

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of June 3, 2014

SUBJECT: Ann Arbor Housing Commission North Maple Road Rezoning, Site Plan for City Council Approval and Street Vacation (701 North Maple Road) Project Nos. Z14-002, SP14-008 and SV14-002

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council rezone the 4.8-acre Ann Arbor Housing Commission North Maple Road site from R1C (Single-Family Dwelling District) to R4B (Multiple Family Dwelling District).

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Ann Arbor Housing Commission North Maple Road Site Plan and Development Agreement, subject to approval of the requested Seybold Drive street vacation.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the partial Seybold Drive street vacation.

STAFF RECOMMENDATION

Staff recommends that the rezoning and site plan petitions be **postponed** to allow the petitioner to address remaining staff comments and staff to draft a development agreement.

Staff recommends that the street vacation petition be **postponed** to allow for proper public notice of the request to be provided.

LOCATION

This site is located on the west side of North Maple Road between Dexter Avenue and Hollywood Avenue (West Area, Allen Creek watershed).

DESCRIPTION OF PETITION

The Ann Arbor Housing Commission is seeking approval rezone a 4.8-acre site from R1C (Single-Family Dwelling) to R4B (Multiple-Family Dwelling), demolish all 20 existing dwelling units and construct a 42-unit apartment complex. The new development will include eight

buildings, 73 vehicle parking spaces, a playground, and a community building. A street vacation petition also has been submitted to vacate two portions of Seybold Drive, which encroach into the site from the north and south.

Rezoning – A petition to rezone the subject site from R1C to R4B has been submitted in conjunction with the proposed site plan. As single-family detached units, the current development conforms to the present R1C zoning designation for use, density, area, height and placement. However, single-family attached and apartment units are proposed in the redevelopment of the site, and these unit types do not conform to the R1C standards. The R4B zoning district allows all forms of residential use – single-family detached, single-family attached, duplexes, townhouses and multiple-family buildings.

Site Plan – The proposed development is arranged around a T-shaped driveway connecting to North Maple Road and Dexter Avenue. One arm of the T extends northward toward Vine Court but does not connect with this public street. The other arm of the T will form a new connection to Dexter Avenue through the remaining, undeveloped length of Seybold Drive. Parking spaces for the residents are provided on both sides of the driveway.

The new apartments range in size from one bedroom to five-bedroom units as follows:

- 8 one-bedroom units
- 4 two-bedroom units
- 8 three-bedroom units
- 12 four-bedroom units
- 10 five-bedroom units

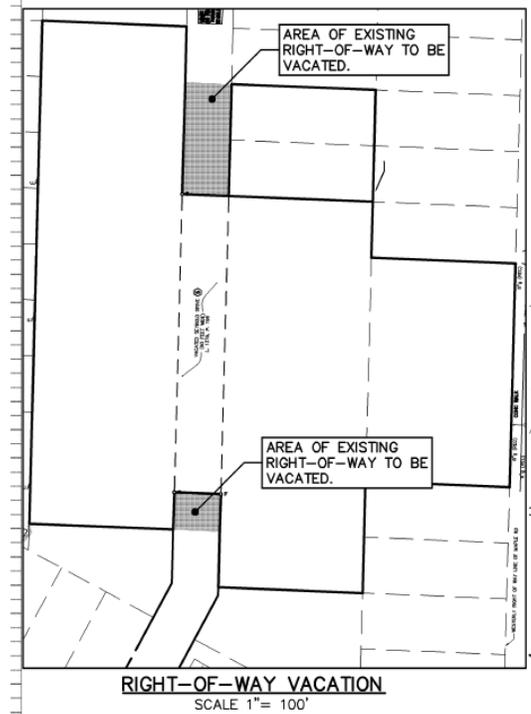
The design and layout of the development has the appearance of eight two-story townhouse buildings with individual front entries facing the driveway and rear doors facing open space areas. In fact, seven buildings will be two-story townhouses. The eighth building will have two stories with four one-story, one-bedroom units on the ground floor and four one-story one-bedroom units on the second floor. All one-bedroom units have a front entry at ground level facing the driveway. A total of 138 bedrooms will be provided. Between 100 and 140 children are expected to live in the development. A community building and a playground are also proposed as part of the project.

Along with the new dwelling units, the site will have all new underground utilities (water, sanitary sewer and storm sewer as well as private franchise utilities), fire hydrants, and storm water management for the entire site. Currently, the site contains no storm water management facility.

Sixteen landmark trees are located throughout the site. Seven landmark trees (16" Honey Locust, 20" Red Pine, 13" Northern White Cedar, 16" Honey Locust, 18" Swamp White Oak, 18.5" Blue Spruce, 19" Sugar Maple) are proposed to be removed and will be mitigated on-site by new plantings. A conflicting land use buffer containing trees and shrubs will be provided along the north and west property lines, abutting the adjacent R1 and R2 districts.

Street Vacation – The Scioto Hills No. 1 plat included a 50-foot wide public street, Seybold Drive, parallel to and between North Maple Road and Alison Drive, south of Hollywood Drive. In the 1960’s, several of the midblock lots on either side of Seybold Drive were acquired by the Ann Arbor Housing Commission. Most of the segment of Seybold Drive between these lots was vacated at that time, and the Housing Commission developed the North Maple Estates development. Staff speculates that portions of the Seybold Drive right-of-way were left encroaching into the Housing Commission site to enable some sort of cul-de-sac or turn-around, but the true reason is not known. The encroaching rights-of-way have never been used for any public purpose.

In the 1990’s, the lots along the northern dead-end of Seybold Drive were developed with single family homes, and the right-of-way was renamed Vine Court. A public road with sidewalks along both sides is proposed in the southern dead-end of Seybold Drive as part of the site plan project. It will be known as Seybold Drive.



CITIZEN PARTICIPATION

A citizen participation meeting was held on February 12, 2014, two weeks before the petitions were submitted. Invitations were sent to all residents within 1000 feet of the site. Attendees inquired about storm water management, traffic, placement of buildings, the playground, and utilities. The petitioner’s report of the meeting is attached.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single- and two-family residential	R2A (Two-Family Dwelling District)
EAST	Single- and two-family residential, Church	R1C (Single-Family Dwelling District), R2A
SOUTH	Single-family residential, Medical office	TWP (Township), O (Office District)
WEST	Single-family residential	TWP, R1C

COMPARISION CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	R1C Single Family Dwelling	R4B Multiple-Family Dwelling	R4B
Gross Lot Area	209,983 sq ft	209,983 sq ft	14,000 sq ft MIN
Dwelling Units	20 units	42 units	72 units MAX
Min. Lot Area per Dwelling Unit	10,499 sq ft/du	5,205 sq ft/du	2,900 sq ft/du MIN
Min. Open Space	Unknown	66% (138,803 sq ft)	55% MIN (115,478 sq ft)
Min. Active Open Space	Unknown	12,630 sq ft	12,600 sq ft MIN (300 sq ft/du)
Setbacks	See Building Lengths and Setbacks Table, below		
Height	Two-story	23 ft	35 ft MAX
Vehicle Parking	Two-story	73 spaces	63 spaces MIN
Bicycle Parking	None	8 spaces (4 Class A, 4 Class B)	8 spaces MIN (50% Class A, 50% Class B)

BUILDING LENGTHS AND SETBACKS

Additional setbacks to side and rear lot lines are required when the length of the building facing that lot line is more than 50 feet, per Section 5:62 (Required Additional Setback Regulations).

