall. The petitioner has also agreed to provide additional trees and shrubs in the conflicting land use buffer area. These additional requirements will be incorporated in the PUD supplemental regulations and shown on the site plan.

Neighborhood Meeting

Letters from the petitioner were either hand delivered or mailed to abutting neighbors of University Bank requesting feedback on the proposed parking lot layout in the last year. Copies of these letters are attached.

Staff met with neighbors and the University Bank representative at the site on Thursday, September 1, 2011, to discuss the proposed parking lot layout. The neighbors requested a six-foot tall wall along the proposed drive and the eastern side of the parking lot to screen from the

neighborhood. The petitioner agreed to increase the wall height from three feet, which is the requirement under the Landscape Ordinance, to six feet in these areas.

The neighbors also requested that light from the new parking lot not spill into their yards. The photometric plan shows no light shining onto the adjacent residential property. To ensure the lights don't spillover into the neighbors' yards, the petitioner agreed to shield the lights if necessary and adjust lamp height in the future to prevent any lighting violations or complaints.

PUD Public Benefits

At the October 19, 2010 meeting, staff recommended denial of the PUD supplemental regulations because the petitioner did not demonstrate overall public benefit. Since that time, the petitioner has proposed several changes to the site that demonstrate public benefit:

- The petitioner proposes encouraging alternative transportation by constructing a five-foot wide walkway located along the western property line connecting Washtenaw Avenue to the parking lot where five Class C bicycle parking spaces are located.
- Additional mitigation landscaping for removed landmark and woodland trees are proposed on site to screen neighbors from the proposed parking lot. Along with this increase in landscaping, the petitioner agreed to increase the conflicting land use wall from 3 feet to 6 feet in height and extend the eastern screening wall approximately 28 additional feet to provide additional screening for the neighbors. These height and length increases are not required by code.

The updated PUD standards are provided below.

PUD STANDARDS FOR APPROVAL

According to Section 5:30(6) of the Zoning Ordinance, the Commission shall recommend approval, approval with conditions, or denial, and City Council shall approve or deny the proposed PUD zoning district based on the following standards (petitioner's responses in regular type, staff responses in *italic type*):

- (a) The use or uses, physical characteristics, design features, or amenities proposed shall have a beneficial effect for the City, in terms of public health, safety, welfare, aesthetics, or convenience, or any combination thereof, on present and potential surrounding land uses.**

Use of European pavers provide an environmentally friendly parking surface as well as promote better drainage for the site as well as adjacent residential parcels. European pavers are designed to allow water to flow through the parking surface. Water will be diverted to the front of the site via proposed storm drains. The proposed site for the parking lot slopes dramatically toward neighboring parcels. The proposed parking area and storm water system will divert water away from these areas.

The original PUD allowed for the adaptive re-use and preservation of an unusual, and difficult to use building. Operation of the bank also prevented the potential conversion of the property to other uses which might be less compatible with the existing neighborhood fabric. This amendment to the PUD seeks to continue these advantages and not impact the existing structure.

This site is no longer listed as an individual historic district. The proposed amended PUD will support the preservation of the existing building onsite. There are no proposed additions to the buildings, thus maintaining the existing character of the street elevations and the site as a whole.

(b) This beneficial effect for the City shall be one which could not be achieved under any other zoning classification and shall be one which is not required to be provided under any existing standard, regulation or ordinance of any local, state or federal agency.

An increase in parking allows for job opportunities within the city due to an increase in employees at the bank. Increasing the number of employees on site from 49 to 59 would create the potential for 10 additional jobs within the city. The increase would require additional employee and customer parking. The current PUD only allows for 49 employees at the site and has parking available for only 39.

By increasing the number of allowable employees as well as the availability of parking on the site the petitioner will be able to remain on the site and continue its stewardship of the property.

The site is already zoned PUD. The size of the structure lessens the likelihood that it would be used solely as a single-family residence. Other permitted special exception uses in the single-family zoning districts, such as churches, child care centers, or group day care homes would tend to generate more traffic and parking demand on a daily basis.

(c) The use or uses proposed shall not have a detrimental effect on public utilities or surrounding properties.

No public utilities are impacted.

