

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of April 18, 2017

**SUBJECT: 143 Hill Street Planned Project Site Plan for City Council Approval
(139 and 143 Hill Street)
Project No. SP17-001**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 143 Hill Street Planned Project Site Plan, a planned project with an arrangement of buildings that provides public benefits, subject to a decreased Hill Street front setback of 18 feet and combining the lots prior to issuance of any permits.

STAFF RECOMMENDATION

Staff recommends that the site plan petition be **approved** because the contemplated development would comply with all applicable state, local and federal law, ordinances, standards and regulations; the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; the development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety or welfare.

LOCATION

This site is located on the north side of Hill Street at the northwest corner of Adams Street. It is in the central planning area and the Allen Creek watershed.

DESCRIPTION OF PETITION

The petitioners seek approval to demolish two single-family homes and construct a new 9,028-square foot four-unit apartment building. The site is 11,074-square feet and is zoned R4C Multiple Family Residential. The proposed units would each have six bedrooms and all are intended to be student rentals.

The building placement would be on the south end of the lot, closest to Hill Street. The site currently has one driveway off Hill Street between the two single-family houses. The site plan proposes moving the driveway to Adams Street and closing the Hill Street curb cut. A parking lot with seven vehicle spaces would be located behind the new building. Two class C bicycle parking spaces would also be located behind the building, four class A bicycle parking spaces would be located on the second floor of the building, one in each unit.

There are no landmark trees or significant natural features on the site, though there are three landmark trees nearby (two in the Hill Street right of way and one near the northwest corner of the site). Two trees near the north property line would be retained, an 8" cherry and a 14" maple. No trees would be removed under this proposal. A required 15' conflicting land use buffer is provided along the side (west) and rear (north) property lines, and a right-of-way buffer is provided between the vehicular use area and Adams Street.

A planned project is requested to modify the Hill Street front setback from the required 29 feet (as averaged) to 18 feet. The benefits of allowing this modification include the provision of a greater amount of usable open space than required by code, and arrangement of the building that provides a public benefit in terms of pedestrian orientation by adhering to the historic setbacks of the site.

The plan includes first-flush storm water detention that moves water through swales to one of two rain gardens that are along the north and west property lines, with emergency overflow to Adams Street.

CITIZEN PARTICIPATION

The petitioner notified 292 property owners and persons within 500 feet of the site by mail that a site plan petition had been submitted, and received no inquiries, phone calls, or emails about the project.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Residential Single Family	R4C Multiple Family and M1 Manufacturing
EAST	Residential Single Family	R4C Multiple Family
SOUTH	Residential Single Family	R4C Multiple Family and C1 Commercial
WEST	Residential Multiple Family	R4C Multiple Family

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	R4C Multiple Family	R4C Multiple Family	R4C Multiple Family
Gross Lot Area	11,074 sq ft	11,074 sq ft	8,500 sq ft
Minimum Lot Width	84 ft	84 ft	60 ft
Minimum Open Space	NA	54%	40%
Active Open Space	NA	466 sq ft/dwelling unit	300 sq ft/dwelling unit
Setbacks	Hill Front	18 ft	18 ft (per planned project modification)
	Adams Front	10 ft	10 ft
	Side (west)	12 ft	15 ft
	Rear	30 ft	73 ft
Building Height	25 ft	30 ft	30 ft MAX
Vehicle Parking	3 spaces	7 spaces	6 spaces MIN
Bicycle Parking	0	4 Class A 2 Class C	1 Class A MIN

HISTORY

The gable-front house with classical revival features at 139 Hill was constructed in 1908 for carpenter William Zebbs. Zebbs lived in the home until at least 1960. The gambrel-roofed Dutch colonial house at 143 was first occupied by carpenter Carl Stoll in 1910. The lots were originally platted as part of Maynard and Morgan's Addition to the City of Ann Arbor in 1859, when Hill Street was the southern boundary of the City limits. Most of the original houses on the north side of Hill between South Main (called Saline and Ann Arbor Planck Road in 1859) and the railroad tracks were built between 1897 and 1930. In the 1960s, several large brick student apartment buildings were built on this block and throughout the surrounding neighborhood.