Building	Length Facing Lot Line	Provided Setback	Required Setback
Building A east face	Less than 50 ft	26 ft	15 ft MIN, 40 ft MAX
Building C east face	Less than 50 ft	20 ft	12 ft MIN
Building C north face	144 ft	27 ft	23 ¾ ft MIN
Building D east face	96 ft	40 ft	15 ft Min, 40 ft MAX
Building D north face	Less than 50 ft	21 ft	12 ft MIN
Building D west face	96 ft	53 ft	35 ¾ ft MIN
Building E west face	96 ft	49 ft	35 ¾ ft MIN
Building F west face	Less than 50 ft	36 ft	30 ft MIN
Building G west face	60 ft	39 ft	31 ft MIN
Building H west face	96 ft	40 ft	35 ¾ ft MIN
Building H south face	Less than 50 ft	18 ft	12 ft MIN
Building I west face	144 ft	27 ft	15 ft MIN, 40 ft MAX
Building I south face	Less than 50 ft	20 ft	12 ft MIN

HISTORY

The Ann Arbor Housing Commission originally developed the site in the late 1960's. It was expanded in the 1970's to the configuration it is today.

The Ann Arbor Housing Commission currently is undertaking a major transformation in the way it owns, operates and maintains all of its scattered, small site low income housing developments. The Housing Commission is entering into a partnership with a private housing development company as the first such partnership under new U.S. Department of Housing and Urban Development regulations. The partnership will provide resources for the Housing Commission to offset their continually decreasing funding sources.

PLANNING BACKGROUND

The Master Plan: Land Use Element recommends multiple-family residential use for the subject site. The Diverse Housing goal of the Sustainability Framework calls for providing high quality, safe, efficient and affordable housing choices to meet the current and future needs of the community, particularly for homeless and low-income households.

REZONING ANALYSIS

The petitioner requests to rezone the 4.8-acre site from R1C Single-Family Dwelling District to R4B Multiple-Family Dwelling District to enable the development of a multiple-family apartment complex. Changes to the text or map of Chapter 55 (Zoning) can be made pursuant to Section 5:107 and 5:108. The following justification is offered by the petitioner (staff comments in *italics*):

1. The extent to which the rezoning is necessary:

To rectify the existing zoning to be consistent with the existing use and to allow a conforming use with the proposed zoning and proposed redevelopment program.

Staff: The current R1C zoning designation does allow single family detached developments and, in terms of use, the current development conforms to its zoning designation. Attached units of any kind (single family, two-family, multiple-family) are not permitted in the R1C zoning district. The proposed R4B zoning designation does allow for any kind of dwelling unit, single family detached or attached, two-family, and multiple-family.

2. The rezoning will affect the public welfare and property rights of persons located in the vicinity in the following ways:

Will have no negative impact on public or property as the property is currently developed and being used in a manner consistent with the proposed zoning.

3. The rezoning will be advantageous to the City in the following ways:

Will make the existing use conforming to the zoning district.

Staff: The proposed rezoning will enable the redevelopment of a dated housing community with dwelling units that are more energy efficient and with site improvements, such as

conflicting land use buffers and storm water management systems, that meet current development codes.

4. This particular location will meet the convenience and service requirements of potential users and occupants in the following ways:

It is in an area of similar uses and housing, close to employment centers and located on public transportation routes.

5. Any changed or changing conditions in any particular area, or in the City in general which may have bearing on the proposed rezoning are:

None.

6. Other circumstances and factors which will further justify the requested rezoning are:

The site has been used historically in a non-conforming manner. Rezoning will make existing use as well as proposed redevelopment conforming.

Staff: The subject site has sufficient size to justify a separate zoning designation. The R4B Multiple-Family Dwelling District is intended for smaller infill sites, such as this one, and its maximum permitted density along with its minimum open space requirements make the proposed zoning district the most appropriate zoning designation.

SERVICE UNIT COMMENTS

Systems Planning – The following items must be addressed before approval:

- The gates for the emergency access near Vine Court must be located on the AAHC property, outside of the right-of-way.
- Sanitary sewer calculations are still under review and the required mitigation may change as a result.
- A 12-inch main is required due to the proposed zoning.

Forestry – The following items must be addressed before approval: discrepancies between the tree health and conditions forms and the tree inventory on the site plan must be resolved; several required notes regarding landscaping must be included on the site plan; and additional note addressing limiting phosphorous in fertilizer should be included on the site plan.

Planning – A development agreement will be prepared and, in addition to the standard items applicable to all developments, will include paragraphs for:

- Construction of Seybold Drive south of the site to Dexter Avenue, including sidewalks.
- Construction of public sidewalk along Dexter Avenue to complete the current gap between Seybold Drive and North Maple Road.
- Provisions for city maintenance vehicles accessing the site in order to maintain Seybold Drive, and possibly Vine Court.
- Performing required footing drain disconnections upstream from where the development flows connect to the High Level Trunkline.

Ann Arbor Housing Commission North Maple Road Project
Page 7

Prepared by Alexis DiLeo
Reviewed by Wendy Rampson
5/30/14

Attachments: Citizen Participation Meeting Report
Parcel/Zoning Map
Aerial Photo
Site Plan
Elevations

c: Owner/Petitioner: Jennifer Hall, Executive Director
Ann Arbor Housing Commission
406 North Ashley Street
Ann Arbor, MI 48103

Agent: Scott Bezoldt
Midwestern Consulting, Inc.
3815 Plaza Drive
Ann Arbor, MI 48108

City Attorney
Systems Planning
Project No. SP14-008, Z14-002, SV14-002

Citizens Participation Report

Ann Arbor Housing Commission
701-737 North Maple Road – Ann Arbor, Michigan



Mitchell
and **Mouat**
architects
113 South Fourth Avenue, Ann Arbor, Michigan 48104
734-662-6070 FAX 734-662-3802 MaMA@MitchellandMouat.com

February 20, 2014

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***Section 1: Notification
Information & Responses***

A Citizens Participation Meeting was scheduled for February 12, 2014 at the Peace Neighborhood Center. Notification cards were sent to 464 citizens within 1000 ft of the site using the City provided lists of owners and addresses. Contact information for the architect was provided on the card. Please see Appendix for copy of notification master.

Eleven cards were returned as undeliverable. We received three contacts before the meeting. One was a woman on S. Circle whose neighbor had received a card. She wanted to know where the project site is (not where she was concerned about) and expressed concern about the water supply in that part of town. She stated that she is not for or against the project. The second was an unidentified man saying that he has complaints but who left no contact information. The third was an email from a woman wanting to know whether this project will be for low income and how much the rents would be. See Appendix

Section 2: Presentation

The Ann Arbor Housing Commission prepared and made available copies of Rent and Income Information related to the project. A copy is attached in the appendix.

Midwestern Consulting Inc. prepared a color rendered site plan which is attached in the appendix of this document.

Mitchell and Mouat Architects prepared colored renderings depicting the design of the proposed buildings.

***View looking northeast with
Community Center in middle***



*View looking southwest with
Community Center in middle*



Citizens were provided the opportunity to view the site plan and renderings before and after the meeting.

The Director of the Ann Arbor Housing Commission, Jennifer Hall, introduced the team at the meeting who included the project development partner, Lori Harris of Norstar, the civil engineer, Scott Betzoldt of MCI, and John Mouat of Mitchell and Mouat Architects.

Jennifer outlined the current situation of affordable housing in the City as well as the particular challenges presented at this site. The fundamental problems are that the twenty existing buildings are of an age and condition that they are not worth rehabilitating and some of them are in a topographically depressed area on the site where storm water infiltrates the basements on a regular basis.

A description was provided of the proposed project which locates 42 units and a Community space (office and meeting room for residents) in nine new buildings. The unit mix includes 1, 2, 3, 4, and 5 bedroom units on the site seeking Site Plan Approval.

Section 3: Citizen Information

Section 4: Citizen Concerns and Comments

Sign in Sheets are provided in the Appendix.

Storm water management – Questions were asked centered on existing water conditions and how the site would respond to storm events. The design team described that the new site would meet City and County standards for storm water management which have changed considerably since the time the existing buildings were constructed. A description was provided of the swales and catch basin system which channels water to storm water detention. A dry storm water basis would typically take 18-24 hours to fully drain after a storm event.

Traffic – Concerns were voiced generally about additional people and related traffic at N. Maple Road.

