



City of Ann Arbor
Formal Minutes - Final
City Planning Commission

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Wednesday, November 6, 2013

7:00 PM

City Hall, 301 E. Huron Street, 2nd Flr.

9-a 13-1364

Traverwood Apartments Rezoning, Site Plan and Wetland Use Permit for City Council Approval - A proposal to rezone a vacant 3.88 acre parcel at the rear of 2025 Traverwood from ORL (Office, Research, Limited Industrial District) to R4D (Multiple-Family Dwelling District) and attach it to the adjacent 15.94 acres parcel to create a 19.82 acres development parcel. A proposal to construct 216 one and two-bedroom apartments in 16 buildings, accessed by two new driveways from Traverwood Drive. A total of 152 structured parking spaces and 184 exterior spaces will be provided. A community building, pool and play areas will also be provided. A wetland use permit is requested to allow disturbance of three small wetlands, totaling 0.27 acres. (Ward 1) Staff Recommendation: Approval

Thacher presented the staff report.

PUBLIC HEARING:

Noting no speakers, the Chair declared the public hearing closed.

Moved by Bona, seconded by Giannola, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Traverwood Apartments Rezoning from ORL (Office/Research/Limited Industrial) to R4D (Multiple-Family Dwelling District, and

Moved by Bona, seconded by Giannola, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Traverwood Apartments Site Plan and Development Agreement.

COMMISSION DISCUSSION:

Bona thanked the petitioner for doing the sidewalk identification drawings as requested by the Commission. She asked about sidewalks adjacent to a parking space, where the front of a car tends to overhang a sidewalk.

Earl Ophoff said they are using 7 foot wide sidewalks, because with an average 2 foot overhang (of the front of the car), there will be a full 5 foot sidewalk remaining.

Bona said it was wonderful to see all the sidewalks. She asked if all of the woodchip paths connect to a sidewalk.

Ophoff, showing the paths on the plan, said they connect to the parking lots in some areas.

Bona asked if the paths will connect to the park paths on the adjacent property, and if they will be enhancing the park's paths at the same time.

Ophoff said that this is correct, noting that the path system on the park property is an informal one and the exact location (around trees etc.) will be addressed in the field together with the Parks department.

Clein asked about the phasing of the project and if the woodchip path will be constructed as part of Phase I.

Mike Martin, First Martin, 115 Depot Street, Ann Arbor, said that the intention is to do the whole thing at once, with the possibility of phasing only if there were significant work that might hinder the occupancy of the first phase.

Clein asked about trash recycling and pick-up, noting that several containers are not shown behind buildings.

Ophoff explained that the City is starting a different type of trash collection, noting there is a typical trash area enclosure with the bin in it, and recycling containers, being about 300 gallon tubs, that fit into an area that is about 16 feet long and 6 feet wide. He said the truck has to be able to go straight in to empty the dumpster as well as be able to go along side to pick up these large containers. He said they worked on the proposed trash and recycling locations as well as their orientation with City staff so they can get their trucks in there. He said that he believed the City required this type of trash collection for projects over 30 units.

Clein clarified that there will be one trash/recycling location for every two buildings.

Ophoff said that is correct.

Clein said he is concerned about the distance, since it might be a bit of a walk for people, especially in the winter, to take their trash.

Peters said he was glad that the petitioner was able to provide the sidewalk information requested and also that the wetland plan is now environmentally acceptable.

Westphal referenced an email the Commission received that asked about the proximity of the buildings to Leslie Woods and about a possible glacier bluff on the site.

Rampson responded that it was not called out in the natural features inventory list.

Ophoff reviewed the plan with the Commission, noting that there were up and down slopes throughout the site. He pointed out the southern hedgerow as being where the major trees ceased, and that the site had been harvested at an earlier time.

Westphal said the email commenter might not have heard previous discussion about the option of buildings being built taller, but that ended up being financially infeasible.

On a roll call, the vote was as follows with the Chair declaring the motion carried.

Yeas: 7 - Bonnie Bona, Kirk Westphal, Diane Giannola, Eleanore Adenekan, Kenneth Clein, Paras Parekh, and Jeremy Peters

Nays: 0

Absent: 2 - Wendy Woods, and Sabra Briere

Moved by Peters, seconded by Giannola, that the Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Traverwood Apartments Wetland Use Permit, to remove up to 1,800 square feet of wetland area, and mitigation plan, including construction of at least 2,700 square feet of new wetland, restoration and monitoring of the remaining wetland area.

COMMISSION DISCUSSION:

Clein asked a clarifying question; if the creation of a smaller wetland area on the northern area of the site was in lieu of the existing open course wetland.

Thacher said, yes.

On a roll call, the vote was as follows with the Chair declaring the motion carried.

Yeas: 7 - Bonnie Bona, Kirk Westphal, Diane Giannola, Eleanore Adenekan, Kenneth Clein, Paras Parekh, and Jeremy Peters

Nays: 0

Absent: 2 - Wendy Woods, and Sabra Briere