PLANNING BACKGROUND

The Master Plan Land Use Element recommends residential uses for the subject site. Providing storm water management, reducing the number of existing curb cuts on major streets, providing bicycle parking facilities, placing vehicular parking behind an apartment building, and orienting front entrances to the main street and sidewalk are generalized recommendations found in several elements of the Master Plan.

SERVICE UNIT COMMENTS

There are no outstanding comments or noteworthy statements from staff about this petition.

Prepared by Jill Thacher
Reviewed by Brett Lenart
Mg/4/18/17

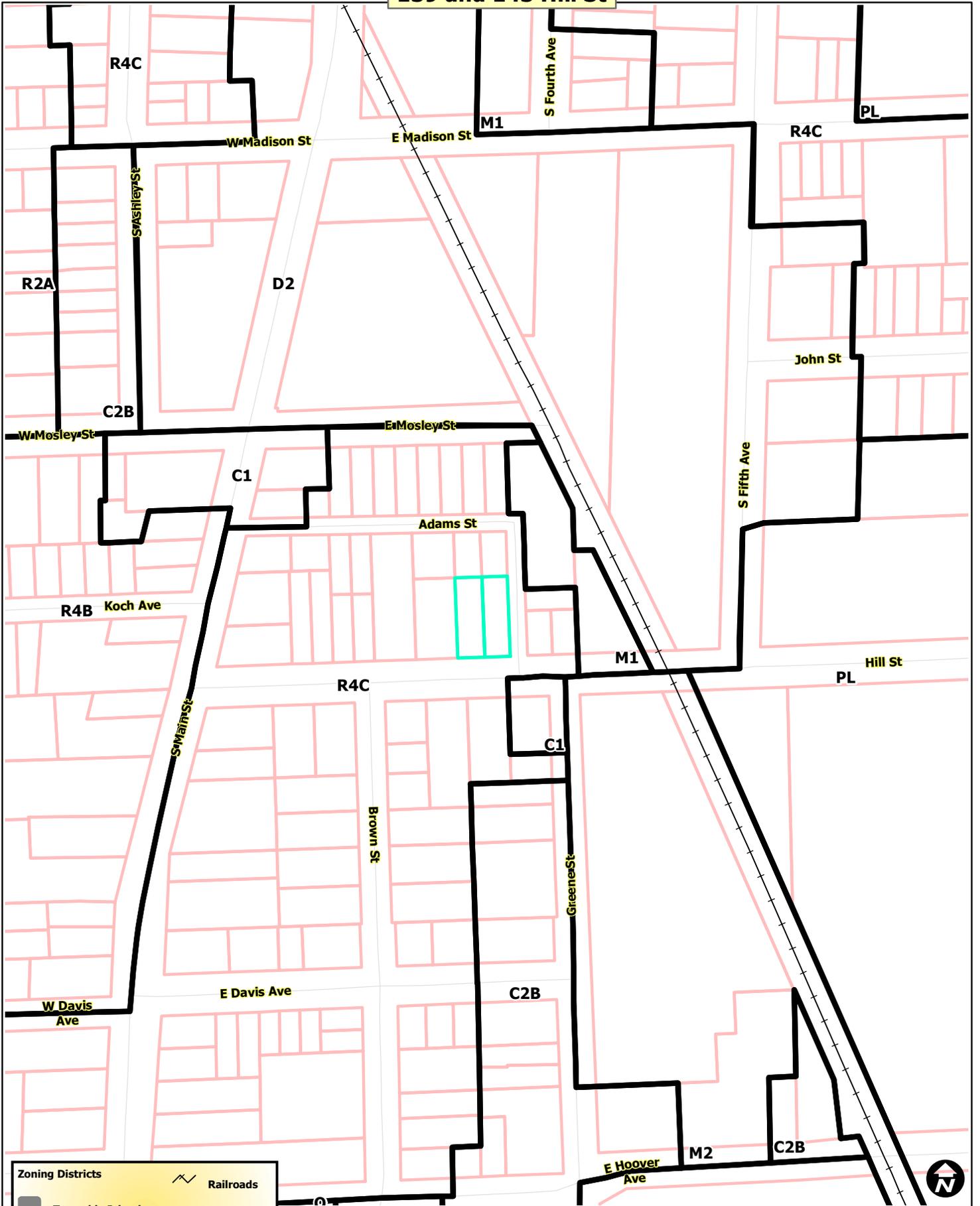
Attachments: Parcel and Zoning Map
Aerial Photo
Site Plan
Landscape Plan
Elevations
Massing Study
Planned Project Application

c: Petitioner: Miller Building Company
801 West Liberty Street
Ann Arbor, MI 48103
Attn: Bob Miller