Placement of Buildings – One neighbor on the west side at the north end requested clarification about the placement of the furthest north building. It was described that the building is well within the setbacks and had been angled to mitigate adjacency to properties. In addition, an existing basketball court in that area would be removed which seemed to be received favorably. A second neighbor at the south end of the properties voiced similar concerns. Again, in this case the new building has been angled and is further away than the existing building from the neighbor's studio garage.

Playground – Citizens asked about the location of a playground. The area slated for the playground was pointed out and seemed to be received favorably.

Utilities – One citizen was particularly interested in the utility infrastructure of the site. It was described that just about all the existing utilities internal to the site would be replaced. A concern was raised about electrical outages in the neighborhood that no one at the meeting was qualified to answer.

Follow up comments – No follow-up phone calls or emails have been received from citizens concerning the project.

Please see the Appendix for:

- a. Notification Card
- b. Rent and Income Information
- c. Rendered Site Plan
- d. Sign In Sheet

Section 5: Appendix

Mitchell
and **Mouat**
architects
113 South Fourth Avenue Ann Arbor, Michigan 48104

FIRST CLASS
SNGLP
U.S. POSTAGE
PAID
Carol Stream, IL
Permit No. 73

Owner
124 Melville Ave # 3
Dorchester, MA 02124-2129



Ann Arbor Housing Commission **Site Plan Submittal**

Postcards are being sent to all residents and property owners living within 1000 feet of the project site giving notice that a site plan petition will be submitted to the City of Ann Arbor in late February. This is an opportunity to review and comment on the plans. The petitioner will consider your comments with regard to any plan revisions, in finalizing the submission.

Project Location: The site is located at 701-737 North Maple Road, Ann Arbor.

Meeting: A meeting is going to be held on **February 12, 2014 at 7pm** at the **Peace Neighborhood Center at 1111 North Maple Road, Ann Arbor** to present the Plans for the project and to solicit input from neighborhood residents. The meeting location is barrier free accessible.

Description: The Ann Arbor Housing Commission is proposing to demolish the existing buildings on this site and replace them with a small community building and 42 new units ranging in size from 1 bedroom to 5 bedroom. The site will be upgraded to current City standards while preserving existing natural features as much as possible.

Contact Information: Mitchell and Mouat Architects, John Mouat, 734-662-6070 or jmouat@mitchellandmouat.com

Mark Borys

From: John Mouat
Sent: Wednesday, February 12, 2014 5:19 PM
To: phyllis ponvert
Subject: RE: North Maple Road development

Attachments: Rent and Income Information Maple Platt.docx



Rent and Income
Information Ma...

Hello Phyllis,

Sorry for the delay in responding but I needed to track down the information that you requested. Please see the attached information sheet. Hope this helps

From the Desk of -

John H. Mouat
LEED AP

113 S. Fourth Ave.
Ann Arbor, Michigan 48104
(734) 662-6070 Fx (734) 662-3802

-----Original Message-----

From: phyllis ponvert [mailto:phyllis2007@earthlink.net]
Sent: Monday, February 10, 2014 5:51 PM
To: John Mouat
Subject: North Maple Road development

Hello, Are any of these apartments going to be for low income families?
How much will the rents be?
Thank you,
Phyllis Ponvert

Rent and Income Information

Maple / Platt

The proposed project will include affordable residential rental units targeted to households with income levels at 30%, 50% and 60% of Area Median Income (AMI) levels. Below please find the income levels for a family of four (4) at the various incomes:

Average Area Median (AMI) for 4 person household– National non-metro areas	\$52,500 Annually
Ann Arbor MSA Average Median Income (AMI) for 4 person household	\$87,400 Annually
Maple Platt Average Median Income (AMI) for 4 person household (60% AMI)	\$52,440 Annually (17 units)
Maple Platt Average Median Income (AMI) for 4 person household (50% AMI)	\$43,700 Annually (48 units)
Maple Platt Average Median Income (AMI) for 4 person household (30% AMI)	\$23,610 Annually (5 units)

Units at Maple Platt are targeted to households with incomes of 60%, 50% and 30% of Area Median Income; the proposed rents based upon the various income levels to be served at Maple Platt are as follows:

- 1 Bedroom Units - \$466 to \$947
- 2 Bedroom Units - \$567 to \$1092
- 3 Bedroom Units - \$713 to \$1223
- 4 Bedroom Units - \$734 to \$1365
- 5 Bedroom Units - \$850 to \$1508

* Based upon 2014 Income data; please note that the overall plan includes 70 units but site plan approval is being sought on only 62 units because the project includes the rehab of 4 units and the construction of 4 single family units.



FOUN
AT TH
NORT
HOLL

Q MAPLE RD (FORMERLY ANN ARBOR GLEN DRIVE) (86 FOOT WIDE)
AND THE EAST LINE OF SECTION 24

SOUTHEAST C
OF SECTION 2
T02S, ROSE
WASHTENAW C
FND MON

SCALE: 1" = 30'
0
30
60
90



JOB No.	14002-100	DATE:	02-18-14
REVISIONS:		SHEET	1 OF 1
		CADD:	WAJ
		ENG:	SWB
		PM:	SWB
		TECH:	
		DWGS:	14002CR1-100
		FBW:	

MAPLE ROAD SITE
SITE PLAN
OVERALL SITE PLAN

CLIENT
NORTHSTAR DEVELOPMENT
733 BROADWAY
ALBANY, NY 12207
LORI HARRIS
518-431-1051

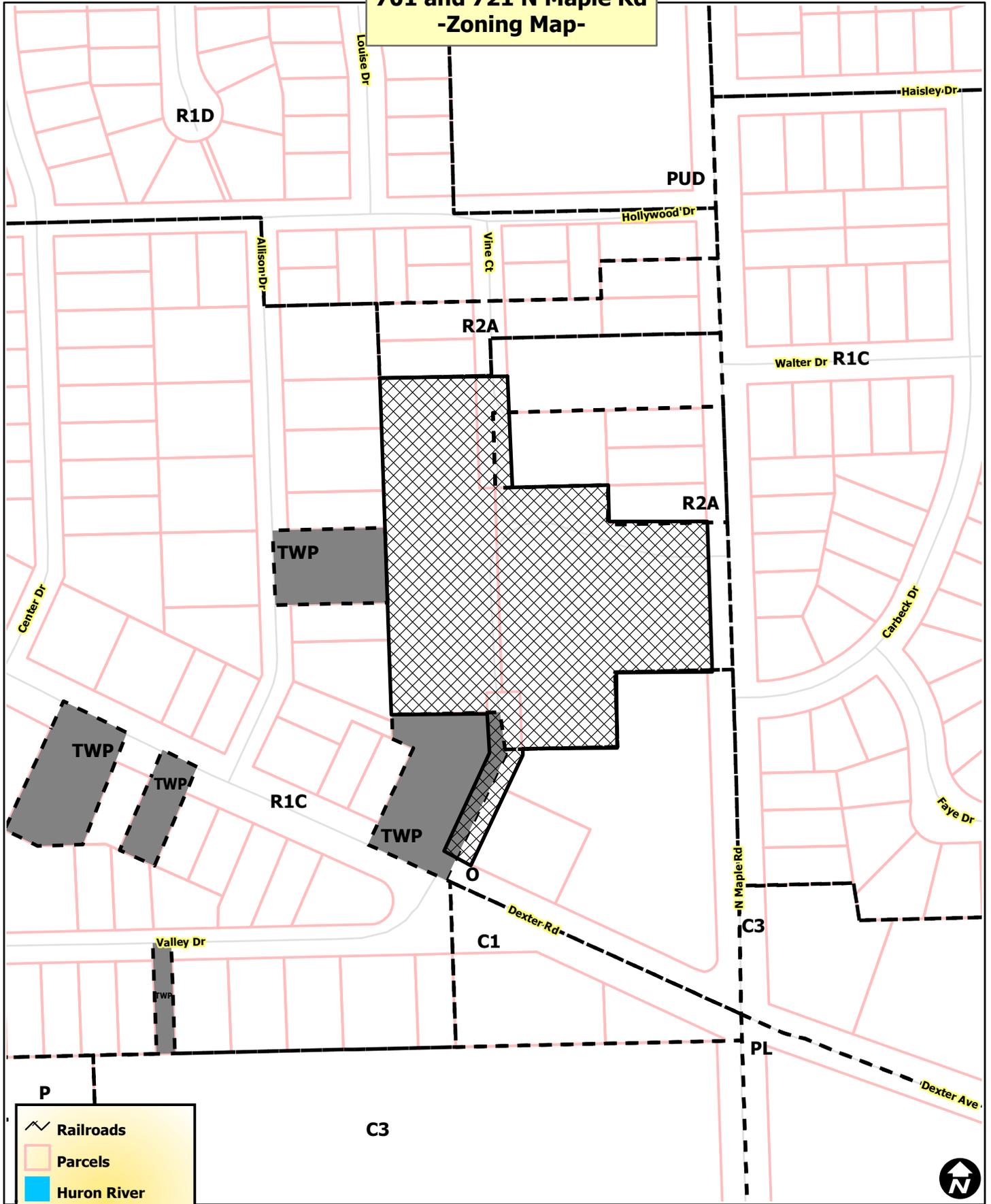
MIDWESTERN CONSULTING
Civil, Environmental and
Transportation Engineers
Planners, Surveyors
Landscape Architects
3815 Plaza Drive
Ann Arbor, Michigan 48108
Phone: 734.995.0200
Fax 734.995.0599

