

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of April 17, 2018

**SUBJECT: Game Day Condos Site Plan for City Council Approval
 (1300 South Main Street)
 File No. SP17-023**

PROPOSED CITY PLANNING COMMISSION MOTION
The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Game Day Condos Site Plan.

STAFF RECOMMENDATION

Staff recommends that the site plan be **approved** because it complies with all local, state and federal laws and regulations; the work would not cause a public or private nuisance and would not have a detrimental effect on public health, safety or welfare. No natural features are proposed to be impacted as a result of this proposal.

LOCATION

The site is located on the west side of South Main Street, south of Berkley Avenue (Central Area, Allen Creek Watershed).

DESCRIPTION OF PETITION

The subject site is .2 acres and has frontage along S. Main Street and Berkley Ave. The proposal is to demolish the existing 1,300 sq. ft. office building and constructing a 6,825 sq. ft. four-story condominium building housing four units. Each unit will be located over two-car garages and accessed off two existing curbs on Berkley Ave with one-way traffic circulation. Each unit will also have balconies on the second and fourth floors facing Berkley Ave. The estimated cost of construction is \$922,000 and to be built in one phase.

The development site has an office zoning designation and residential uses are permitted by right subject to the Area, Height and Placement regulations of the Office district.

This development will have enclosed bicycle parking spaces in the garage. There currently is no storm water management system for the site. The storm water treatment system, located under the pervious paver parking lot, detains for the first flush storm event and outlets into the city storm system.

One 19-inch Maple landmark tree is proposed to be saved along the south property line and is counted towards the conflicting land use buffer (CLUB) landscaping requirements to screen this site from the adjacent residential units. A CLUB is also shown along the west property boundary to screen from single-family residential. Five trees are proposed between the drive and sidewalk facing Berkely Avenue. Sidewalk connections from both S. Main Street and Berkely Avenue to the units are proposed as part of this development.

At the time this staff report was written, the adjacent neighbor to the south expressed concerns with the air conditioning units located in the 15-foot wide conflicting land use buffer. Zoning code allows for mechanical equipment in the side setback and the Landscape and Screening code is silent on this issue. The petitioner proposes screening these units with a decorative wall and the CLUB trees along the shared property line.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Office Parking Lot	P (Parking District)
EAST	UM Stadium	PL (Public Land District)
SOUTH	Residential	O (Office District)
WEST	Vacant	R1D (Single-Family Residential)

COMPARISON CHART

		EXISTING	PROPOSED	REQUIRED
Zoning		O (Office District)	O (Office District)	O (Office District)
Gross Lot Area		9,100 sq. ft. .2 acre	9,100 sq. ft. .2 acre	6,000 sf (Office)
Floor Area in % of Lot Area		14% (1,300 sq. ft.)	75% (6,825 sq. ft.)	6,825 sq. ft.MAX 75% MAX (Office)
Setbacks	Front	22.5 ft – S. Main 33.25 ft - Berkley	15 ft – S. Main St. 15.7 ft. - Berkley	15 ft MIN 40ft MAX (Office)
	Side(s)	7.5 ft.	15 ft	0 ft MIN (Office)
	Rear	76.5 ft.	30 ft	0 ft MIN (Office)
Height		2 stories	55 ft/4 stories	55 ft/4 stories MAX (Office)
Parking - Automobiles		8 spaces	8 spaces	1 space/unit (4 spaces)
Parking – Bicycles		0 spaces	4 spaces – Class A (located in garage)	2 spaces – Class A 2 spaces – Class C

HISTORY

The existing structure was built in 1930 and originally used as a single-family residence. The 1960 Zoning Maps show this site along with neighboring parcels fronting S. Main Street zoned O (Office).

STAFF COMMENTS

Systems Planning – If footing drains for the existing building are connected to the sanitary sewer system, disconnection will be required in accordance with current city specifications. Footing drains removed from any existing buildings may offset required mitigation. Verification of existing footing drains shall be performed by the Engineering Department prior to demolition to receive mitigation credit.

The mitigation calculations for the increase in sanitary sewer flow have been reviewed and are approved. Flow equivalent to 5 GPM, will need to be removed from the sanitary sewer system in order to mitigate new flow from this proposed development. Alternately, a payment may be made in lieu of performing actual flow removal.