Petitioner's Agents: Perimeter Engineering LLC
11245 Boyce
Chelsea, MI 48118
Attn: Kathy Keinath

Project No. SP17-001

139 and 143 Hill St



	Zoning Districts		Railroads
	Township Islands		Huron River
	City Zoning Districts		Tax Parcels



Map date 1/24/2017
 Any aerial imagery is circa 2015 unless otherwise noted
 Terms of use: www.a2gov.org/terms



139 and 143 Hill St



-  Railroads
-  Huron River
-  Tax Parcels



Map date 1/24/2017
Any aerial imagery is circa 2015
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LEGEND

- SET 1/2" REBAR WITH CAP P.S. 47976
- ⊙ FOUND MONUMENT (AS NOTED)
- (R&M) RECORD AND MEASURED DIMENSION
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- ⊙ GROUND POINT
- ⊙ ELECTRIC METER
- ⊙ UTILITY POLE
- ⊙ GAS METER
- ⊙ ROUND CATCH BASIN
- ⊙ WATER VALVE
- ⊙ AIR CONDITIONING UNIT
- ⊙ LIGHTPOST/LAMP POST
- ⊙ PARKING METER
- ⊙ SINGLE POST SIGN
- PARCEL BOUNDARY LINE
- PLATTED LOT LINE
- EASEMENT (AS NOTED)
- BUILDING
- BUILDING OVERHANG
- CONCRETE CURB
- EDGE OF CONCRETE (CONC.)
- EDGE OF ASPHALT (ASPH.)
- EDGE OF BRICK
- EDGE OF GRAVEL
- FENCE (AS NOTED)
- WALL (AS NOTED)
- OVERHEAD UTILITY LINE
- G GAS LINE
- S SANITARY LINE
- R STORM LINE
- W WATER LINE
- CONTOUR MAJOR
- PROP WATER MAIN
- PROP STORM LINE
- PROP SANITARY LINE
- PROP SILT FENCE
- PROP LIMITS OF DISTURBANCE
- PROP CONC
- PROP MANHOLE
- PROP CLEAN OUT
- PROP INLET FILTER

NOTES:
 1. PER CHAPTER 49, SECTION 4:58 OF THE CITY CODE, ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