Please Sign IN:

215 N. MAPLE
CPM- 2/12/14

<u>Name</u>	<u>Phone</u>	Email (please provide to get on distribution list)
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Shelley Y. Wood	734-662-6006	
Lul Abdolla	734-663-3659	
HALIMA ALI	734) 997-7455	
Dolores Villarreal	734-778-5805	215 N. MAPLE Rd.
Sophia Villarreal *		
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Arno Buhner	734-996-0332	
Chuck Worpeshski	734-972-8309	cworpeshski@tj.gov

701 and 721 N Maple Rd -Zoning Map-



Zoning

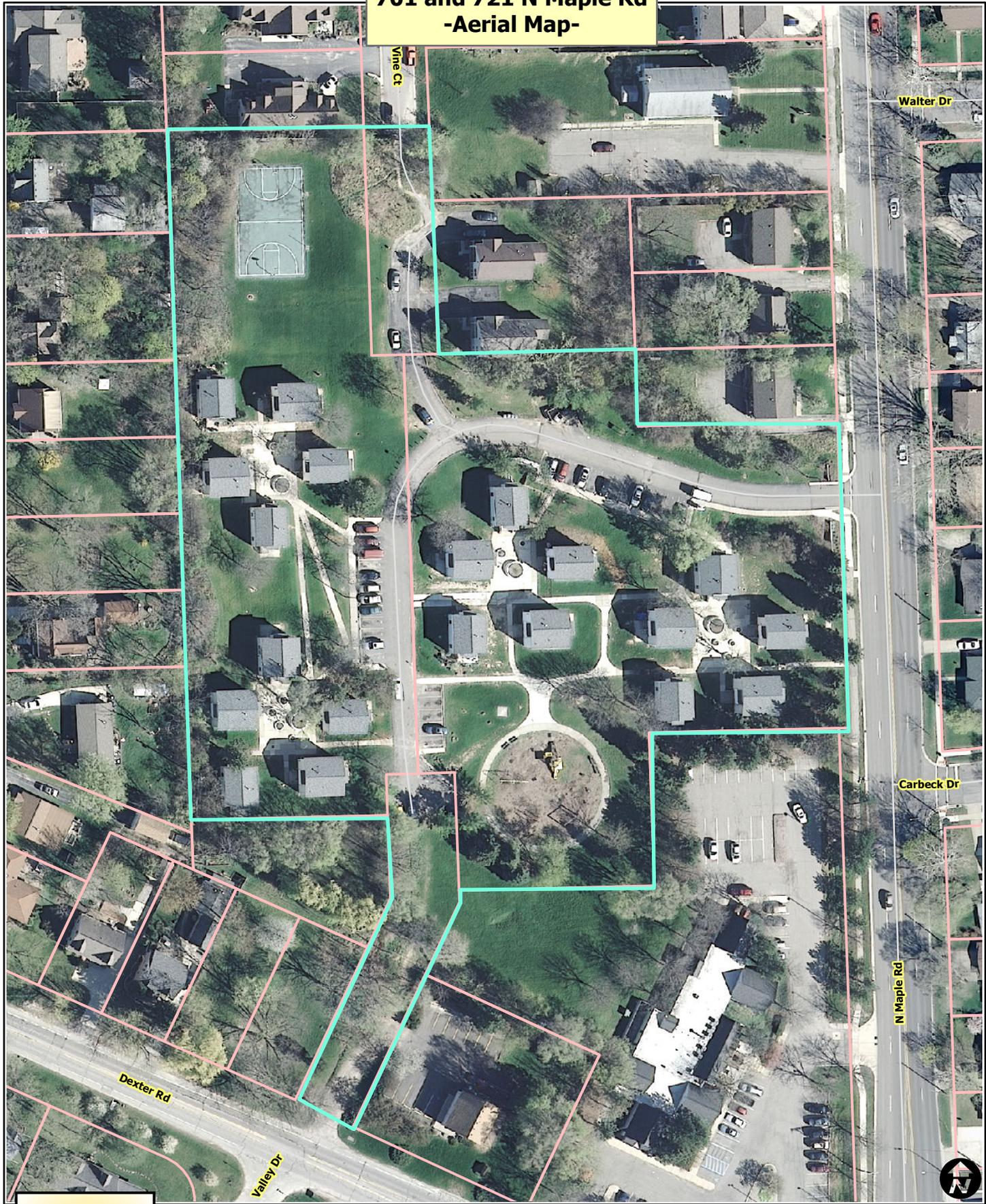
- Railroads
- Parcels
- Huron River
- Township Islands
- Zoning Districts



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701 and 721 N Maple Rd -Aerial Map-