Planning – The proposed structure meets the minimum required front setbacks of fifteen feet, and meets the rear and side setback requirements with 15-foot wide conflicting land use buffers.

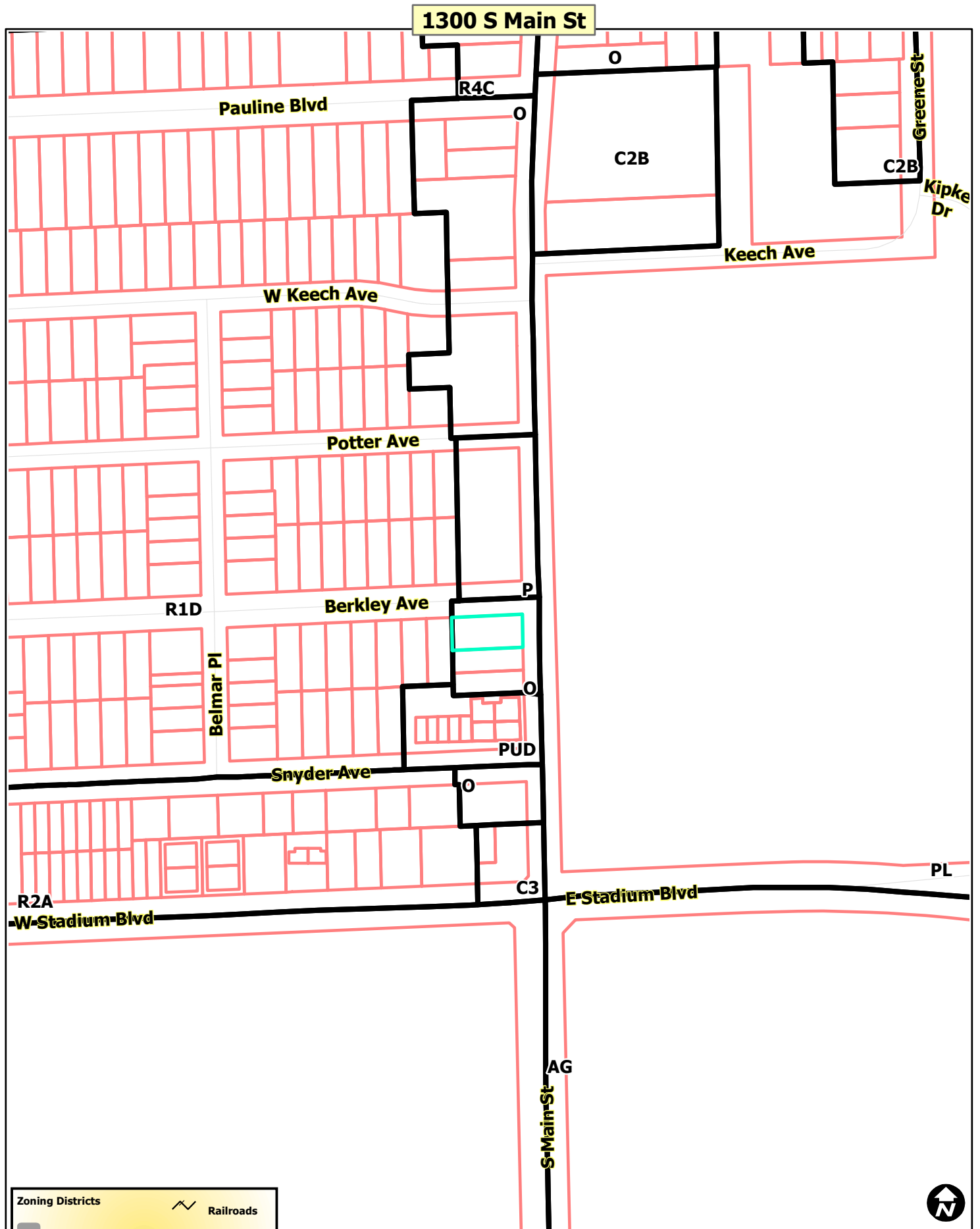
The petitioner addressed the neighborhood concerns of mechanical equipment with a variety of landscaping and fence screening. While Planning Staff notes these concerns as noted above, staff supports redevelopment of this site as residential as opposed to the office/commercial recommendations mentioned in the City's Master Plan. The proposed re-development of this site will result in residential uses consistent with the neighborhood and bring the parcel into conformance with all existing development codes and regulations.