SETBACKS:
 ADAMS STREET AVERAGE SETBACK 10.10 FT REQUIRED
 HILL STREET AVERAGE SETBACK 28.92 FT REQUIRED

HILL
 (40 FT+17.84 FT)/2=28.92 FT

ADAMS
 ONLY ONE HOME AT 10.10 FT

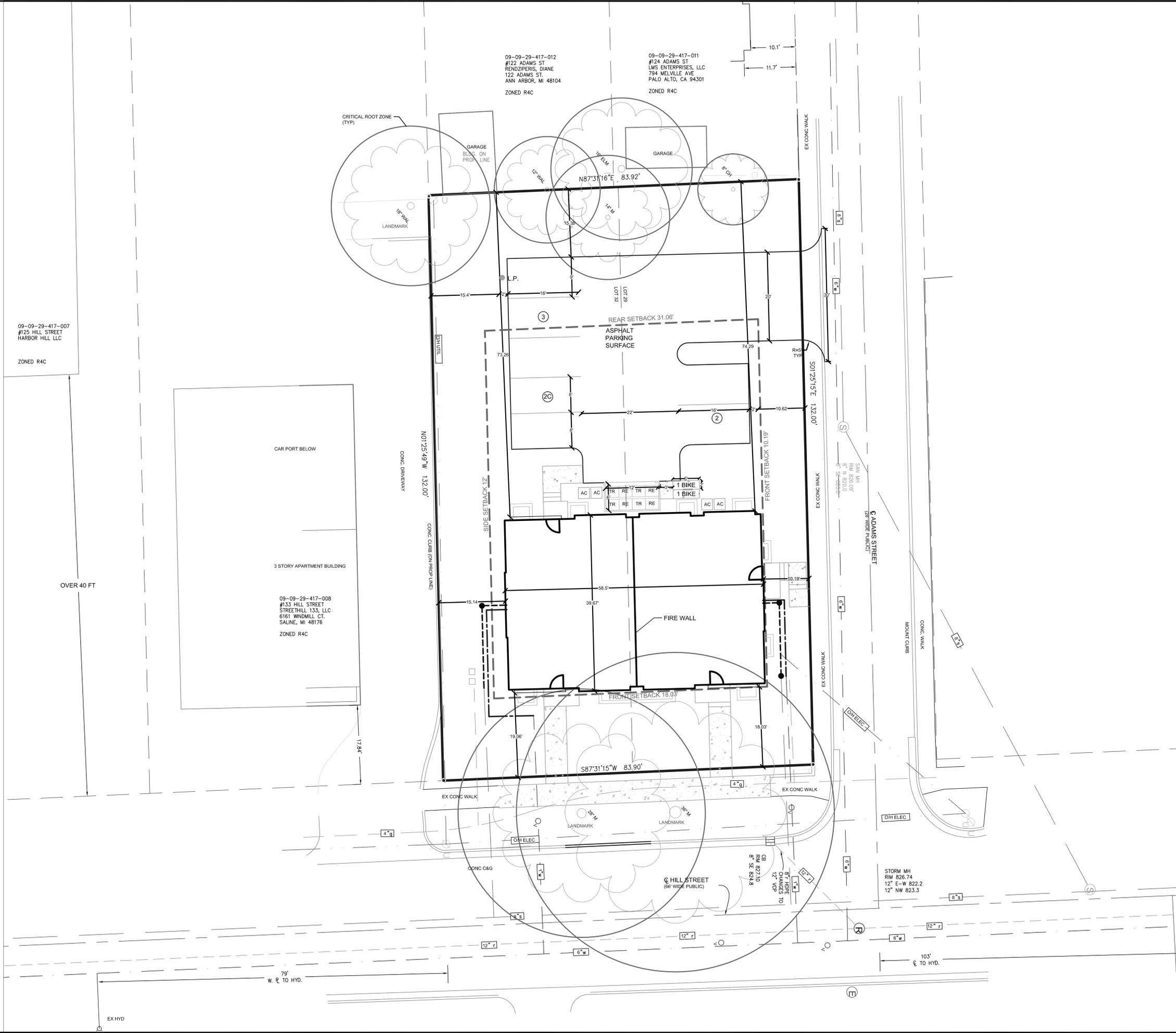
REAR SETBACK
 1.5" X 8.5' = 12.75" = 1.06' ADDITIONAL REQUIRED

PRELIMINARY
 NOT FOR CONSTRUCTION



Know what's below.
 Call before you dig.

THE UNDERSIGNED UTILITIES SHOWN HAVE BEEN LOCATED FROM PUBLIC MAPS, PHOTOGRAPHS AND FIELD SURVEY. THE UNDERSIGNED MAKES NO WARRANTY AS TO THE ACCURACY OF THE UTILITIES SHOWN. THE UNDERSIGNED WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE UTILITIES SHOWN. THE UNDERSIGNED WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE UTILITIES SHOWN. THE UNDERSIGNED WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE UTILITIES SHOWN.



PERIMETER ENGINEERING LLC
 11245 BOYCE ROAD
 CHELSEA, MI 48118
 734-216-9941

PERIMETER

Notice: This site safety is the sole responsibility of the CONTRACTOR. Neither the owner nor the engineer shall be responsible for the safety of persons engaged in the work, or any nearby structures, or of any other persons.