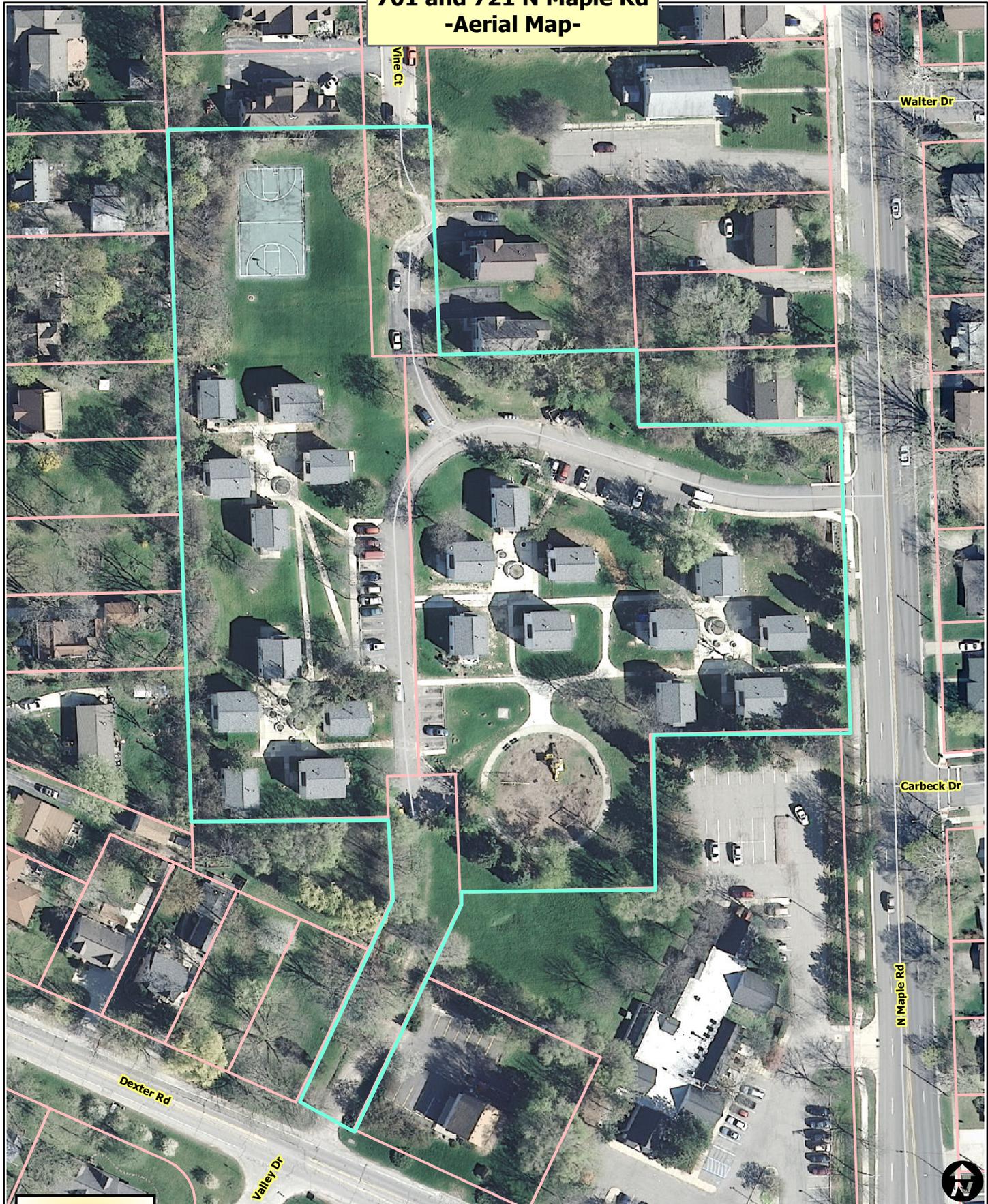
-  Railroads
-  Parcels
-  Huron River



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701 and 721 N Maple Rd -Aerial Map-



-  Railroads
-  Parcels
-  Huron River



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Map Created: 5/16/2014



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TAG NO	DBH (in)	SPECIES	SCIENTIFIC NAME	Notes	Replacement (%)
11716	12	Blue Spruce	<i>Picea pungens</i>		
11717	10	Black Walnut	<i>Juglans nigra</i>		
11718	6	Blue Spruce	<i>Picea pungens</i>		
11719	8	Crab Apple	<i>Malus sp.</i>		
11720	9	Norway Spruce	<i>Picea abies</i>		
11721	8	Crab Apple	<i>Malus sp.</i>		
11722	13	Red Pine	<i>Pinus resinosa</i>	Remove	
11723	9	Sheridan Elm	<i>Ulmus pumila</i>	Remove	
11724	11.5	American Elm	<i>Ulmus americana</i>	Remove	
11725	9	Common Buckthorn	<i>Rhamnus cuneata</i>		
11726	7.5	Common Buckthorn	<i>Rhamnus cuneata</i>		
11727	7.5	Red Maple	<i>Acer rubrum</i>		
11728	11	White Pine	<i>Pinus strobus</i>	Remove	
11729	17	American elm	<i>Ulmus americana</i>	Remove	
11730	13	White Pine	<i>Pinus strobus</i>	Remove	
11731	16	Honey Locust	<i>Gleditsia tricanthos</i>	Remove	8
11732	10	White Pine	<i>Pinus strobus</i>	Remove	
11733	9	White Pine	<i>Pinus strobus</i>	Remove	
11734	7	Red Maple	<i>Acer rubrum</i>		
11735	22	Sheridan Elm	<i>Ulmus pumila</i>	Remove	
11736	12	Box Elder	<i>Acer negundo</i>		
11737	11.5	American Elm	<i>Ulmus americana</i>	Remove	
11738	15	American Elm	<i>Ulmus americana</i>	Remove	
11739	15.5	American Elm	<i>Ulmus americana</i>	Remove	
11740	14	White Ash	<i>Fraxinus americana</i>	Remove	
11741	9	White Ash	<i>Fraxinus americana</i>	Remove	
11742	9	Common Buckthorn	<i>Rhamnus cuneata</i>	Remove	
11743	7.5	Red cedar	<i>Juniperus virginiana</i>		
11744	15	White Mulberry	<i>Morus alba</i>		
11745	6.5	Black Cherry	<i>Prunus serotina</i>		
11746	16	Red Pine	<i>Pinus resinosa</i>	Remove	
11747	19.5	Sheridan Elm	<i>Ulmus pumila</i>	Remove	
11748	12	American Basswood	<i>Tilia americana</i>	Remove	
11749	14.5	Red Maple	<i>Acer rubrum</i>	Remove	
11750	17	Red Pine	<i>Pinus resinosa</i>	Remove	
11751	11.5	Red Pine	<i>Pinus resinosa</i>	Remove	
11752	30	White Pine	<i>Pinus strobus</i>	Remove	10
11753	13	Honey Locust	<i>Gleditsia tricanthos</i>	Remove	
11754	11.5	Honey Locust	<i>Gleditsia tricanthos</i>	Remove	
11755	10.5	Honey Locust	<i>Gleditsia tricanthos</i>	Remove	
11756	15	Honey Locust	<i>Gleditsia tricanthos</i>	Remove	
11757	10.5	White Ash	<i>Fraxinus americana</i>	Remove	
11758	8	Sheridan Elm	<i>Ulmus pumila</i>	Remove	
11759	8	Sheridan Elm	<i>Ulmus pumila</i>	Remove	
11760	8	White Ash	<i>Fraxinus americana</i>	Remove	
11761	13.5	Red Pine	<i>Pinus resinosa</i>	Remove	
11762	7	Silver Maple	<i>Acer saccharinum</i>	Remove	
11763	11.5	Honey Locust	<i>Gleditsia tricanthos</i>	Remove	
11764	15.5	Red Pine	<i>Pinus resinosa</i>	Remove	
11765	15.5	Honey Locust	<i>Gleditsia tricanthos</i>	Remove	
11766	13	Black Locust	<i>Robinia pseudoacacia</i>	Remove	
11767	6.5	Blue Spruce	<i>Picea pungens</i>		
14002	30.5	Black Walnut	<i>Juglans nigra</i>	L	
14003	15	Black Walnut	<i>Juglans nigra</i>		
14004	6.5	White Ash	<i>Fraxinus americana</i>		
14005	9.5	Black Walnut	<i>Juglans nigra</i>		
14006	9	Black Walnut	<i>Juglans nigra</i>		
14007	11	Black Walnut	<i>Juglans nigra</i>		
14008	7	Common Buckthorn	<i>Rhamnus cuneata</i>		
14009	11	Crab Apple	<i>Malus sp.</i>		
14010	7.5	Crab Apple	<i>Malus sp.</i>		
14011	7.5	Black Walnut	<i>Juglans nigra</i>	Remove	
14012	10	Crab Apple	<i>Malus sp.</i>	Remove	
14013	9	Eastern Cottonwood	<i>Populus deltoides</i>	Remove	
14014	10.5	Eastern Cottonwood	<i>Populus deltoides</i>	Remove	
14015	11.5	Eastern Cottonwood	<i>Populus deltoides</i>	Remove	
14016	12	American Elm	<i>Ulmus americana</i>	Remove	
14017	9	White Pine	<i>Pinus strobus</i>	Remove	
14018	11	American Elm	<i>Ulmus americana</i>	Remove	
14019	20.5	American Elm	<i>Ulmus americana</i>	Remove	
14020	13	Northern white-cedar	<i>Thuja occidentalis</i>	L, Remove	6.5
14021	7	American Elm	<i>Ulmus americana</i>	Remove	
14022	17	Sheridan Elm	<i>Ulmus pumila</i>	Remove	
14023	7	White Ash	<i>Fraxinus americana</i>	Remove	
14024	11	White Pine	<i>Pinus strobus</i>	Remove	
14025	10	White Pine	<i>Pinus strobus</i>	Remove	
14026	10	White Pine	<i>Pinus strobus</i>	Remove	
14027	7	Silver Maple	<i>Acer saccharinum</i>	Remove	
14028	8	Northern white-cedar	<i>Thuja occidentalis</i>	L	
14029	10	Black Cherry	<i>Prunus serotina</i>		
14030	8	Common Buckthorn	<i>Rhamnus cuneata</i>		
14031	13	Box-elder	<i>Acer negundo</i>		
14033	8	Crab Apple	<i>Malus sp.</i>		
14034	17	American Elm	<i>Ulmus americana</i>	Remove	
14035	7.4	Red Maple	<i>Acer rubrum</i>		
14036	8	White Ash	<i>Fraxinus americana</i>	Remove	
14037	8	Eastern Cottonwood	<i>Populus deltoides</i>		
14039	14.5	Eastern Cottonwood	<i>Populus deltoides</i>		
14040	7.5	Red Cedar	<i>Juniperus virginiana</i>		
14041	7	Crab Apple	<i>Malus sp.</i>		
14042	7	Crab Apple	<i>Malus sp.</i>		
14043	8	Silver Maple	<i>Acer saccharinum</i>	Remove	
14127	10	Box-elder	<i>Acer negundo</i>	Remove	
14133	15.5	Blue Spruce	<i>Picea pungens</i>	Remove	
14134	17	Blue Spruce	<i>Picea pungens</i>	Remove	
14135	12	White Pine	<i>Pinus strobus</i>	Remove	
14142	16	Red Pine	<i>Pinus resinosa</i>	Remove	
14143	20.5	Sheridan Elm	<i>Ulmus pumila</i>	Remove	
14144	16	Honey Locust	<i>Gleditsia tricanthos</i>	L, Remove	8
14145	10	White Pine	<i>Pinus strobus</i>	Remove	
14146	12	White Mulberry	<i>Morus alba</i>	Remove	
14147	14	Blue Spruce	<i>Picea pungens</i>	Remove	
14148	8.5	Blue Spruce	<i>Picea pungens</i>	Remove	
14149	11	Blue Spruce	<i>Picea pungens</i>	Remove	
14150	18	Swamp White Oak	<i>Quercus bicolor</i>	L, Remove	9
14151	17	Sheridan Elm	<i>Ulmus pumila</i>	Remove	
14152	36.5	Sheridan Elm	<i>Ulmus pumila</i>	Remove	
14153	12	Red Pine	<i>Pinus resinosa</i>	Remove	
14154	11	American Basswood	<i>Tilia americana</i>	Remove	
14155	13	Red Pine	<i>Pinus resinosa</i>	Remove	
14156	16	Red Pine	<i>Pinus resinosa</i>	Remove	
14157	12	Red Pine	<i>Pinus resinosa</i>	Remove	
14158	12	American Basswood	<i>Tilia americana</i>	Remove	
14159	11	Red Pine	<i>Pinus resinosa</i>	Remove	
14160	9	Red Pine	<i>Pinus resinosa</i>	Remove	
14161	17.5	Red Pine	<i>Pinus resinosa</i>	Remove	
14162	17.5	Northern Red Oak	<i>Quercus rubra</i>	L	
14163	21.5	Northern Red Oak	<i>Quercus rubra</i>	L	
14164	17.5	Honey Locust	<i>Gleditsia tricanthos</i>	L	
14165	15.5	Blue Spruce	<i>Picea pungens</i>	Remove	
14166	15	Red Pine	<i>Pinus resinosa</i>	Remove	
14167	9.5	Honey Locust	<i>Gleditsia tricanthos</i>	Remove	
14168	17.5	Sheridan Elm	<i>Ulmus pumila</i>	Remove	
14169	11	Red Pine	<i>Pinus resinosa</i>	Remove	
14170	20	Red Pine	<i>Pinus resinosa</i>	L	
14172	21	Red Pine	<i>Pinus resinosa</i>	L	
14173	11.5	Blue Spruce	<i>Picea pungens</i>	Remove	
14174	14.5	Blue Spruce	<i>Picea pungens</i>	Remove	
14175	11.5	Blue Spruce	<i>Picea pungens</i>	Remove	
14176	10.5	Blue Spruce	<i>Picea pungens</i>	Remove	
14177	11.5	Red Pine	<i>Pinus resinosa</i>	Remove	
14178	16	Blue Spruce	<i>Picea pungens</i>	Remove	
14180	19.5	Black Oak	<i>Quercus velutina</i>	L	
14181	14	Blue Spruce	<i>Picea pungens</i>	Remove	
14182	14.5	Blue Spruce	<i>Picea pungens</i>	Remove	

