



City of Ann Arbor
Formal Minutes
Planning Commission, City

301 E. Huron St.
Ann Arbor, MI 48104
[http://a2gov.legistar.com/
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Tuesday, April 5, 2016

7:00 PM

Larcom City Hall, 301 E Huron St, Second
floor, City Council Chambers

10-a 16-0491

Kingsley Parkside Site Plan for Planning Commission Approval - A proposal to develop a 3-unit, 5-story loft townhouse. The site located at 213 West Kingsley Street is 3,168 square feet and zoned D2/First Street Character. Ward 1. Staff Recommendation: Approval

Alexis DiLeo presented the staff report.

PUBLIC HEARING:

Vince Caruso, Allen's Creek Watershed Group, said he has concerns about the City developing the Allen's Creek floodplain. He said it is his understanding that the City has an agreement with the Huron River Watershed Council that they would take climate change into consideration, and calculate an increase of 15-20% for flood events due to global warming projections. He said he does not know if this design addresses these changes; the official floodplain delineation has changed from 4.3 to 5.1 inches in 24 hours. He gave examples of major storm events in Dexter and Warren, where costly damage was done. He said one can find video footage of people trying to get their trapped cars out of a property on Depot Street, during a major flooding event, adding the City is not planning carefully enough for flooding if they allow people to park in areas sensitive to flooding. He said three people drowned in Northern Ohio trying to get their cars out of flooding.

David Crause, 509 N Ashley Street, Ann Arbor said he is a little annoyed at the Allen Creek Greenway representatives that don't live in the area who don't know what it is like to deal with mucking out the storm water grates in this area. He said that every new development proposed in this area have provisions for storm water problems that they currently face, and we need to allow these things to proceed so that actual residents of this neighborhood can see the problems associated with flooding be somewhat relieved.

Noting no further public speakers, the Chair closed the public hearing unless the item is postponed.

Moved by Mills, seconded by Milshteyn, that The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Kingsley Parkside Site Plan.

COMMISSION DISCUSSION:

Mills asked about the current storm water management system on site.

DiLeo said the project given its size would not require 100 year detention but would require first flush.

Bill Meyer, architect of the petitioner, said the storm water would be held in 180 feet of 6-inch diameter underground pipes to release the water over time. He said the impact on the floodway would be minimal as the project's footprint is almost the same as the house that currently sits on the site.

Mills asked about the percentage of total imperviousness on the site as compared to the current amount. She also asked about the net cut in grading.

DiLeo said the level of imperviousness is about the same as for the proposed building compared to the current building, but that the current building has no provisions for storm water while the proposed building has a storm water detention system planned; thus it is an overall improvement. She stated that a net cut in grading means more dirt has been removed from the site as compared to added to the site for the construction of the project; this means the ground is lower and there is more volume for storm water.

Clein asked DiLeo to clarify for the audience what first flush means in relation to storm water.

DiLeo responded that the first flush is the amount of water that falls within the first half hour or so of a storm event, typically the first half inch or inch of rain, for example. She said this water is typically the dirtiest as it is washing away what is on the driveway or ground. She stated that the next level is the bankfull, or the amount of rain that would fill the banks of the river, and that the level after that is the 100 year flood level, a level at which the river has overflowed. She said that requiring a project to have bankfull storm water management does not have much of an impact on volume, but it does a lot to clean the water that is ultimately entering the rivers and streams because it is removing the dirtiest part of it.

Clein asked whether this project is not required to have bankfull management because of its size but has to do first flush, and whether there is a cleansing process that happens for this amount of storm water.

Clein stated that it is a very interesting project on a small site, but that a less interesting component of the site is the parking plan; he asked how wide the individual garage spaces are, between walls, as well as how refuse containers will be placed, as it appears space will be tight, making it difficult for people to extract the bins and place them on the curb.

Meyer responded that the garage spaces are 13 feet, 4 inches each; the cars will be stacked in a tandem style. He said he believes there will be enough space for the bin to pass between the wall and the car, without having to move the car.

Briere asked about snow removal and parking; the street becomes one lane when there is a large amount of snow. She said she is concerned about where the petitioner will put the snow removed from the driveway of the development. She recommended that the petitioner heats the driveway, so that the snow melts. She also commented that neighbors are concerned about the impact of this development on traffic, as those backing out from this project will have to do so onto busy Kingsley Street.

Meyer responded that the snow removal problem is neither unique nor insurmountable, and he feels confident that they will devise a way to mitigate the effects of large snow fall.

Peter, the petitioner, said he spoke with the neighbor that was concerned about snow removal and that there are a couple off-site locations where snow can be moved since the driveway is not that large.

Briere said it is not so much the width of the driveway but the narrowness of the berm along the street that concerns her; and it is not appropriate to use the adjacent park for snow storage.

The petitioner said it is a common problem with a D2 lot, and that they have exceeded the side and front setbacks, and they are willing to truck the snow off-site if necessary. He said as he understands it, the park is actually a storm water retention area and park. He is working with a neighboring property owner to route storm water from his site as well as theirs to the storm water retention park to alleviate flooding issues in the area.

Gibbs-Randall said she is pleased to see the use of pervious pavers on the driveway of this project. She asked whether the 30 foot driveway width was possible using a variance.

DiLeo responded that 30 feet is the widest curb cut allowable.

Gibbs-Randall encouraged the petitioner to also consider using pervious pavement on their pathway, given the concern of flooding in the area. She reminded those present that pervious pavement performs a lot better in the snow, as it is able to go up and down as the ground freezes and thaws, so that would help mitigate snow storage issues during the winter. She said she would have loved to see a green roof on this building.

On a roll call, the vote was as follows with the Chair declaring the motion carried. Approved Vote: 8-0

Yeas: 8 - Wendy Woods, Kenneth Clein, Sabra Briere, Jeremy Peters, Sofia Franciscus, Sarah Mills, Alex Milshteyn, and Shannan Gibb-Randall

Nays: 0

Absent: 1 - Bonnie Bona