SECTION 29
 TOWN 2 NORTH, RANGE 6 EAST
 CITY OF ANN ARBOR
 WASHTENAW COUNTY

CLIENT: MILLER BUILDING LLC
 SITE PLAN LAYOUT

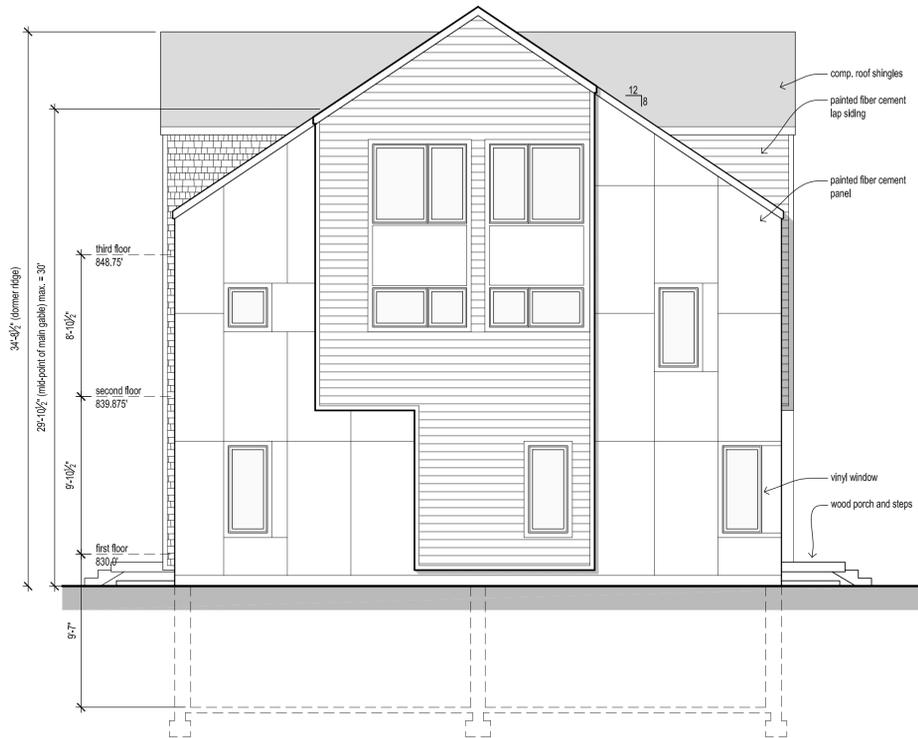
DATE: 3-28-17
 2-27-17
 1-30-17
 SCALE: 1"=10'
 DR. K.K. CH. K.K.
 SHEET NO. SP-03



4 EAST ELEVATION (ADAMS STREET)
3/16" = 1'-0"



3 NORTH ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"



1 SOUTH ELEVATION (HILL STREET)
3/16" = 1'-0"

anticipated colors:
various shades of gray with
white windows and white trim

Miller Building

Hill and Adams Townhomes

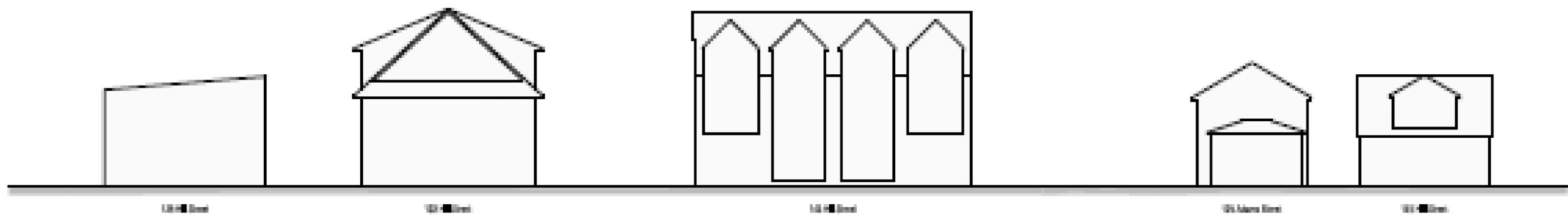
139 - 143 Hill Street
Ann Arbor MI 48104

project no: 16019

issue no:
Planning Dept. Review 26 Jun '17
Planning Dept. Review 20 Feb '17
Site Plan Approval 28 Mar '17



2 MASSING STUDY • ADAMS STREET
1/8" = 1'-0"



1 MASSING STUDY • HILL STREET
1/8" = 1'-0"

Miller Building

Hill and Adams Townhomes

139 - 143 Hill Street
Ann Arbor MI 48104

project no: 16019

issue no:

Planning Dept. Review	26 Jan '17
Planning Dept. Review	20 Feb '17
Site Plan Approval	28 Mar '17



City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES

301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

APPLICATION FOR PLANNED PROJECTS

TO: Ann Arbor City Planning Commission

We, the undersigned, respectfully petition the City Planning Commission to approve this planned project request as it relates to the property hereinafter described.