TAG NO	DBH (in)	SPECIES	SCIENTIFIC NAME	Notes	Replacement (%)
14183	12	Red Pine	<i>Pinus resinosa</i>		
14184	12.5	Green Ash	<i>Fraxinus pennsylvanica</i>		
14185	10	Green Ash	<i>Fraxinus pennsylvanica</i>		
14186	18.5	Blue Spruce	<i>Picea pungens</i>	L, Remove	9.25
14187	14	Blue Spruce	<i>Picea pungens</i>	Remove	
14188	14	Blue Spruce	<i>Picea pungens</i>	Remove	
14189	15.5	Blue Spruce	<i>Picea pungens</i>	Remove	
14190	13	Blue Spruce	<i>Picea pungens</i>	Remove	
14191	16	Blue Spruce	<i>Picea pungens</i>	Remove	
14192	6	Crab Apple	<i>Malus sp.</i>	Remove	
14193	9	Crab Apple	<i>Malus sp.</i>	Remove	
14194	9.5	Crab Apple	<i>Malus sp.</i>	Remove	
14195	11.5	Crab Apple	<i>Malus sp.</i>	Remove	

TAG NO	DBH (in)	SPECIES	SCIENTIFIC NAME	Notes	Replacement (%)
14196	6	White Pine	<i>Pinus strobus</i>	Remove	
14197	22	Sheridan Elm	<i>Ulmus pumila</i>	L, Remove	
14198	22	Box Elder	<i>Acer negundo</i>	L, Remove	< 50% Health
14199	8	Sheridan Elm	<i>Ulmus pumila</i>	Remove	
14200	14	Sweet Cherry	<i>Prunus avium</i>	I	
14201	8	Sweet Cherry	<i>Prunus avium</i>	I	
14202	7	Crab Apple	<i>Malus coronaria</i>	Remove	
14203	7	Crab Apple	<i>Malus coronaria</i>	Remove	
14204	8	Crab Apple	<i>Malus coronaria</i>	Remove	
14205	7	Crab Apple	<i>Malus coronaria</i>	Remove	
14206	19	Sugar Maple	<i>Acer saccharum</i>	L, Remove	9.5
14207	15	Black Locust	<i>Robinia pseudoacacia</i>	I	
14208	22	Siber Maple	<i>Acer saccharum</i>	L, Remove	
14209	7	Red Cedar	<i>Juniperus virginiana</i>	I, Maple	
14210	15	Black Walnut	<i>Juglans nigra</i>		
14211	17	Black Walnut	<i>Juglans nigra</i>		
14212	11	Tree-of-heaven	<i>Ailanthus altissima</i>	L	
14213	7	Tree-of-heaven	<i>Ailanthus altissima</i>	L, Remove	
14214	7	Tree-of-heaven	<i>Ailanthus altissima</i>	L, Remove	
14215	8	Tree-of-heaven	<i>Ailanthus altissima</i>	L, Remove	
14216	15	Sheridan Elm	<i>Ulmus pumila</i>	L, Remove	
14217	7	Black Walnut	<i>Juglans nigra</i>	40%	
14218	34	Weeping Willow	<i>Salix babingtonii</i>	L	
14219	10	Sheridan Elm	<i>Ulmus pumila</i>	L, Remove	
14220	14	Sheridan Elm	<i>Ulmus pumila</i>	L, Remove	
14221	18	Sheridan Elm	<i>Ulmus pumila</i>	L	
14222	8	Sheridan Elm	<i>Ulmus pumila</i>	I	
14223	10	American Elm	<i>Ulmus americana</i>	6	
14224	11	Sheridan Elm	<i>Ulmus pumila</i>	L, 60%	