The bank recognizes that spillover parking to nearby residential streets could potentially impact surrounding properties. The petitioner contacted the synagogue across Washtenaw Avenue and was unable to secure shared parking. However, the spillover impact would be limited, since parking is no longer permitted along Devonshire without proper permits during the weekday from 8-5 pm; Tuomy Street does not allow parking Monday-Friday; and Austin Street allows weekday parking on one side of the street only.

(d) The use or uses proposed shall be consistent with the Master Plan and policies adopted by the City or the petitioner shall provide adequate justification for departures from the approved plans and policies.

The original PUD conforms to the City's Master Plan, as do the proposed amendments. The Master Plan: Land Use Element recommends mixed uses for this site.

(e) If the proposed district allows residential uses, the residential density proposed shall be consistent with the Master Plan and policies adopted by the City or the underlying zoning when the master plan does not contain a residential density recommendation, unless additional density has been proposed in order to provide affordable housing for lower income households in the following manner:

Proposed PUD projects exceeding the residential density recommendation of the master plan, or the underlying zoning when the master plan does not contain a residential density recommendation, by up to 25 percent shall provide 10 percent of the total dwelling units as dwelling units affordable to lower income households. Proposed PUD projects exceeding the residential density recommendation of the master plan or the underlying zoning when the master plan does not contain a residential density recommendation, by over 25 percent shall provide 15 percent of the total dwelling units as dwelling units affordable to lower income households.

Provisions to implement the affordable housing proposal shall be included in the PUD supplemental regulations or the development agreement, or both, as determined by the City.

Because no density increase is requested, this provision does not apply.

- (f) The supplemental regulations shall include analysis and justification sufficient to determine what the purported benefit is, how the special benefit will be provided, and performance standards by which the special benefit will be evaluated.**

See attached supplemental regulations.

Based on the public benefits articulated by the petitioner, staff finds the beneficial effects of the of this PUD proposal for the City to be preservation of an historic building and providing storm water detention facilities for a previously developed site. Bicycle parking and a pedestrian linkage have also been provided as public amenities along with additional landscape and barrier screening above the minimum required for a conflicting land use buffer.

- (g) Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within and to the district shall be provided and, where feasible, the proposal shall encourage and support the use of alternative methods of transportation.**

Increased on-site parking will eliminate the need to park on the access drive and surrounding residential streets. Vehicular and pedestrian circulation will remain relatively the same as under the current PUD.

See Item (c) above regarding spillover parking on neighborhood streets.

Per the Traffic Impact Report, the bank is a walk-up bank use, with no drive-through teller windows or automatic teller machine vehicle lanes provided. The petitioner indicates the site should fall under bank use parking requirement of a minimum of 43 spaces and a maximum of 52 spaces. It has been staff's observation that the bank is primarily used as a headquarters office, with occasional customer visits. Under the office use parking requirements, a 9,400-square foot office would require a minimum of 28 parking spaces and a maximum of 38 parking spaces for general office use. This seems consistent with the current operation, since the parking lot has only been observed to be full during annual auditor visits.

- (h) Disturbance of existing natural features, historical features and historically significant architectural features of the district shall be limited to the minimum necessary to allow a reasonable use of the land and the benefit to the community shall be substantially greater than any negative impacts.**

The proposed parking expansion has been since reduced to avoid all but 2 landmark trees and almost all of the woodland area. Calculations for tree mitigation are included in the current plan.

The petitioner has provided an alternative analysis that would avoid all natural features impacts. New information has been provided to staff that eliminates the alternative of using the existing driveway to parking vehicles on the 30-foot entrance drive. The Fire Department also requires drives between 26-32 feet in width to be posted on one side of the drive for a fire lane.

(i) List any modifications of the City Code that are requested; provide justification for each modification.

No modifications are requested.

DEPARTMENT COMMENTS

Malletts Creek Coordinating Committee - The committee met on December 9, 2009 and made two recommendations: 1) detention should be placed under the parking lot; and 2) the parking lot should not impact natural features.