Attachments: Parcel/Zoning Map
Aerial Photo
[Site Plan Set & Elevations](#)

c: Petitioner: Wick 1300, LLC
230 Huronview Blvd.
Ann Arbor, MI 48103

Petitioner's Representative: Susan Bowers RA, LEED AP
Bowers & Associates
2400 S. Huron Pwky
Ann Arbor, MI 48104

City Attorney
Systems Planning
File No. SP17-023



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



Map date 6/30/2017
 Any aerial imagery is circa 2015
 unless otherwise noted
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1300 S Main St



- Railroads
- Huron River
- Tax Parcels



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1300 S Main St

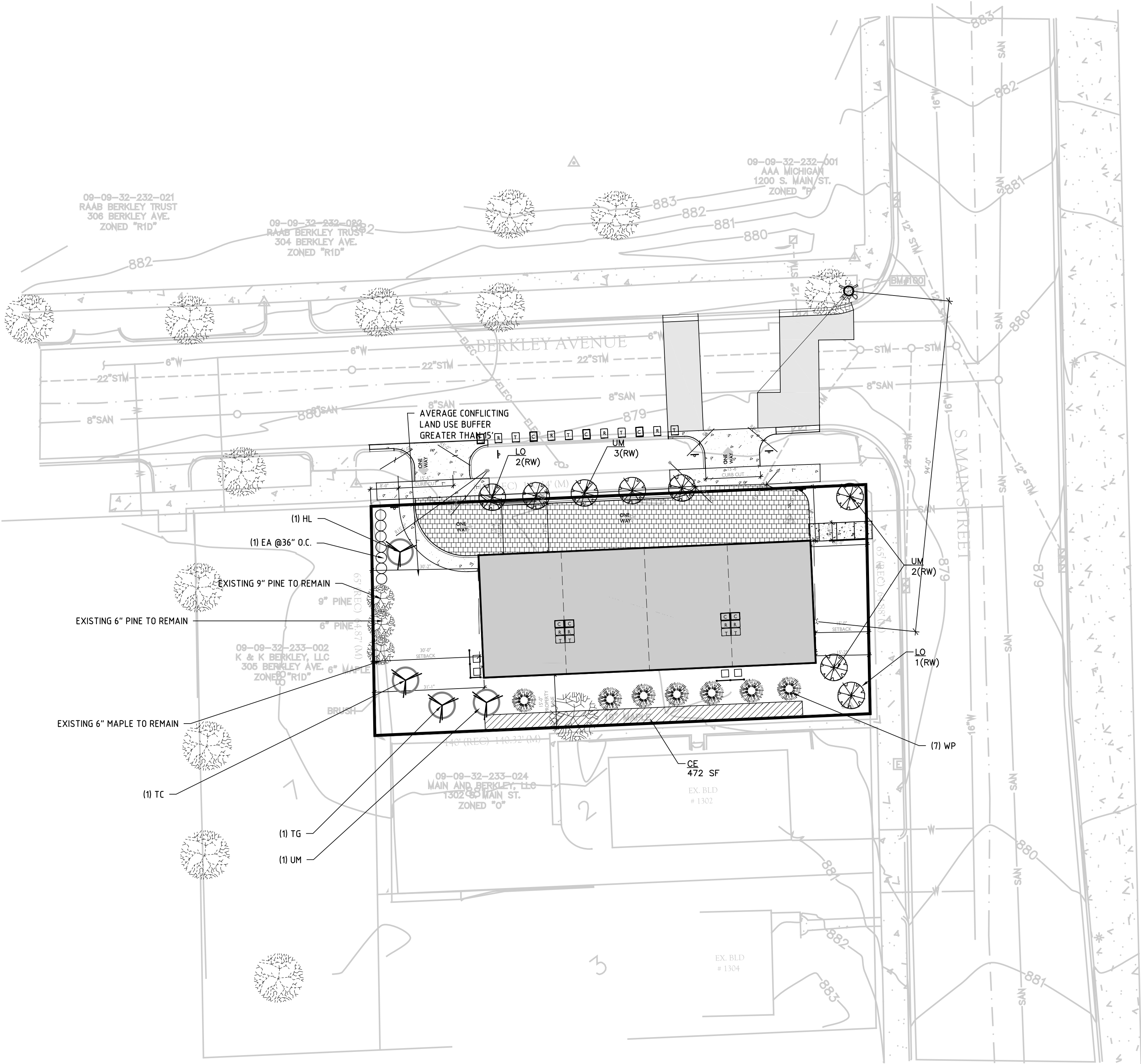
Berkley Ave

S Main St

-  Railroads
-  Huron River
-  Tax Parcels



Map date 6/30/2017
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THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.