Total Tree Replacement (Inches) 60.25

L = Landmark Tree

NATURAL FEATURES STATEMENT OF IMPACT

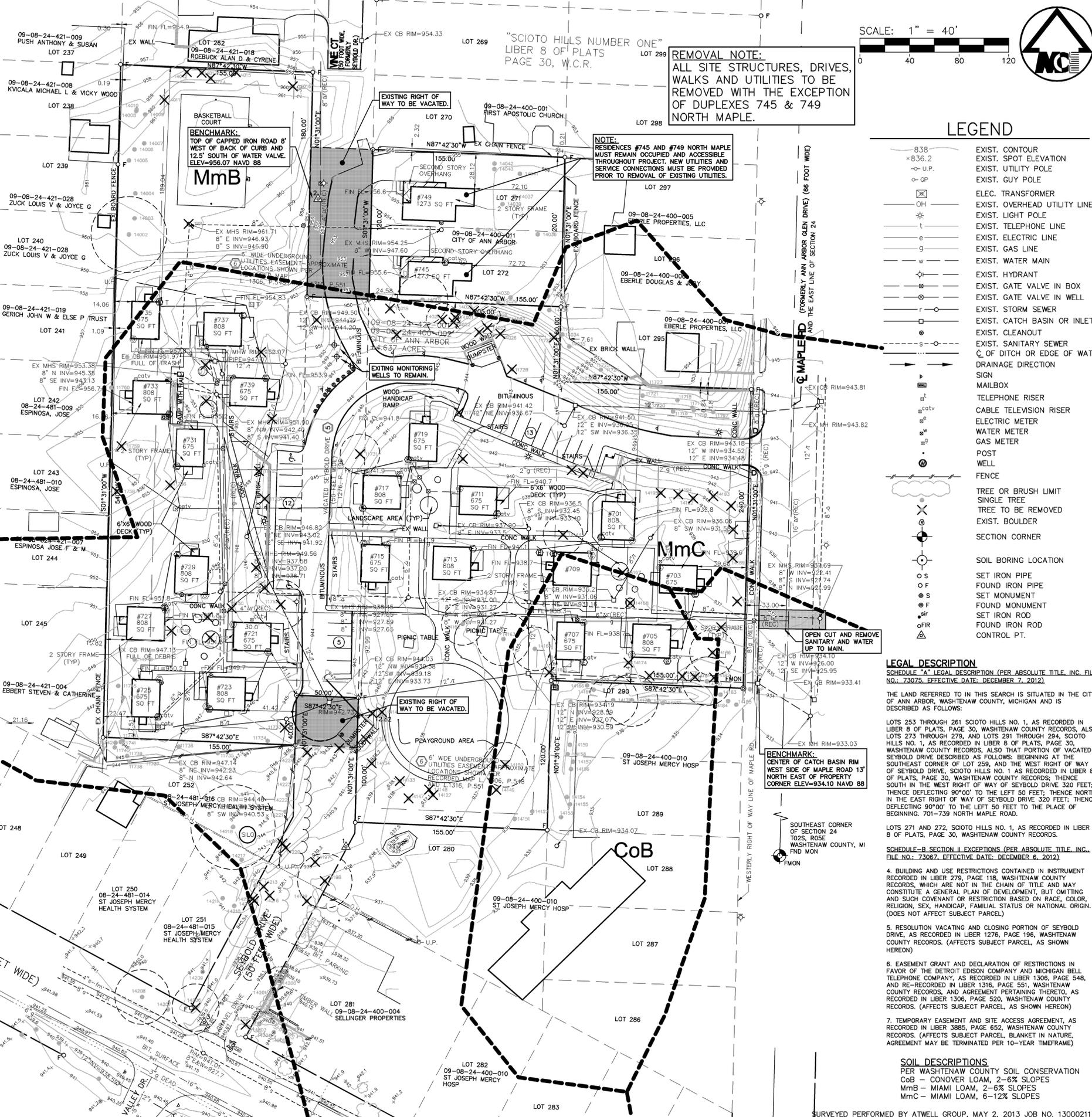
The Maple Road site of the Ann Arbor Housing Commission's project was originally developed in the late 1960's and was expanded in the 1970's to the configuration that exists today. The current proposal would remove all of the existing housing, roads and underground utilities and replace them with new, energy efficient units and site amenities that are current with today's codes.

The site does not contain any wetlands, woodlands, floodplains or native steep slopes. The only natural features that exist on the site are landmark trees as defined by the City of Ann Arbor Code. Attempts have been made to minimize the removal of these trees, but some of the trees must be lost to facilitate the construction of new units and grading that is compliant with current code.



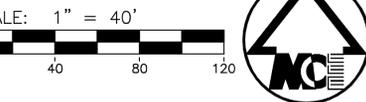
RIGHT-OF-WAY VACATION SCALE 1" = 100'

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either existing or abandoned. The surveyor makes no warranty that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.



REMOVAL NOTE: ALL SITE STRUCTURES, DRIVES, WALKS AND UTILITIES TO BE REMOVED WITH THE EXCEPTION OF DUPLEXES 745 & 749 NORTH MAPLE.

NOTE: RESIDENCES #745 AND #749 NORTH MAPLE MUST REMAIN OCCUPIED AND ACCESSIBLE THROUGHOUT PROJECT. NEW UTILITIES AND SERVICE CONNECTIONS MUST BE PROVIDED PRIOR TO REMOVAL OF EXISTING UTILITIES.



LEGEND

8.38	EXIST. CONTOUR
8.36.2	EXIST. SPOT ELEVATION
U.P.	EXIST. UTILITY POLE
GP	EXIST. GUY POLE
ET	ELEC. TRANSFORMER
OH	EXIST. OVERHEAD UTILITY LINE
SL	EXIST. LIGHT POLE
t	EXIST. TELEPHONE LINE
e	EXIST. ELECTRIC LINE
g	EXIST. GAS LINE
w	EXIST. WATER MAIN
HD	EXIST. HYDRANT
GB	EXIST. GATE VALVE IN BOX
GV	EXIST. GATE VALVE IN WELL
r	EXIST. STORM SEWER
CB	EXIST. CATCH BASIN OR INLET
CL	EXIST. CLEANOUT
SS	EXIST. SANITARY SEWER
CD	EXIST. DITCH OR EDGE OF WATER
DR	DRAINAGE DIRECTION
SIGN	SIGN
MAIL	MAILBOX
TR	TELEPHONE RISER
CR	CABLE TELEVISION RISER
EM	ELECTRIC METER
WM	WATER METER
GM	GAS METER
POST	POST
WELL	WELL
FENCE	FENCE
TL	TREE OR BRUSH LIMIT
ST	SINGLE TREE
TR	TREE TO BE REMOVED
BO	EXIST. BOULDER
SC	SECTION CORNER
SB	SOIL BORING LOCATION
SI	SET IRON PIPE
FI	FOUND IRON PIPE
SM	SET MONUMENT
FM	FOUND MONUMENT
SIR	SET IRON ROD
FIR	FOUND IRON ROD
CP	CONTROL PT.