Land Development – As required by Chapter 57, section 5:126(3) an alternatives analysis has been provided in the plan set (Sheet C-7). Once the revised plans for shifting the parking lot are submitted, staff will review the impact on the woodland and re-evaluate the alternatives. The petitioner must justify to the approving body why the alternative design is not feasible/desirable.

Chapter 62, the Landscape Code, has been revised. The Landscape Plan must now be modified to meet the revisions. The landscape plan is being updated accordingly.

Planning – The petitioner is developing revised plans to shift the parking lot away from the residential neighbors and decrease the impact on woodland and landmark trees. Details on these changes will be presented at the September 8 Planning Commission meeting.

The neighbors facing the entrance drive off Washtenaw Avenue prefer the proposed parking lot layout as opposed to the alternative parking spaces proposed off the entrance drive. A neighbor submitted documentation of a Driveway Easement Agreement that prevents vehicular obstruction over the easement area. Both the petitioner and neighbor agreed that if the proposed parking lot is constructed, signs will be placed along the entrance drive preventing parking. The Fire Department requires drives between 26 to 32 feet in width be signed indicating half the drive be used for fire lane. Staff does not support this alternative parking layout with the new information provided.

The petitioner has also indicated parking cannot be placed on the driveway, as shown for the natural features alternatives analysis, due to the following reasons; 1) it causes a nuisance to the two houses accessing their driveway off the main entrance drive; 2) cars parked along the drive makes it difficult for service and delivery trucks to access the site; 3) cars parked on the driveway make access from Washtenaw difficult due to the sharp bend at the drive entrance; and 4) hidden parking from the street view allows the bank building to better blend in with the surrounding neighborhood.

Although storm water is not located under the proposed parking lot, 100-year storm detention is provided on a site where presently none exists. The petitioner also added a 5 foot wide walkway connecting Washtenaw Avenue to the site encouraging alternative transportation. At the September 1, 2011, on-site meeting between the neighbors, petitioner and staff, all parties were satisfied with the proposed new parking lot location located further away from the woodland and residential properties and increased landscaping and screening.

Prepared by Chris Cheng
Reviewed by Wendy Rampson
mg/9/11

Attachments: Neighborhood Letters
9/2/11 Supplemental Regulations
10/19/10 Staff Report

c: Petitioner/Owner: Hoover LLC
University Bank
2015 Washtenaw Ave.
Ann Arbor, MI 48104

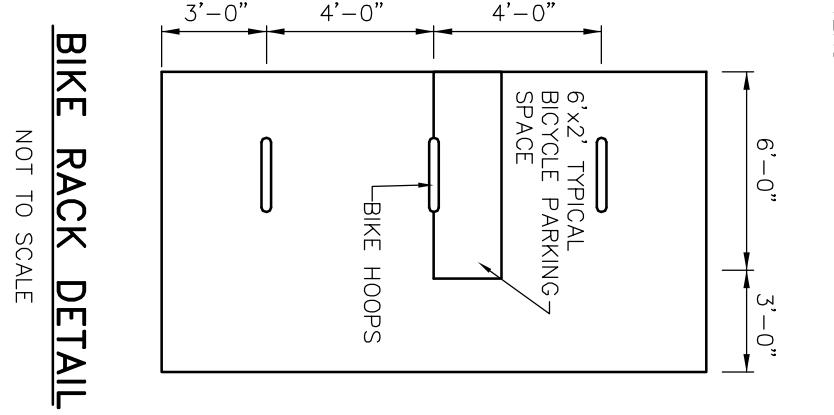
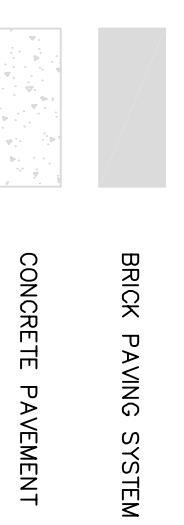
Petitioner's Representative: Ken Sprinkles
University Bank
2015 Washtenaw Avenue
Ann Arbor, MI 48104