A. Legal Description

(Give or attach legal description and include address of property)

139 Hill St Legal, LOT 32 ASSESSORS PLAT NO 30

143 Hill St Legal, LOT 29 ASSESSORS PLAT NO 30

B. Petitioner Information

The petitioner(s) requesting the planned project are:

(List petitioners' name, address, telephone number, and interest in the land, i.e., owner, land contract, option to purchase, etc.)

Bob Miller (Miller Building) 801 W Liberty St. Ann Arbor MI 48103-734-730-4800

143 Hill St - Owner is Miller Building

139 Hill St - Option to purchase

Also interested in the petition are:

(List others with legal or equitable interest)

C. Modification(s) Request

The applicant requests the following area, height and placement modifications of the following section(s) of the Zoning Ordinance:

Building Placement modification of Chapter 55, Article III, Section 5:34

(front yard setback) and Section 5:57 (averaging rule).

Applicant request a front yard setback of 18' rather than the code required 29'.

Please explain how these modifications will help achieve the objectives of the development program and the standards listed in Section D below (add attachment if necessary):

The requested modification will result in a pedestrian orientation for the proposed development as well as a more sensitive response to the existing context. Other than 125 Hill Street, all the existing structures along the north side of Hill Street have a front yard setback in the 10' - 18' range. The requested modification allows the proposed development to match the existing fabric of the street. Furthermore, this modification allows for an extra on-site parking stall as well as help accommodate the trash pick-up.

D. Standards for Approval

Based upon compliance with the following standards, the Planning Commission may recommend approval, and City Council may approve modifications of the area, height and placement regulations of the Zoning Chapter in the form of a planned project site plan. Please explain how and to what extent these standards are met by the proposal:

1. The lot or lots included in the planned project must meet the minimum gross lot size requirement of the zoning district in which they are located. In residential zoning districts, the minimum gross lot size shall be the combined total of the minimum gross lot sizes for each dwelling on a parcel. However, the following exceptions may apply:
 - a. For purposes of this section, zero lot line duplex or townhouse development shall mean a development containing attached single-family units on individual lots. If a planned project for a zero lot line duplex or townhouse development provides affordable housing for lower income households, the minimum gross lot size and width requirements may be reduced. The number of dwelling units permitted shall not exceed the maximum permitted density in the zoning district in which the proposed development is located.
 - b. In any residential zoning district allowing 3 or fewer dwelling units per acre, when 20 percent or more of the total area of a development is set aside for permanent open space preservation, the gross lot size may be reduced below the minimum lot area per dwelling unit and width requirements for the zoning district in which it is located, as provided in this section.

Lot size meets zoning requirements. Zone: R4C. Minimum lot size = 8,500 sq. ft.

Actual lot size = 11,074 sq. ft.

Minimum Area per Unit required = 2,175 sq. ft. Actual Area per Unit provided = 2,768 sq. ft.

2. The proposed modifications of zoning requirements must provide one or more of the following:
- a. Usable open space in excess of the minimum requirement for the zoning district. Where no minimum usable open space standard is required by the zoning district, a minimum usable open space standard shall be established by the approval of the planned project.
 - b. Building or parking setback(s) in excess of the minimum requirement for the zoning district. Where no minimum building or parking setback is required by the zoning district, a minimum setback standard shall be established by the approval of the planned project.
 - c. Preservation of natural features that exceeds ordinance requirements, especially for those existing features prioritized in the land development regulations as being of highest and mid-level concern.
 - d. Preservation of historical or architectural features.
 - e. Solar orientation or energy conserving design.
 - f. An arrangement of buildings which provides a public benefit, such as transit access, pedestrian orientation, or a reduced need for infrastructure or impervious surface.
 - g. Affordable housing for lower income households.
 - h. A recorded conservation easement or similar binding instrument providing for permanent open space of 20 percent or more of the planned project, in any residential zoning district allowing 3 or fewer dwelling units per acre.