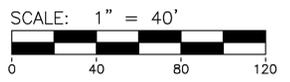
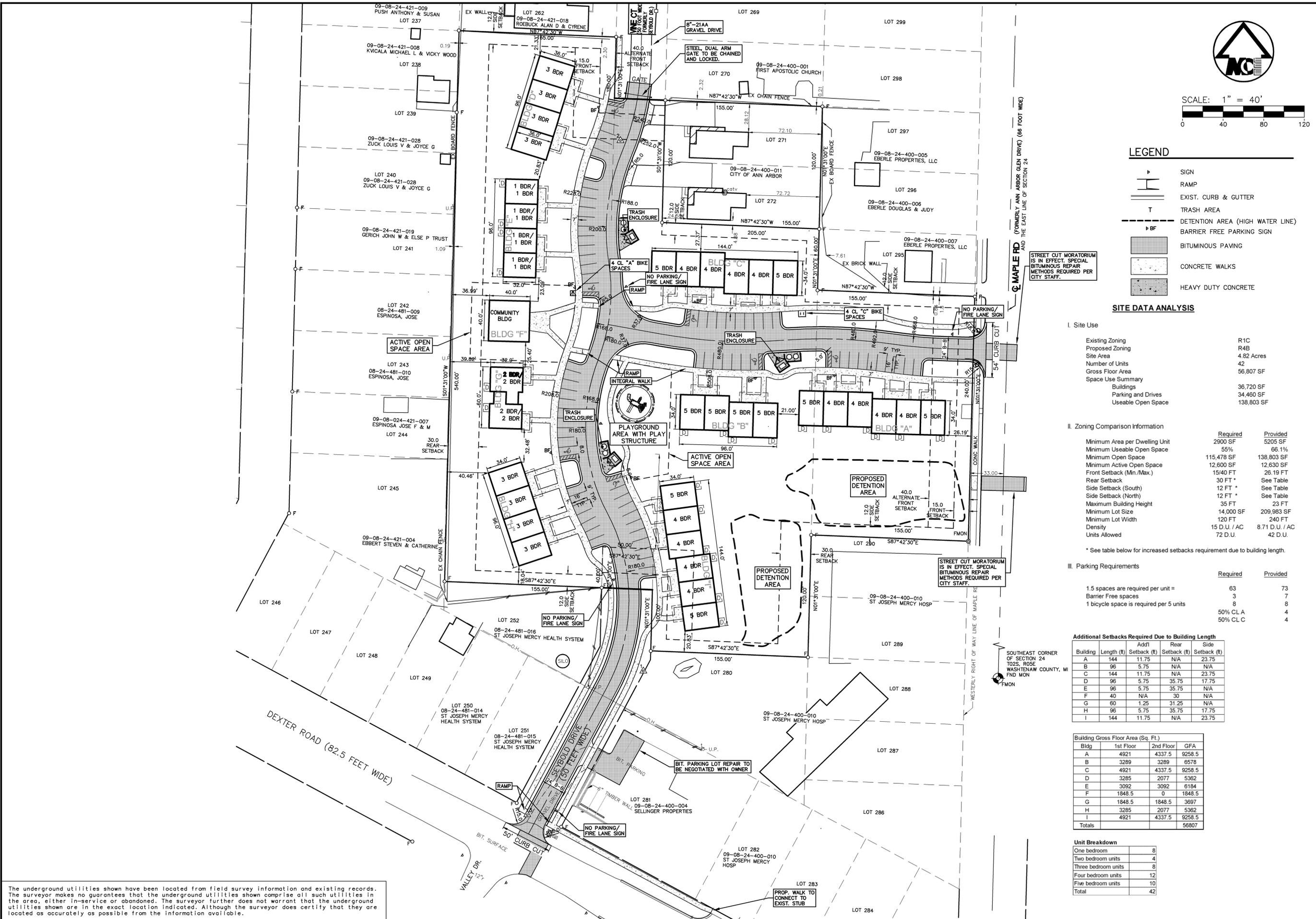
LEGAL DESCRIPTION

SCHEDULE "A" LEGAL DESCRIPTION (PER ABSOLUTE TITLE, INC. FILE NO. 73075, EFFECTIVE DATE: DECEMBER 7, 2012)

LOTS 253 THROUGH 261 SCIOTO HILLS NO. 1, AS RECORDED IN LIBER 8 OF PLATS, PAGE 30, WASHTENAW COUNTY RECORDS, ALSO LOTS 273 THROUGH 279, AND LOTS 281 THROUGH 284, SCIOTO HILLS NO. 1, AS RECORDED IN LIBER 8 OF PLATS, PAGE 30, WASHTENAW COUNTY RECORDS, ALSO THAT PORTION OF VACATED SEYBOLD DRIVE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 259, AND THE WEST RIGHT OF WAY OF SEYBOLD DRIVE, SCIOTO HILLS NO. 1 AS RECORDED IN LIBER 8 OF PLATS, PAGE 30, WASHTENAW COUNTY RECORDS; THENCE SOUTH IN THE WEST RIGHT OF WAY OF SEYBOLD DRIVE 320 FEET; THENCE DEFLECTING 90°00' TO THE LEFT 50 FEET; THENCE NORTH IN THE EAST RIGHT OF WAY OF SEYBOLD DRIVE 320 FEET; THENCE DEFLECTING 90°00' TO THE LEFT 50 FEET TO THE PLACE OF BEGINNING. 701-739 NORTH MAPLE ROAD.

LOTS 271 AND 272, SCIOTO HILLS NO. 1, AS RECORDED IN LIBER 8 OF PLATS, PAGE 30, WASHTENAW COUNTY RECORDS.

SCHEDULE "B" SECTION II EXCEPTIONS (PER ABSOLUTE TITLE, INC. FILE NO.: 73087, EFFECTIVE DATE: DECEMBER 6, 2012)



LEGEND

- SIGN
- RAMP
- EXIST. CURB & GUTTER
- TRASH AREA
- DETENTION AREA (HIGH WATER LINE)
- BARRIER FREE PARKING SIGN
- BITUMINOUS PAVING
- CONCRETE WALKS
- HEAVY DUTY CONCRETE

SITE DATA ANALYSIS

I. Site Use

Existing Zoning	R1C
Proposed Zoning	R4B
Site Area	4.82 Acres
Number of Units	42
Gross Floor Area	56,807 SF
Space Use Summary	
Buildings	36,720 SF
Parking and Drives	34,460 SF
Useable Open Space	138,803 SF

II. Zoning Comparison Information

	Required	Provided
Minimum Area per Dwelling Unit	2900 SF	5205 SF
Minimum Useable Open Space	55%	66.1%
Minimum Open Space	115,478 SF	138,803 SF
Minimum Active Open Space	12,600 SF	12,630 SF
Front Setback (Min./Max.)	15/40 FT	26.19 FT
Rear Setback	30 FT	See Table
Side Setback (South)	12 FT	See Table
Side Setback (North)	12 FT	See Table
Maximum Building Height	35 FT	23 FT
Minimum Lot Size	14,000 SF	209,983 SF
Minimum Lot Width	120 FT	240 FT
Density	15 D.U./AC	8.71 D.U./AC
Units Allowed	72 D.U.	42 D.U.

* See table below for increased setbacks requirement due to building length.

III. Parking Requirements

	Required	Provided
1.5 spaces are required per unit =	63	73
Barrier Free spaces	3	7
1 bicycle space is required per 5 units	8	8
	50% CL A	4
	50% CL C	4

Additional Setbacks Required Due to Building Length

Building	Length (ft)	Add'l Setback (ft)	Rear Setback (ft)	Side Setback (ft)
A	144	11.75	N/A	23.75
B	96	5.75	N/A	N/A
C	144	11.75	N/A	23.75
D	96	5.75	35.75	17.75
E	96	5.75	35.75	N/A
F	40	N/A	30	N/A
G	60	1.25	31.25	17.75
H	96	5.75	35.75	17.75
I	144	11.75	N/A	23.75

Building Gross Floor Area (Sq. Ft.)

Bldg	1st Floor	2nd Floor	GFA
A	4921	4337.5	9258.5
B	3289	3289	6578
C	4921	4337.5	9258.5
D	3285	2077	5362
E	3092	3092	6184
F	1848.5	0	1848.5
G	1848.5	1848.5	3697
H	3285	2077	5362
I	4921	4337.5	9258.5
Totals			56807

Unit Breakdown

One bedroom	8
Two bedroom units	4
Three bedroom units	8
Four bedroom units	12
Five bedroom units	10
Total	42

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