Building
City Attorney
Project Management
File No. SP09-029 & Z09-028

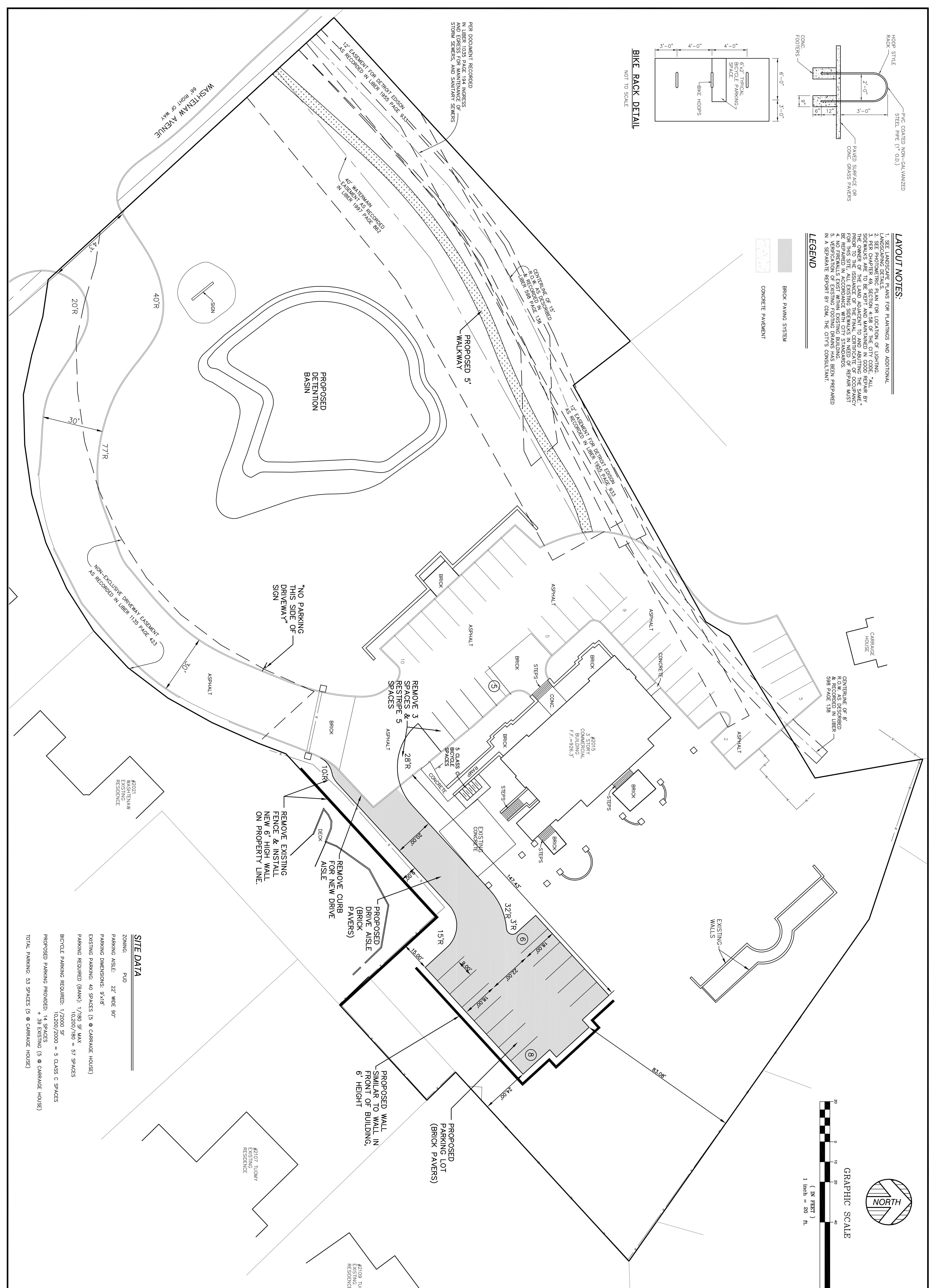
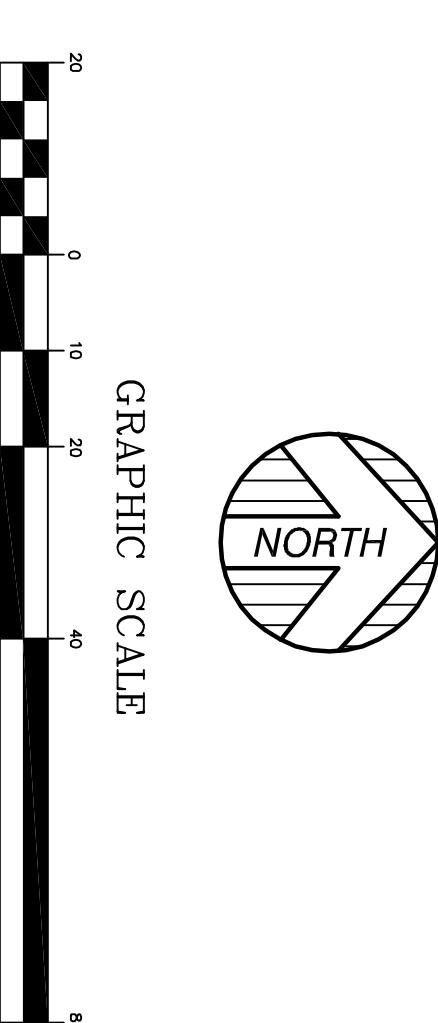
LAYOUT NOTES:

1. SEE LANDSCAPE PLANS FOR PLANTINGS AND ADDITIONAL LUNARSCAPING DETAILS.
2. SEE PHOTO REF. PLAN FOR LOCATION OF LIGHTING.
3. SEE PHOTO REF. PLAN FOR LOCATION OF SIGN. "ALL SIDEWALK CHAMFER 45 DEGREES AND MITERED IN GOOD REPAIR BY THE OWNER OR THE CONTRACTOR PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE. ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAVED IN ACCORDANCE WITH CITY STANDARDS.
4. REFERRED IN ACCORDANCE WITH CITY STANDARDS.
5. VERIFICATIONS FOR EXISTING EASINGEMENTS AND OTHER INFORMATION CONTAINED IN THIS DRAWING HAVE BEEN PREPARED IN A SEPARATE REPORT BY COM, THE CITY'S CONSULTANT.

LEGEND



BIKE RACK DETAIL
NOT TO SCALE



DRAWN BY: MDK 09/11/09	SCALE: 1"=20'
CHECKED BY: MDK 09/11/09	RE-CHECKED BY: MDK 09/11/09
PROJECT NO: 08-09143.10	9 1/2 HOURS BEFORE YESTERDAY 800-462-7771 (Total hrs)

**KEM-TEC
& ASSOCIATES**

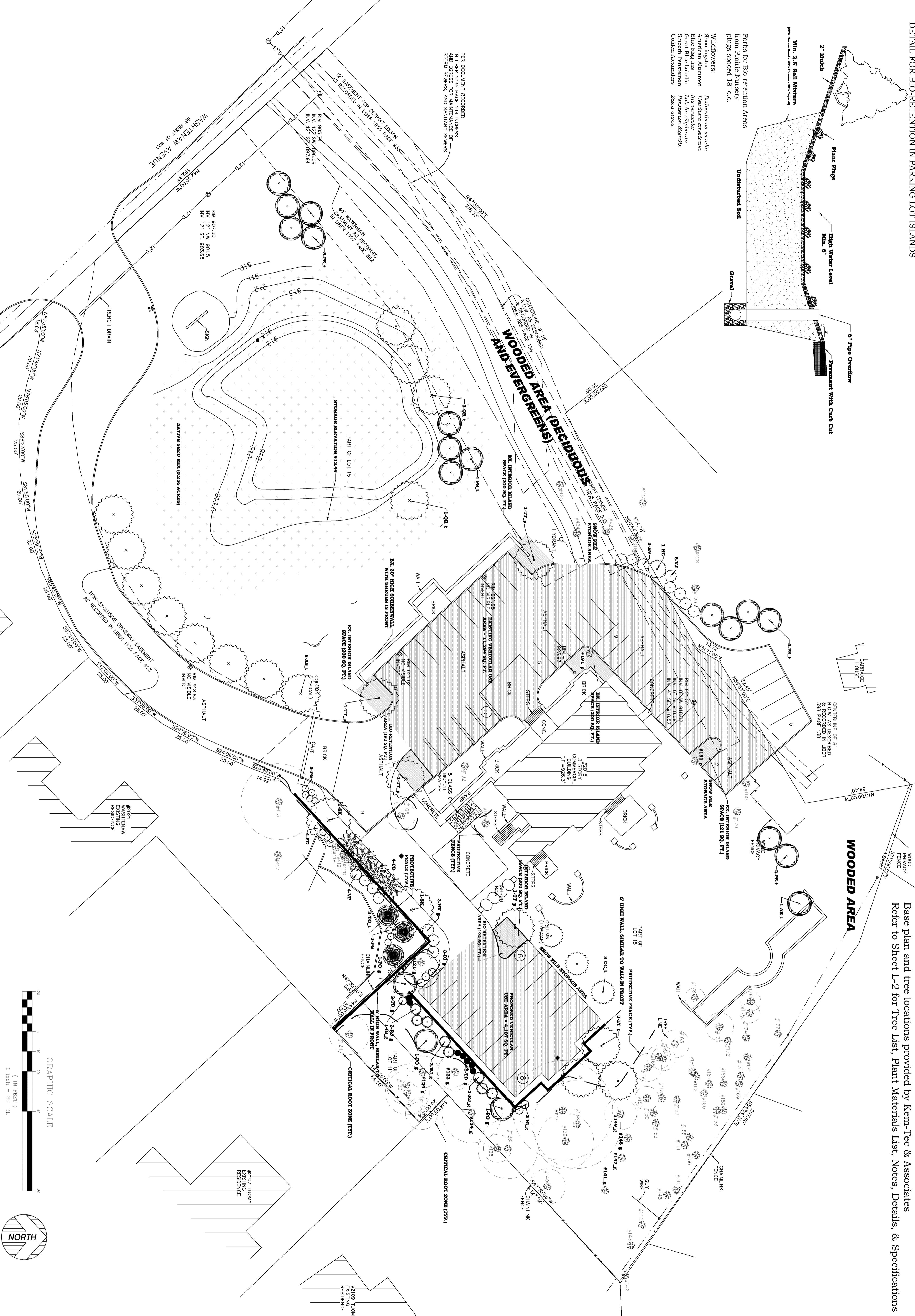
PROFESSIONAL ENGINEERS
PROFESSIONAL SURVEYORS
22556 GRATIOT AVENUE
EASTPOINTE, MI 48021
(586)772-2222 PHONE
(586)772-4048 FAX

CLIENT: UNIVERSITY BANK
DIMENSION & PAVING PLAN
2015 WASHTENAW AVENUE
CITY OF ANN ARBOR, WASHTENAW COUNTY, MI

REVISION	DATE	BY	DESCRIPTION
04	09/13/11	MDK	SITE PLAN SUBMITTAL