Conflicting Land Use Buffer

Side	Required	Provided
South	140' / 15 = 10 Trees	1 Existing Deciduous (7) Proposed Black Gum (1) Proposed American Elm
West	65' / 15 = 5 Trees	3 Existing (2 Pine / 1 Deciduous) (1) Proposed Honey Locust (1) Little Leaf Linden (7) Emerald Arborvitae

PLANT LIST

QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE
6	UM	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	2" CAL B&B
3	LO	GLEDITSIA T. INERMIS 'SKYCOLE'	SKYLINE LOCUST	2" CAL B&B
472 SF	CE	CAREX Eburnea	IVORY SEDGE	3" POTS
1	TG	NYSSA SYLVATICA	BLACK GUM	2.0" CAL B&B
1	HL	GLEDITSIA T. INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2.0" B&B
7	WP	WHITE PINE	PINUS STROBUS	7 B&B
1	TC	TILIA CORDATA	LITTLE LEAF LINDEN	2.0" CAL B&B
7	EA	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE	7" - 8" B&B

STREET TREE ESCROW CALCULATION	
S. MAIN STREET	
65 LF ROADWAY	
0 # EX. TREES	
45 LF DEDUCT / TREE	
0 DEDUCT	
65 LF	
\$ 1.30 RATE	
\$ 84.50 ESCROW	
BERKLEY AVENUE	
140 LF ROADWAY	
0 # EX. TREES	
45 LF DEDUCT / TREE	
0 DEDUCT	
140 LF	
\$ 1.30 RATE	
\$ 182.00 ESCROW	

CITY OF ANN ARBOR LANDSCAPE NOTES

LANDSCAPE CONTRACTOR SHALL REFER TO CITY OF ANN ARBOR LANDSCAPE AND SCREENING ORDINANCE (CHAPTER 62)

1. COMPACTED SOILS SHALL BE SCARIFIED TO A DEPTH OF 6" TO ELIMINATE ANY SOIL COMPACTION CREATED DURING CONSTRUCTION.
2. ALL DISEASED, DAMAGED, OR DEAD MATERIAL SHALL BE REPLACED IN ACCORDANCE WITH CHAPTER 62 BY THE END OF THE FOLLOWING PLANTING SEASON.
3. SNOW STORAGE AREAS ARE INDICATED ON THE PLAN. SNOW SHALL NOT BE PUSHED ON TO THE INTERIOR LANDSCAPE ISLANDS.
4. THE CITY OF ANN ARBOR HAS ADOPTED AN ORDINANCE LIMITING PHOSPHORUS IN FERTILIZER. TO ASSIST IN COMPLIANCE WITH THE STATE MANDATED TMDL FOR PHOSPHORUS WITHIN THE MIDDLE HURON RIVER BASIN, APPLICATIONS OF FERTILIZER BEYOND THE INITIAL TOPSOIL AND SEEDING SHALL BE A FERTILIZER WITH NO PHOSPHORUS

GENERAL NOTES

1. CONTRACTOR TO PROVIDE DESIGN AND INSTALLATION OF UNDERGROUND IRRIGATION SYSTEM IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND REGULATORY AGENCY REQUIREMENTS. ALL LANDSCAPING AND GRASS AREAS TO BE IRRIGATED. IRRIGATION CONTROL PANEL SHALL BE LOCATED WITHIN THE HVAC ENCLOSURE.
2. ALL GREEN SPACES AND PLANTING AREAS SHALL BE IRRIGATED.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS AND POST ALL BONDS PRIOR TO CONSTRUCTION.
4. REFER TO PLUMBING PLANS FOR LOCATION OF IRRIGATION METER.
5. ALL GRASS AREAS TO BE SODDED.
6. SPACE ALL SHRUBS AT 5'-FEET ON CENTER UNLESS OTHERWISE INDICATED ON THE PLANS
7. ALL DISTURBED LAWN AREAS SHALL BE RESTORED TO AT LEAST PREVIOUS CONDITION IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
8. THE GENERAL CONTRACTOR SHALL INCLUDE TOPSOIL IN BASE BID. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE AMOUNT OF TOPSOIL AVAILABLE ON-SITE.