(a) Required usable open space (40% of lot) = 4,430 sq. ft.,

provided usable open space = 5,740 sq. ft. (52% of lot) 29% extra

(f) providing the building 18' from the Hill Street property line is very consistent with the other properties on Hill Street, and provides a better pedestrian experience than a building set 29' from the Hill Street property line.

Complying with the "letter of the law" (5:57) results in a site plan that is actually counter to the "spirit of law" (ensuring new buildings are consistent with the existing architectural fabric of any one street).

3. The planned project shall be designed in such a manner that traffic to and from the site will not be hazardous to adjacent properties.

No traffic hazards have been created

4. The proposed modifications shall be consistent with the proper development and use of adjacent land and buildings.

The proposed modification is consistent with the the use of the adjacent land.

5. Required off-street parking and landscaping must be provided in accordance with the provisions of Chapters 59 (Off-Street Parking) and Chapter 62 (Landscape and Screening).

Required off-street parking and landscaping is provided.

6. The standards of density, allowable floor area and required usable open space for the zoning district(s) in which the project is located must be met.

Density and floor area, and open space meet zoning requirements.

7. There shall be no uses within the proposed project which are not permitted uses in the zoning district(s) in which the proposed project is to be located.

Use is allowed per zoning.

8. In any residential zoning district allowing 3 or fewer dwelling units per acre and where 20 percent or more of the total area is proposed for permanent open space, projects shall meet the following standards:

- a. The minimum gross lot size of the parcel proposed for the planned project shall be 2 acres. The size and shape of the portions of the planned project designated for open space preservation shall be reviewed and approved in conjunction with a planned project site plan, a planned unit development site plan, or a plat, in relation to natural features or characteristics specific to that site.
- b. The area of each residential building lot or limited common area of a condominium development shall be 10,000 square feet or greater, exclusive of the permanent open space. Minimum lot width and setback requirements shall meet or exceed standards of the R1B residential zoning district.
- c. Permanent open space area shall be in, and shall continue to be in, an undeveloped, natural state preserving and conserving natural resources, natural features, scenic or wooded condition, or naturally occurring water surfaces. It may also provide an undeveloped greenway of contiguous or linear open space that includes habitats or corridors for wildlife, or links parks, nature reserves, cultural features or historic sites with each other for passive recreation or for conservation purposes.
- d. Land in permanent open space may be, but is not required to be, dedicated to the use of the public.
- e. Prior to the issuance of any permit, the permanent open space shall be protected by a recorded conservation easement or similar binding instrument containing provisions for ownership and ongoing maintenance of the permanent open space by a responsible party such as, but not limited to, a homeowner's association, an independent agency or trust established for such purposes, or a municipality for open space preservation. Such permanent open space shall constitute 20 percent or more of the total area of a development.

- f. The option of utilizing a conservation easement or plat dedication for open space preservation for not less than 20 percent of the total area may be exercised only one time on a parcel of land.

Not applicable

The Commission or Council may add conditions to the approval of the planned project to achieve conformity to these standards.

E. Supporting Plans

Attach a site plan and building elevations of the property proposed for planned project approval, showing the boundaries of the property, the buildings, vehicular use areas, and all requirements set forth in Chapter 57 (Subdivision and Land Use Controls) and the Land Development Regulations.

The undersigned states he/she is interested in the property as aforesaid and that the foregoing statements are true and correct to the best of his/her knowledge and belief.

Dated: 1/26/17

Signature: _____

ROBERT MILLER

801 W LIBERTY ST

ANN ARBOR MI 48103

(Print name and address of petitioner)

STATE OF MICHIGAN

COUNTY OF WASHTENAW



On this 26 day of January, 2017, before me personally appeared the above named petitioner(s), who being duly sworn, say that they have read the foregoing petition and by them signed, and know the contents thereof, and that the same is true of their knowledge, except as to the matter therein stated to be upon their information and belief, and as to those matters they believe it to be true.

Signature: _____

Debbie A. Crowe

(Print name of Notary Public)

My Commission Expires: March 1, 2020