03	07/08/11	MDK	SITE PLAN SUBMITTAL
02	08/11/10	MDK	REVISED PER CITY COMMENTS
01	05/13/10	MDK	REVISED PER CITY ADC MEETING & COMMENTS

Base plan and tree locations provided by Kem-Tec & Associates
Refer to Sheet L-2 for Tree List, Plant Materials List, Notes, Details, & Specifications

WOODED AREA



Landscape And Tree Protection Plan for:

UNIVERSITY BANK PARKING LOT

2015 Washtenaw Avenue, City of Ann Arbor, Michigan

2015 Washtenaw Avenue, City of Ann Arbor, Michigan

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permission.

For more information about the study, please contact Dr. Michael J. Hwang at (310) 794-3030 or via email at mhwang@ucla.edu.

Digitized by srujanika@gmail.com

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EOLsonRLA@sbcglobal.net

Date:
June 6, 2009 - For Owner Review
Revisions:
Sept. 11, 2009 - For Site Plan Submittal
May 7, 2010 - Revisions per City
Aug. 11, 2010 - Revised per City (July 16, 2010)
Oct. 27, 2010 - For meeting with neighbors
Mar. 25, 2011 - Per Owner
Mar. 30, 2011 - For Site Plan Approval
Sept. 13, 2011 - For Site Plan Approval

Not to be used unless original
signature of Eric Olson and
contains the official embossed