DESCRIPTION

THIS WORK SHALL CONSIST OF PROVIDING ALL NECESSARY MATERIALS, LABOR, EQUIPMENT, TOOLS AND SUPERVISION REQUIRED FOR THE EXECUTION AND GUARANTEE OF ALL PLANTINGS AND RELATED WORK AS SHOWN ON THE DRAWINGS.

PLANT MATERIALS SHALL CONFORM TO THE SIZES STATED ON THE PLANT LIST AND SHALL BE OF A MINIMUM SIZE OR LARGER. ALL MEASUREMENTS OF SPREAD, CALIPER, BALL SIZE, TRUNK CROWN RATIO, QUALITY DESIGNATIONS, ETC., SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "ANSI STANDARDS FOR NURSERY STOCK". PLANT MATERIAL SHALL BE NURSERY GROWN AND INSPECTED BY THE OWNER'S REPRESENTATIVE AT THE SITE PRIOR TO PLANTING. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL AT ANY TIME.

NURSERY STOCK SHALL BE PREPARED FOR SHIPMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT ANSI SPECIFICATION 260.1 AND SHALL BE ENCLOSED OR COVERED DURING TRANSPORTATION TO PREVENT DRYING.

SITE PREPARATION

THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND PROTECT AND REPAIR UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT.

INDIVIDUAL HOLES SHALL BE CENTERED AT STAKED PLANT LOCATIONS. CONTRACTOR IS TO STAKE PRIOR TO PLACEMENT OF PLANT MATERIAL AND OBTAIN APPROVAL FROM THE OWNER'S REPRESENTATIVE. PLANTING HOLES SHALL BE DUG LARGE ENOUGH TO PERMIT PLACING PREPARED TOPSOIL 18" LATERALLY BEYOND THE ENDS OF THE ROOT BALLS FOR SHADE AND EVERGREEN TREES AND 6" LATERALLY FOR SHRUBS UNLESS OTHERWISE SPECIFIED.

EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AT THE TIME THE HOLE IS DUG. THE PLANTING HOLE SHALL BE BACKFILLED WITH PREPARED TOPSOIL THE SAME DAY THEY ARE DUG.

TOPSOIL SHALL AT FERTILE, FRIABLE NATURAL TOPSOIL OF CLAY LOAM CHARACTER CONTAINING AT LEAST 5% BUT NOT MORE THAN 20% BY WEIGHT OF ORGANIC MATTER WITH A PH RANGE FROM 6.0 TO 7.0. TOPSOIL SHALL BE FREE OF CLAY LUMPS, COARSE SAND, STONES, PLANT ROOTS, STICKS OR OTHER FOREIGN MATTER.

CARE FOR PLANTS BEFORE PLANTING

PLANTS DESIGNATED "BB" SHALL BE BALLED AND BURLAPPED WITH FIRM NATURAL BALLS OF EARTH. CRACKED, LOOSENED OR BROKEN BALLS SHALL NOT BE PLANTED. THEY SHALL BE MARKED WITH SPRAY PAINT AND IMMEDIATELY REMOVED FROM THE JOB SITE. IMMEDIATELY FOLLOWING DELIVERY AT THE JOB SITE, ALL PLANTS THAT WILL NOT BE PLANTED THAT SAME DAY SHALL BE "HEELED IN" WITH SHREDDED BARK OR MOIST SOIL AND KEPT MOIST UNTIL PLANTED.

THE TRUNKS AND BRANCHES OF ALL TREES SHALL BE PROTECTED FROM INJURY OF ANY KIND DURING ALL OPERATIONS. THE OWNER'S REPRESENTATIVE SHALL REJECT ANY TREES THAT ARE INJURED.

PLANTING

THE CONTRACTOR IS RESPONSIBLE FOR PLANTING MATERIALS PLUMB. SET THE TOP OF THE ROOT BALL AT OR SLIGHTLY HIGHER THAN THE SURROUNDING GRADE. PLANTS SHALL BE FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT STRUCTURES. NO FILLING WILL BE PERMITTED AROUND TRUNK OR STEMS. WHEN THE PLANT HAS BEEN PROPERLY SET, THE HOLE SHALL BE BACKFILLED TO 1/2 THE DEPTH OF THE BALL WITH PREPARED TOPSOIL MIXTURE, FIRMLY PACKED AND WATERED-IN AT TIME OF PLANTING. LOOSED AND REMOVE BURLAP AND LACING FROM UPPER 1/3 OF THE ROOT BALL. BACKFILL WITH PREPARED TOPSOIL, WHICH AFTER COMPACTION IS FLUSH WITH THE SURROUNDING GROUND.

MULCHING

ALL PLANT MATERIAL SHALL BE ENCIRCLED WITH A COVERING OF NON-DYED SHREDDED BARK MULCH TO 6" OUTSIDE THE PLANTING MATERIAL. MULCH SHALL NOT BE TOUCHING THE TRUNK OF ANY TREE. SUBMIT SAMPLE TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PLACEMENT. WOOD CHIPS SHALL NOT BE ALLOWED ON THIS JOB. MULCHING SHALL FOLLOW THE CITY OF ANN ARBOR PLANTING DETAILS.

STEEL LANDSCAPE EDGING

4" STEEL LANDSCAPE EDGING SHALL BE USED ON THIS PROJECT. ALUMINUM OR PLASTIC EDGING WILL NOT BE ALLOWED.

PRUNING

UPON COMPLETION, ONLY PRUNE DEAD OR BROKEN BRANCHES FROM TREES. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED BRANCHES. PRUNING PAINT SHALL NOT BE USED.

FINISHING AND CLEANING UP

IMMEDIATELY UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN UP THE AREA OF SURPLUS MATERIALS. THE CONTRACTOR SHALL REPAIR AND RE-ESTABLISH TURF IN RUTTED AREAS.

WARRANTY

THE LANDSCAPE INSTALLATION CONTRACTOR SHALL REPLACE ALL UNHEALTHY VEGETATION AND PLANTINGS WITHIN ONE (1) YEAR OF INITIAL PLANTING OR SUBSEQUENT PLANTING PERIOD.

S. MAIN STREET RIGHT-OF-WAY LANDSCAPING

1 TREE / 30 L.F. OF FRONTAGE
65 L.F. / 30 = 2.2 = 3 TREES
R.O.W. LANDSCAPING REQUIRED = 3 TREES
R.O.W. LANDSCAPING PROVIDED = 3 TREES

(RW) = RIGHT-OF-WAY TREES

BERKLEY AVE. RIGHT-OF-WAY LANDSCAPING

1 TREE / 30 L.F. OF FRONTAGE
140 L.F. / 30 = 4.7 = 5 TREES
R.O.W. LANDSCAPING REQUIRED = 5 TREES
R.O.W. LANDSCAPING PROVIDED = 5 TREES

(RW) = RIGHT-OF-WAY TREES

INTERIOR USE LANDSCAPING

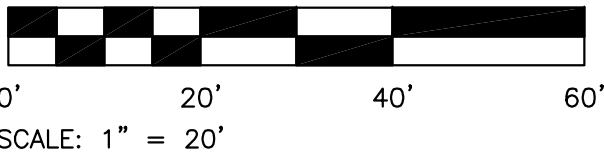
PROTECTED LANDSCAPE ISLANDS REQUIRED FOR INTERIOR LANDSCAPE AREAS GREATER THAN 3,300 SQUARE FEET
VEHICULAR AREA = 1,747 SQUARE FEET WHICH IS LESS THAN 3,300 SQUARE FEET.

LANDSCAPING NOT REQUIRED FOR THIS SQUARE FOOTAGE

REPLACEMENT TREES

REQUIRED 10" CALIPER: (5) 2" CALIPER
PROVIDED: (5) 2" CALIPER

(R) = REPLACEMENT TREE





EXTERIOR RENDERING

BOWERS+
ASSOCIATES
ARCHITECTURE DESIGN